OCP Steering Committee Meetings - Topics Covered (2018-2021)

2018	
February 27	Terms of Reference Community Overview
April 4	Guiding Principles Greenhouse Gas Reduction Targets Natural Hazards
May 2	Review of Draft Survey
August 1	Review Survey Results Plan for Open House
August 9	Open House - Survey Results - Outline for OCP
October 3	Review Open House Environmentally Sensitive Areas Heritage Resources
2019	
March 6	Progress to date Sand and Gravel Agricultural Resources
April 3	Utility Corridors Public Engagement
May 1	Public Engagement Solid Waste Management Affordable Housing Property Maintenance and Safety Water and Sewer
October 2	Public Engagement Transportation
November 6	Transportation Natural Resource

2020	
January 8	Recreational Land Use Designations
February 12	Rural Land Use Designation Agricultural Resource Land Use Designation
May 6	Zoom trial and discussion Pop-ups, Food Trucks, Shipping containers
December 2	2020 Survey Results Commercial Land Use Designations
2021	
February 3	Commercial Land Use Designations Waterfront Commercial Land Use Designation
March 9	Campground Commercial Land Use Designation Industrial Land Use Designation Institutional and Community Facilities Land Use Designation
May 5	Introduction to the Watershed Planner and the Boundary Integrated Watershed Service Riparian Areas and Lakeshore Policies
June 2	Environmentally Sensitive Waterfront Development Permit Area Previously proposed Riparian Area Development Permit Area
July 7	Screening of Riparian and Aquatic Ecosystems Webinars organized by Boundary Integrated Watershed Service
2022	
April 6	Engagement Plan
May 4	Residential Land Use Designations
June 9	Open House - Guiding Principles - Environmentally Sensitive Areas - Heritage Resources - Agricultural Resources - Property Maintenance and Safety - Natural Hazards

	- Sand and Gravel deposits - Utility corridors - Transportation - Solid Waste Management - Water - Sewer
August 11	Open House - Greenhouse Gas Reduction/Climate Action Plan - Affordable, Rental and Special Needs Housing - Land Use Designations
September 7	Development Permit Areas - Commercial - Industrial
November 2	Engagement Summary Environmentally Sensitive Development Permit Areas - Waterfront - Riparian
2023	
January 4	Draft Plan Review
February 1	Draft Plan Review
March 1	Draft Plan Review
April 5	Draft Plan Review
May-June	Make Draft Plan available for the Public

MEETING AGENDA

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Christina Lake Fire Hall
1585 Swanson Road
Christina Lake

Tuesday, February 27th at 6:00 p.m.

1. Steering Committee Role
2. Regular Meeting Dates
3. October 30th Table Talks Review
4. Framework and Scope of OCP
5. Community Overview
6. Adjournment

Terms of Reference for the Electoral Area 'C'/Christina Lake OCP Steering Committee

Overview

The Electoral Area 'C' Official Community Plan (OCP) (Bylaw No. 1250) was adopted in September 2004. At that time the OCP was intended to act as a guide for development and expansion in Electoral Area 'C'/Christina Lake until about 2010 thereby making it due for review.

There have been nine amendments to the OCP since adoption, many of which were applications by property owners seeking a change in the land use designation or policies for their properties while others were Regional District initiatives (e.g. policies and actions related to Greenhouse Gas Reduction, and Temporary Use Permits).

Approach

Given the need to update the OCP and to help ensure that the OCP reflects the views of the community, a process has been proposed that will be led by a representative Steering Committee.

Purpose

The primary purpose of the OCP Steering Committee is to lead the OCP update process. The OCP Steering Committee should reflect the diverse community that is Electoral Area 'C'/Christina Lake. To that end the composition of the committee should give consideration to location of residence, age, gender and interests. The Steering Committee should be seen to be a 'Committee of the Community' seeking input, comments and feedback in a regular and timely manner (mechanisms to include but not be limited to a page on the Regional District's website, public meetings, and a community survey).

Objectives

The primary objective of the Steering Committee is to deliver to the Regional District's Board of Directors a revised OCP that has been vetted through a thorough public process. A summary of the changes will also be made available.

The revised OCP and summary of changes will be developed in consultation between the Regional District's Planning and Development Department staff and the Steering Committee and presented to the Board for endorsement. The public processes should be seen to be open, thorough, welcoming, engaging, imaginative, inclusive and substantive.

Resources

Initiation of the Electoral Area 'C'/Christina Lake OCP review was identified as one of the priorities in the 2016 work plan for the Planning and Development Department. The task will be assigned to the Senior Planner, who will receive support from the GIS technicians and secretarial staff. The Senior Planner will be available to assist the Steering Committee in its work and to ensure that the process unfolds in a timely manner.

Composition of the OCP Steering Committee

Membership on the OCP steering committee will be proposed by the Director for Electoral Area 'C'/Christina Lake and will be endorsed by the Regional District's Electoral Area Services Committee. The Steering Committee will consist of the following members in addition to others that the Director may wish to consider:

- Director Electoral Area 'C'/Christina Lake;
- Alternate Director Electoral Area 'C'/Christina Lake;
- Members of the Electoral Area 'C'/Christina Lake Advisory Planning Commission;
- Other members who ideally are residents and property owners in Area 'C'/Christina Lake and are able to attend regularly scheduled monthly meetings.

Ideally the number of committee members should range from 8 to 13.

Guidance to Committee

A successful OCP review process will depend upon mutual trust in moving the process forward (trust between the steering committee members, the community and planning staff). Sound, informative and helpful communication will be a key element of the process. Staff will forward an agenda and staff report(s) to the Steering Committee normally one week prior to a scheduled meeting.

While it is anticipated that most recommendations with respect to changes to the OCP will be reached by consensus, there may be situations when a recommendation will go to a vote. Should a vote be required the recommendation will be based on a majority of votes. Quorum of the steering committee, which is the majority of members, will be required for a vote to take place.

Once the committee is satisfied with a draft revised OCP it will be presented at a public open house or open houses. Following the public open house process, the revised OCP will be forwarded to the Electoral Area Services Committee. Assuming it is supported by the Electoral Area Services Committee the bylaw will be forwarded to the RDKB Board of Directors for first reading. Following first reading the bylaw would be referred to a number of agencies including, but not limited to: First Nations; the Ministry of Transportation and Infrastructure; the Ministry of Agriculture; the Agricultural Land Commission; Interior Health; the Ministry of Forests, Lands and Natural Resource Operations; the Ministry of Environment; and the Regional District of Central Kootenay. It would also be forwarded to the Environmental Services Department to be considered in the context of the Regional District's Waste Management Plan and the Finance Department to be considered in the context of the Five Year Financial Plan. A public hearing will take place between second and third reading and the bylaw will ultimately be adopted by the RDKB Board of Directors.

These terms of reference are to be reviewed by the Steering Committee once it is struck. If there are any changes that they see as appropriate, they can be brought to the attention of the Senior Planner so they can be modified.

Timeframe

The OCP update process is currently envisioned to deliver a revised OCP for first reading by February 2019.

1 Community Overview

1.1 *Geography*

The Plan Area is 530 square kilometers in size, which comprises a quarter (6%) of the ***Regional District*** lands, while the population of Electoral Area 'C'/Christina Lake is 1,337 (2016 Census), the smallest of the five electoral areas.

The area is bordered by the Regional District of the Central Kootenay to the north, the Canada-US border to the south, the Rossland Range and Electoral Area 'B'/ Lower Columbia-Old Glory to the east, and the Christina Range and Electoral Area 'D'/Rural Grand Forks to the west. The Plan Area is approximately 36km from north to south, while the width is approximately 20km at its widest point.

Christina Lake is 18.7 kilometers long and has an average depth of 37 meters and a median width of 600 meters[1]. The lake is oriented in a north-south direction and is characterized as long and narrow with a steep U-shaped, glacially carved bottom[2]. There are 42 streams which inflow to Christina Lake; McRae, Sutherland, Sandner and Texas Creek are the largest contributors. The only outflow is Christina Creek which is located in the south east corner of the lake. Christina Creek feeds into the Kettle River which flows south, over the US Border. Elevations within the Plan Area range from 440m ASL (above sea level) at the mouth of Christina Creek to 2,240m in the north east corner in Gladstone Park.

There are three Provincial Parks within the boundaries of Electoral Area 'C'/Christina Lake: Gladstone, Gilpin Grasslands and Christina Lake Provincial Park, which cover 20,685 ,461 and 5 hectares, respectively, approximately 40% of the Plan Area.

Summers have an average high of 29°C (84°F) in July, with consistent peaks in the 30°C (86°F) range. Winters are fairly mild with temperatures ranging from -1°C (30°F) to -6°C (21°F) and an average snowfall over December and January of 41cm (16 inches).

The area is predominantly in the Englemann Spruce–Subalpine Fir, Interior Cedar-Hemlock, Interior Douglas-fir, and Ponderosa Pine biogeoclimatic zones.

A number of rare flora and fauna have been observed in the Plan Area including 15 ***blue-listed*** and 7 ***red-listed*** species. Known locations of a selection of blue- and red- listed species are shown on Map #. The following table includes an inventory of these species.

Scientific Name	Common Name	Type	Classification
Acrocheilus alutaceus	Chiselmouth	Vertebrate Animal	Blue
Chondestes grammacus	Lark Sparrow	Vertebrate Animal	Blue
Cottus confusus	Shorthead Sculpin	Vertebrate Animal	Blue
Cottus hubbsi	Columbia Sculpin	Vertebrate Animal	Blue
Picoides albolarvatus	White-headed Woodpecker	Vertebrate Animal	Red
Pituophis catenifer deserticola	Gopher Snake, Deserticola	Vertebrate Animal	Blue
Plestiodon skiltonianus	Western Skink	Vertebrate Animal	Blue
Rhinichthys osculus	Speckled Dace	Vertebrate Animal	Red
Rhinichthys umatilla	Umatilla Dace	Vertebrate Animal	Red
Spea intermontana	Great Basin Spadefoot	Vertebrate Animal	Blue
Taxidea taxus	American Badger	Vertebrate Animal	Red

[1] Christina Lake Water Quality Assessment and Objectives. Water Quality Branch, Environmental Protection Department. Ministry of Environment, Lands and Parks, Province of British Columbia. Cavanaugh, Nordin, and Bryan. 1994. Pages 18, 106.
[2] Ibid., 18, 106.

Scientific Name	Common Name	Type	Classification
Argia emma	Emma's Dancer	Invertebrate Animal	Blue
Calopteryx aequabilis	River Jewelwing	Invertebrate Animal	Blue
Macromia magnifica	Western River Cruiser	Invertebrate Animal	Blue
Stylurus olivaceus	Olive Clubtail	Invertebrate Animal	Red
Agastache urticifolia	Nettle-leaved Giant-hyssop	Vascular Plant	Blue
Bidens beckii	Water Marigold	Vascular Plant	Blue
Carex pedunculata	Peduncled Sedge	Vascular Plant	Red
Floerkea proserpinacoides	False-mermaid	Vascular Plant	Blue
Heterocodon rariflorum	Heterocodon	Vascular Plant	Blue
Idahoa scapigera	Scalepod	Vascular Plant	Blue
Trifolium cyathiferum	Cup Clover	Vascular Plant	Red

1.2 *History*

Several First Nations groups had a presence throughout the Plan Area for thousands of years prior to contact with European settlers.

Today this territory is claimed by the Okanagan Nation Alliance which represents the Lower Similkameen, Upper Similkameen, Osoyoos, Penticton, Westbank, Okanagan and Upper Nicola bands. The Confederated tribes of the Colville reservation have also asserted four of their twelive tribes Sinixt, Nespelem, Sanpoil and Methow were traditional occupants of the Kettle Valley Drainage[3] [4].

Traditional use of the lands which includes hunting, fishing, gathering and ceremonial practices date back 9,550 years[5]. As a result, the Plan Area's heritage includes archaeological sites – the physical evidence of how and where people lived in the past.

These sites include stone artifacts, pictographs, culturally modified trees, trails and a canoe. These are indicative of aboriginal settlements patterns of seasonal temporary shoreline camps and resource use locations, interconnected by trails which contribute to a widespread trail network linking the Columbia and Okanagan drainages. Archaeological sites and oral tradition are the current vestiges of this rich history.

The construction of the Dewdney Trail, also known as the Gold Rush Trail between the Coast and the Wild Horse Canyon brought European fur traders to Christina Lake in 1865. The community of Christina Lake was originally settled in the early 1890's due to the draw of Rossland's gold prospecting in the east and Colville to the south.

Around the same time lumbering started in the area. The Canadian Pacific Railway constructed a line from the Columbia River at Castlegar to the Kettle River Valley in 1896 in order to access new mineral discoveries in the Boundary Mining District which was located between Grand Forks and Greenwood. The Columbia and Western Railway came over from Castlegar, down to Farron, through Christina Lake and reached Grand Forks in September of 1899. The arrival of the railroad further encouraged settlement in Christina Lake area, including the construction of several hotels.

Agricultural settlement began and provided locally grown supplies to the local mining operations at the turn of the 20th century in the Christina Lake regions, more specifically the Cascade town

[3] Christina Lake Management Plan, A Community Watershed-Based Plan. LaCroix and McLean. 2005

[4] Arcas, Consulting Archaeologists Ltd. Christina Lake Living Arts Centre Archaeological Assessment. 2008

[5] Arcas, Consulting Archaeologists Ltd. Cascade Border Crossing Project: Assessment of Cultural Heritage Resources. 2004.

site. At this time, it was known as Cascade City with approximately 1,000 residents.

The other important railroad to the area was Great northern. The line was built in 1901 and ran from Marcus, Washington (near Kettle Falls) crossed at Cascade customs and carried on to Grand Forks. The portion of this rail from Kettle Falls to Grand Forks, is still running under the ownership of Kettle Falls Railway (Omnitrax)

The history of Christina Lake as a tourist destination dates back to the 1920s when prohibition in the U.S. brought American visitors for the weekend to indulge in the saloons and beer parlors. The construction of the Cascade Rossland Road in 1926 brought visitors from the Trail and Rossland areas.

The incorporation of the RDKB was in 1966 and the first zoning bylaw for Christina Lake was introduced in 1978.

1.3 *Land Use Patterns*

Settlement in the Plan Area is clustered at the south end of Christina Lake, west of Highway 3. The Christina Lake Water Utility provides community water to these residents. Other pockets of higher density residential use are LaValley Point which is serviced by the Sutherland Creek Waterworks District and English Point which is partially serviced by the Christina Lake Water Suppliers Society. The other cluster of residential settlement is at the old Cascade Townsite. The townsite does not have a community water system.

There are 71 parcels designated as 'Commercial'. Commerial activities include retail stores, eating and drinking establishments, service stations, motel and resort campgrounds. There are several seasonal resort commercial campgrounds which border the south end of Christina Lake; Christina Sands Estates (PID 003-957-292), Kingsley's Resort/Christina Campers (PID 018-571-514), Silver Birch (PID 025-988-727), Skands (PID 014-909-758) and Willow Beach (PID 009-577-742).

There are 7 parcels designated as 'Industrial' located off highway 395, near the Cascade Border crossing. Industrial activities include works yard, log sort yard and forestry.

There are 2 parcels designated as 'Institutional', the Christina Lake Fire Hall property and the Cascade Border crossing.

A large portion of the Plan Area is tenured for timber harvesting to BC Timber Sales and International Forest Products Ltd. (Interfor) (180km^2). There are also a number of Woodlot licenses on Crown land. Publicly owned land is also used for recreation purposes including both commercial and non-commercial activities.

1.4 *Population and Housing Demand*

There was an overall increase in the populations of Electoral Area 'C'/Christina Lake between the 1970s and the mid-1990s, with a more recent leveling out of the population. The population of the Plan Area was 1,337 in the 2016 census. The population of Electoral Area 'C'/Christina Lake dropped 3% between 2006 and 2011 (2011 Census), a decrease of 44 people; the population also dropped 3.9% between 2011 and 2016 (2016 Census), a decrease of 54 people.

The 2016 Census marked the first year in Canadian history where more seniors were counted than children. In the Columbia Basin-Boundary region, these trends are compounded by the in-migration of retirees seeking the types of amenities that accompany rural living[6]. A notable dip

[6] Overview of Demographics for the Columbia Basin-Boundary Region. Rural Development Institute Research Brief. Fall 2017.

in the 20-29 age group is common to population pyramids in predominately rural areas, and indicates the out-migration of young adults, likely seeking employment and education opportunities elsewhere.

The issue of aging is relevant to this region where the senior population is projected to grow by 42% over the 20 year period between 2016-2035[7].The aging of the current population will increasingly characterize the remaining population and housing requirements.

The median age of the Electoral Area 'C'/Christina Lake population is 58.6 years, more than 15 years higher than the Provincial median of 43 years (Census 2016). The majority of the Electoral Area 'C'/Christina Lake population is Canadian–born (98%) and do not belong to a visible minority. The median household income in 2015 was $55,501 compared to the Provincial median of $69,995 (Census 2016).

According to BC Stats the Columbia Basin-Boundary Region is projected to grow by about 2.9% by 2037, compared to the projected change for BC (21.8%) this growth is low[8].

Despite a decline in population over the past 10 years, on average 11 new single family dwellings were constructed each year in the Plan Area. In the 10 years prior to that, on average 11 single family dwellings were constructed per year. Assuming the average of 11 single family dwellings constructed per year continues, 110 dwelling units could be constructed over the next 10 years, some of which will be replacing existing housing.

[7] Columbia Basin-Boundary Population Update. Rural Development Institute Research Brief. Spring 2017.
[8] Overview of Demographics for the Columbia Basin-Boundary Region. Rural Development Institute Research Brief. Fall 2017

Meeting Notes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Fire Hall

1585 Swanson Road, Christina Lake

Tuesday, February 27, 2018

Present

Grace McGregor, Director Electoral Area 'C'/Christina Lake

RDKB Staff: Carly Rimell, Senior Planner

Steering Committee Members: Dave Durand, Lewis George, Randy Gniewotta, Jennifer Horahan, Phil Mody, Rupert Oldroyd, Jeff Olsen, Kathy O'Malley, Arlene Peniuk, Annie Rioux, Ken Stewart, Diane Wales and Donna Wilchynski.

Regrets: Dave Bartlett, Butch Bisaro, Dee Dee Smith, Suzanne Paquette and Josh Strzelec

The meeting began at 6:00 pm.

That the February 27, 2018 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

Jennifer and Ken accepted.

That the November 21, 2016 Electoral Area 'C'/Christina Lake OCP meeting notes be approved.

Lewis and Jeff accepted.

1.0 **Steering Committee Role.**

- Everyone introduced themselves around the table
- Grace discussed that the minutes and agenda would be available electronically on the RDKB website and that this review process was going to be transparent and inclusive
- Residents may have the opportunity to present to the committee or provide information or feedback to be presented to the committee for consideration
- Grace outlined the limitations with the technology in the area making it difficult to have people call in or FaceTime into meetings
- Grace outlined that the group would always try to find consensus, if not it would have to go to a vote

- Carly review the terms of reference which was supported by the group

2.0 Regular Meeting Date

- First week of the month was suggested and the group was asked if Monday or Wednesday would be best
- The committee decided on Wednesday, as the Monday was often a holiday
- The committee would like meetings to start at 6pm in the winter and 7pm in the summer (June, July and August)
- Annie inquired why there were no scheduled summer meeting dates, Grace replied that those meetings dates would still be used but for open meetings for the public

3.0 October 30th Table Talks Review

- Carly discussed the format of the meeting and the RDKB staff which were in attendance
- Community concerns were recorded and the minutes from this meeting went to the RDKB Board of Directors
- Grace noted that the community may have more of an appetite for a bylaw enforcement officer and for a noise bylaw and unsightly premises bylaw

4.0 Framework and Scope of OCP

- Arlene asked where economic development fits into the OCP
- There was a discussion about commercial development and how the last OCP encouraged it to take place off the highway in the C1 designation but how the development in recent years has centered along the highway
- Discussion of the importance of upfront consultation
- In addition to the framework committee members would like to add discussion about tiny houses, mixed use, road ends, food security, accessibility, seniors and lack of rental housing
- Sewer system was discussed that there have been two studies and the community has not supported this in the past, however this should be discussed again as part of the review
- Decisions will be made by entire committee, the format will not include sub committees

5.0 Community Overview

- The first paragraph should include a line regarding how many residences are in the area and acknowledge the flux of seasonal residents in Electoral Area 'C'/Christina Lake
- Section 1.2, 2nd paragraph mentions that the first nations have ‘claimed’ this area as traditional territory, perhaps another word would be more appropriate. Staff will investigate

- There is a low projected growth rate, concern about what that would mean for the community

Action Items

- Provide member list, copy of Electoral Area 'C'/Christina Lake OCP Bylaw No.1250 and binders to each member
- Provide summary of sewer studies for members when we get to sewage treatment and water services

The meeting was adjourned at approximately 7:37 pm.

MEETING AGENDA

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Christina Lake Welcome Centre
1675 Highway 3
Christina Lake

Wednesday, April 4th at 6:00 p.m.

1. Adoption of Agenda and Minutes
2. Community Consultation – Survey
3. Guiding Principles
4. Greenhouse Gas Reduction Targets, Policies and Actions
5. Natural Hazards
6. Adjournment

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of April, 4th 2018

Guiding Principles

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

The purpose of this report is to provide the steering committee with a draft list of guiding principles to include in the revised OCP and that could be a useful guideline during the planning process.

BACKGROUND

A set of guiding principles for the Plan Area would be useful both in drafting the Plan and for future decision makers as a touchstone in determining the merit of a proposed development, addition of new policy or revision to existing policy. The list of guiding principles would be a separate section in the revised OCP. The list below was created mostly from the goals, objectives and policies in the current OCP although some of the proposed wording was drawn from recent reviews of OCPs from other Electoral Areas.

	Draft Principles	Section in Current OCP
1	Current: There is reference in the Community Values section, which notes residents value a healthy ecosystem, and protection of the natural environment. The current OCP notes "Natural resource areas are reserved for biological diversity, wildlife habitat and for resource based activities." (Section 2.4.1) Proposed: "Encourage retention of natural beauty, viewscapes, protection of environmentally sensitive areas and stewardship of natural resources, thereby ensuring long-term community stability and prosperity"	1.4 Community Values 2.4 Natural Resource
2	Current: "Rural residential areas are not intended to become candidates for future urbanization. Consequently, the intrusion of higher density residential uses and all other types of non-residential uses shall be expressly prohibited" (2.13.5.2(3)) "To recognize and protect the rural character, values, lifestyles and economic pursuits that currently predominate in Fife along the Kettle River/US border corridor, the Stuart Creek Road and	2.13.5 Rural Residential 2.13.6 Rural

	the Santa Rosa Road" (2.13.6.1) Proposed: "Encourage compatible land uses by preventing further intrusion of incompatible land uses into rural residential, rural resource and agricultural resource areas"	
3	Current: "To encourage the protection of lands within and outside the Agricultural Land Reserve (ALR) are protected for agricultural-based activities" (2.5.1) "The Regional District supports the maintenance of a viable agricultural sector in the local economy and shall strive to minimize the opportunity for conflict between agricultural and residential interested in Area C" (2.5.3(1)) Proposed: "Support the protection and enhancement of land that has value for agriculture and strive to minimize the opportunity for conflict between agricultural and other land uses"	2.5 Agricultural
4	Current: Recent feedback from the community engagement has been that residents are concerned about junk, unsightliness and derelict vehicles. There has also been an increase in complaints surrounding noise in Electoral Area 'C'/Christina Lake. Proposed: "Promote the proper care and maintenance of private property and encourage the safe and quiet enjoyment of residential properties"	Proposed by Staff
5	Current: "To ensure developments have appropriate water and sewer services for the proposed use and density." (2.10.2) Proposed: "Ensure that proposed development density is appropriate to the available level of services."	2.10 Water and Sewer Services
6	Current: The community values section notes the need for a vibrant economy with prosperous local businesses and smaller scale development, which is both functional and aesthetically attractive. "Commercial developments are safe, functional, and attractive and are designed to efficiently serve pedestrian and vehicular traffic." (2.1.1) Proposed: "Support commercial development which is small scale, well designed and which provides safe and efficient access for vehicles and connectivity throughout the community for pedestrians."	1.4 Community Values 2.1 Commercial
7	Current: "The Regional District will work with Provincial agencies and the local Fire Department to	2.4 Natural Resource 2.9 Subdivision Control

	develop guidelines for new developments to reduce the risk of catastrophic wildfires, mudslides, flood and other natural hazards." (2.4.3(12)) Proposed: "Promote responsible development and management of areas that have identified natural hazards e.g. floodplains, debris flow areas, rock fall hazard areas, and wildfire interface areas."	2.13.1 General Residential and Rural
8	Current: "Encourage a transportation network comprised of roads and pathways for pedestrians, bicycles and other forms of non-motorized movement." (2.8.2) Proposed: "Strive to ensure that the transportation system safely and efficiently moves vehicles and people and includes alternatives to automobile traffic where feasible including trails, bicycle routes, and railway."	2.8 Transportation
9	Current: The community values section speaks to maintaining rural values and character. "Commercial developments on the waterfront are consistent with the rural small town character of the community." (2.2.1) "Industry enhances quality of life and contributes to the rural and resort character of the community." (2.6.1) "Christina Lake's rural and small town character is considered to be very important and should be protected." (2.13.1.3(5)) Proposed: "Promote and protect the rural character of the Plan Area, while balancing the social and economic needs and encouraging development to blend with the natural landscape."	1.4 Community Values 2.2 Waterfront Commercial 2.6 Industrial 2.12.1 General Residential and Rural
10	Current: "A range of residential accommodation is available including affordable, rental and special needs housing." (2.13.1.1) Proposed: "Accommodate affordable housing, rental housing and special needs housing in a manner that is consistent with the rural nature of the Plan Area."	2.13.1 General Residential and Rural
11	Current: There is language within the community values, natural resource section, water and sewer services and lakeshore which speak to the importance of protection of water quality. Proposed: Promote the protection of ground and surface water, particularly Christina Lake and its foreshore.	1.4 Community Values 2.4 Natural Resource 2.10 Water and Sewer Services 2.11 Lakeshore
12	Strive to provide a variety of recreation opportunities	Proposed by staff

	to encourage a healthy, active lifestyle.	
13	Foster an engaged community.	Proposed by staff

RECOMMENDATION

That the revised OCP include a list of guiding principles.

The Steering Committee may wish to re-visit this list after we have gone through the various sections of the OCP.

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of April 4, 2018

Greenhouse Gas Reduction

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

Section 473(1) of the *Local Government Act* states that OCPs "must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets."

BACKGROUND

The Province has set the following targets for greenhouse gas reductions:

- 33% reduction below 2007 levels by 2020; and
- 80% reduction below 2007 levels by 2050.

Interim target for 2016 is 18% below 2007 levels.

One of the challenges to meeting the specific targets set by the Province is that there is limited data available on the volume of greenhouse gases that are emitted within the Regional District's boundaries at the present time. The attached "Community Energy and Emissions Inventory (CEEI) for Regional District of Kootenay Boundary" provides a rough estimate of where the emissions are coming from for the Regional District as a whole excluding the municipalities. The estimated breakdown is as follows: on-road transportation (54%); buildings (35%); and solid waste (11%).

The 2016 Canada Census data for Electoral Area 'C'/Christina Lake indicates that of the 1330 residents that are in the work force, 91% travel to work in private vehicles while the remainder travel by foot or bicycle. This is not surprising given the low population density and the absence of public transportation.

Some planning objectives which can be included in the revised OCP that will facilitate reductions in greenhouse gases from on-road transportation including the following:

- Decreased potential for sprawl, which will result in decreased commuting distances; and
- Directing urban type development to municipalities where water and sewer services are available.

Other items that can be included in the revised OCP are the establishment of Development Permit Areas for energy conservation; water conservation; and greenhouse gas emissions reduction. The establishment of such development permit areas is included within Section 488(1) of the *Local Government Act* to help achieve the Provincial targets.

Such development permit areas may include guidelines for landscaping (i.e. xeriscaping); and building siting and orientation; and form and exterior design of buildings and other structures.

RECOMMENDATION

Staff suggests that the following Greenhouse Gas Reduction section be included in the revised OCP:

GREENHOUSE GAS REDUCTION AND CLIMATE CHANGE RESILIENCE

Local governments play an important role in managing urban growth, helping reduce greenhouse gas emissions and increasing climate resilience. Projected changes in the region include an average temperature increase of 1.6°C to 3.2°C, median decreases in summer precipitation of 6 percent, median increases in winter precipitation of 7 percent. These climate changes result in a wide range of impacts on the natural environment including changes in stream flows and biodiversity, more frequent wildfires, which affect the community. Studies have shown that land use planning can be an important component of strategies to reduce greenhouse gas emissions and mitigating climate change.

For tracking greenhouse gas emissions and reductions, the Province has divided emissions into two categories for local governments: ***corporate greenhouse gas emissions*** and ***community wide greenhouse gas emissions***.

The ***Regional District*** has committed to carbon neutrality for its ***corporate greenhouse gas emissions***. The RDKB is one of the 187 local governments, which signed the British Columbia's Climate Action Charter. Regionally the Regional Districts of East Kootenay and Central Kootenay, 29 member municipalities, and 6 First Nations in collaboration with the Columbia Basin Trust are working towards carbon neutrality for their corporate operations.

The ***Regional District*** can influence ***community wide greenhouse gas emissions*** through planning by protecting greenfields, focusing residential development in compact settlements and preventing urban and suburban development on agricultural lands.

The Regional District can increase resilience to climate change by including policies addressing transportation, social and economic sustainability, food security and natural hazards.

OBJECTIVES

The objectives of the ***Board*** with respect to Greenhouse Gas Reduction are as follows:

- To strive for carbon neutrality for the ***Regional District's corporate greenhouse gas emissions***;
- To reduce ***community wide greenhouse gas emissions*** through land use planning policies;
- To encourage energy and water efficiency and environmentally sustainable development; and
- To support the Province's commitment to reducing greenhouse gas emissions by 33% below 2007 levels by 2020.

POLICIES

The policies of the ***Board*** with respect to Greenhouse Gas Reduction are included throughout the ***Plan*** as listed below:

Greenhouse Gas Reduction Planning Strategy	Policy Number
Promote the 4 R's of Sustainable Community Energy Planning; Reduce demand, Re-use waste heat, Renewable heat and Renewable electricity.	Proposed by staff
Support the implementation of actions identified in the RDKB Strategic Community Energy and Emissions Plan (SCEEP)	Proposed by staff

As part of the comprehensive review process policies from other sections of the plan will be included within the Greenhouse Gas Reduction Planning Strategy Table. Some examples of what may be included are policies which address; support for retention of greenfields and conservation areas, waste diversion, transportation alternatives, increased density and containment of sprawl.

ATTACHMENTS

Community Energy and Emissions Inventory (CEEI) for Regional District of Kootenay Boundary
RDKB Strategic Community Energy and Emissions Plan (SCEEP)

DEFINITIONS

COMMUNITY WIDE GREENHOUSE GAS EMISSIONS mean greenhouse gas emissions that occur as a result of the activities of residents and businesses in the community which the local government cannot directly control, but may be able to influence through planning and program activities;

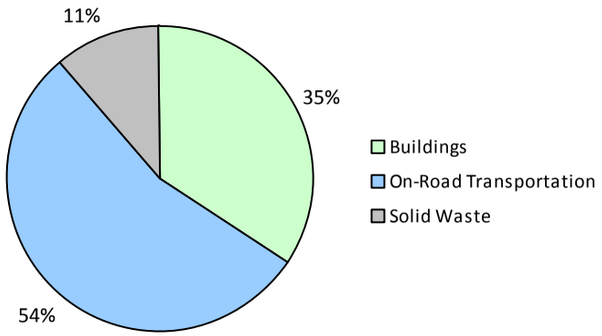
CORPORATE GREENHOUSE GAS EMISSIONS means those greenhouse gas emissions that the local government creates through its activities (and which it has control over) such as local government building operations, recreation centres, vehicle fleets, and utility services;

Kootenay Boundary Regional District Unincorporated Areas

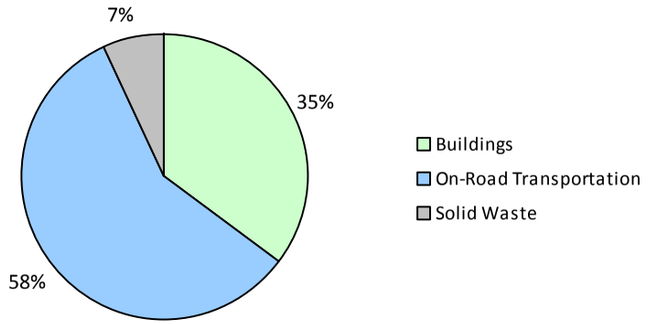
2010 Community Energy and Emissions Inventory

Monitoring and reporting on progress towards greenhouse gas emissions reduction targets

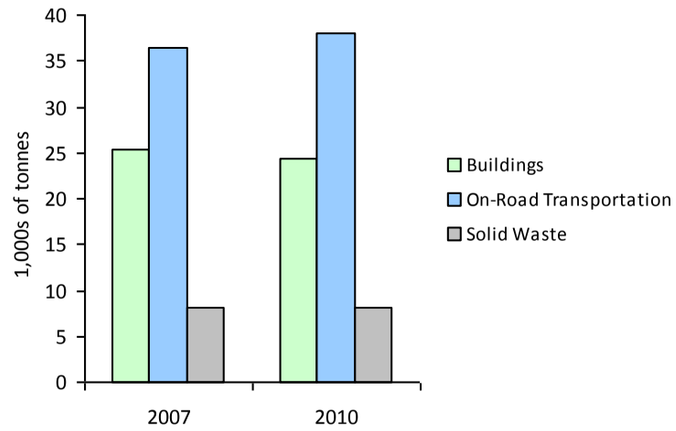
2010 GHG Emissions Sources (Total for this Community)



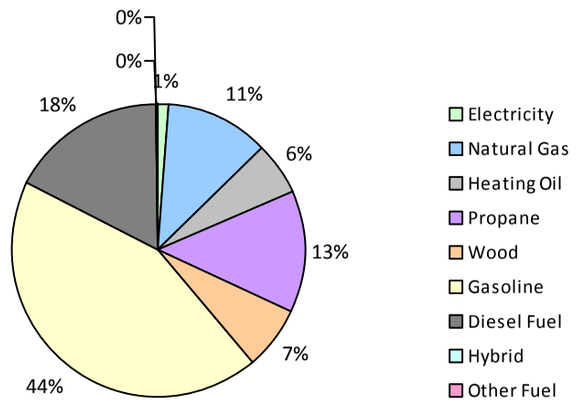
2010 GHG Emissions Sources (Total for BC)



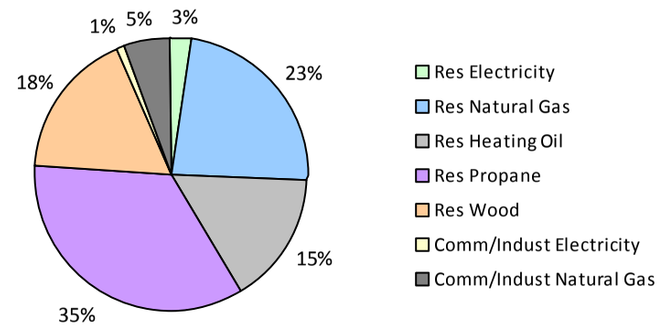
GHG Emissions Comparisons for this Community



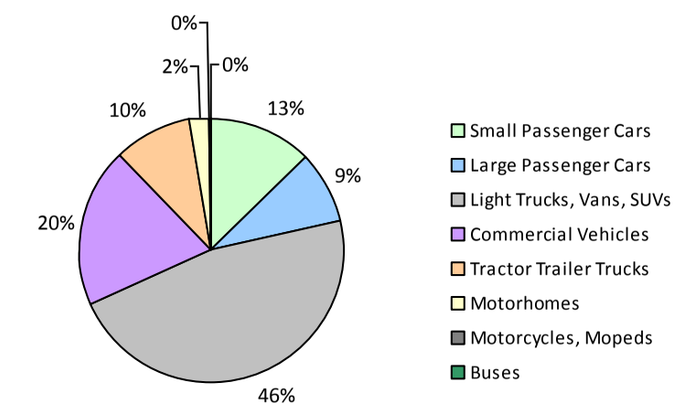
2010 Total Emissions by Fuel Type



2010 Building Emissions by Subsector



2010 On-Road Transportation Emissions by Vehicle Class



Kootenay Boundary Regional District Unincorporated Areas

2010 Community Energy and Emissions Inventory

Monitoring and reporting on progress towards greenhouse gas emissions reduction targets

Core Items

On-Road Transportation		2007					2010				
		Connections	Consumption	Avg VKT (km)	Energy (GJ)	C02e (t)	Connections	Consumption	Avg VKT (km)	Energy (GJ)	C02e (t)
Small Passenger Cars	Gasoline	1,471	1,934,616 L	15,500	67,711	4,642	1,452	2,033,928 L	15,800	71,188	4,585
	Diesel Fuel	74	123,494 L	24,200	4,729	337	76	119,101 L	23,300	4,561	315
Large Passenger Cars	Hybrid			23,300	162	10	12	15,199 L	21,600	532	36
	Gasoline	1,008	1,500,745 L	14,600	52,525	3,589	966	1,461,735 L	14,400	51,160	3,296
	Diesel Fuel			11,600	326	22	11	14,241 L	11,900	546	37
Light Trucks, Vans, SUVs	Hybrid								23,500	117	8
	Gasoline	2,949	6,615,511 L	17,000	231,543	15,908	3,096	7,310,979 L	17,500	255,884	16,633
	Diesel Fuel	219	433,768 L	11,200	16,614	1,181	170	366,868 L	13,400	14,050	970
	Other Fuel	22	42,833 L	11,500	1,085	65	14	23,927 L	11,200	605	36
Commercial Vehicles	Gasoline	286	727,814 L	17,200	25,475	1,710	335	925,503 L	17,400	32,395	2,071
	Diesel Fuel	456	1,488,889 L	18,600	57,024	4,006	580	2,043,195 L	20,400	78,254	5,334
	Other Fuel	22	48,619 L	12,100	1,230	75	16	40,308 L	12,000	1,018	61
Tractor Trailer Trucks	Diesel Fuel	96	1,533,350 L	34,300	58,728	4,125	93	1,427,783 L	33,500	54,684	3,728
Motorhomes	Gasoline	55	152,361 L	19,300	5,333	357	61	169,421 L	19,200	5,930	377
	Diesel Fuel	39	118,724 L	16,700	4,546	319	51	161,405 L	16,400	6,181	420
Motorcycles, Mopeds	Gasoline	154	28,086 L	4,700	984	66	168	40,388 L	5,700	1,414	90
Buses	Gasoline			18,800	258	17			17,400	142	10
	Diesel Fuel			21,900	858	60			22,700	596	41
Totals		**6,851**	**14,748,810 L**	**16,281**	**529,131**	**36,489**	**7,101**	**14,748,810 L**	**16,837**	**579,257**	**38,048**

Buildings		2007				2010			
		Connections	Consumption	Energy (GJ)	C02e (t)	Connections	Consumption	Energy (GJ)	C02e (t)
Residential	Wood	N/A	222,494 GJ	222,494	4,508	N/A	214,158 GJ	214,158	4,339
	Heating Oil	N/A	57,233 GJ	57,233	4,034	N/A	55,088 GJ	55,088	3,767
	Propane	N/A	138,185 GJ	138,185	8,430	N/A	136,885 GJ	136,885	8,351
	Natural Gas	1,832	119,758 GJ	119,758	6,007	1,819	113,053 GJ	113,053	5,672
	Electricity	8,590	107,446,555 kWh	386,807	644	8,029	107,278,774 kWh	386,203	642
Commercial/Small-Medium Industrial	Natural Gas	107	29,158 GJ	29,158	1,462	103	26,628 GJ	26,628	1,334
	Electricity	1,471	41,767,879 kWh	150,364	249	1,380	39,762,956 kWh	143,147	238
Totals		**12,000**		**1,103,999**	**25,334**	**11,331**		**1,075,162**	**24,343**

Kootenay Boundary Regional District Unincorporated Areas

2010 Community Energy and Emissions Inventory

Monitoring and reporting on progress towards greenhouse gas emissions reduction targets

Solid Waste		2007				2010			
		Connections	Consumption	Energy (GJ)	C02e (t)	Connections	Consumption	Energy (GJ)	C02e (t)
Community Solid Waste	Solid Waste	0	4,850 t	N/A	8,085	0	4,990 t	N/A	8,106
Totals		**0**			**8,085**	**0**			**8,106**

Memo Items

Buildings		2007				2010			
		Connections	Consumption	Energy (GJ)	C02e (t)	Connections	Consumption	Energy (GJ)	C02e (t)
Large Industrial	Natural Gas	2		0	0	2		0	0
Totals		**2**			**0**	**2**			**0**

Totals for Transportation, Buildings and Solid Waste

Fuel Type	2007 (Population: 10,486)			2010 (Population: 10,876)		
	Consumption	Energy (GJ)	C02e (t)	Consumption	Energy (GJ)	C02e (t)
Hybrid	0 L	162	10	15,199 L	649	44
Gasoline	10,959,133 L	383,829	26,289	11,941,954 L	418,113	27,062
Diesel Fuel	3,698,225 L	142,825	10,050	4,132,593 L	158,872	10,845
Other Fuel	91,452 L	2,315	140	64,235 L	1,623	97
Wood	222,494 GJ	222,494	4,508	214,158 GJ	214,158	4,339
Heating Oil	57,233 GJ	57,233	4,034	55,088 GJ	55,088	3,767
Propane	138,185 GJ	138,185	8,430	136,885 GJ	136,885	8,351
Natural Gas	148,916 GJ	148,916	7,469	139,681 GJ	139,681	7,006
Electricity	149,214,434 kWh	537,171	893	147,041,730 kWh	529,350	880
Solid Waste	4,850 t	0	8,085	4,990 t	0	8,106
Grand Totals		**1,633,130**	**69,908**		**1,654,419**	**70,497**

Kootenay Boundary Regional District Unincorporated Areas

2010 Community Energy and Emissions Inventory

Monitoring and reporting on progress towards greenhouse gas emissions reduction targets

Supporting Indicators

No new supporting indicator data have been provided in the 2010 reports. Work is currently underway to produce a complete second round of data for the indicators below in the 2012 reports (available in 2014). In the interim, we are including the same supporting indicator data that was provided in the 2007 reports. Feedback is requested on all supporting indicators; please contact us directly at

Housing Type - Private dwellings by structural type

Housing type is important for reducing building-related GHG emissions and energy consumption. A trend toward fewer single family dwellings indicates an increase in residential density, which is known to reduce transportation-related GHG emissions.

	1996		2001		2006	
	Units	%	Units	%	Units	%
Single Detached House	3,740	24	3,755	87	3,780	86
Semi-Detached House	15	0	10	0	30	1
Row House	5	0	20	0	20	0
Apartment, Duplex	20	0	45	1	20	0
Apartment, 5 storeys or higher	10	0	0	0	0	0
Apartment, under 5 storeys	15	0	65	2	40	1
Other Single Attached House	10	0	15	0	25	1
Movable Dwelling	395	3	390	9	505	11

Commute to Work - Employed labour force - by mode of commute

An increase in the number of people choosing to walk, cycle and use transit reduces GHG emissions. More compact, complete, connected communities should see an increase in the use of these transportation modes.

	1996		2001		2006	
	Units	%	Units	%	Units	%
Car, Truck, Van as Driver	3,330	81	3,500	84	3,650	83
Car, Truck,Van as Passenger	355	9	315	8	370	8
Public Transit	25	1	55	1	25	1
Walked	265	6	205	5	200	5
Bicycle	80	2	40	1	110	2
Motorcycle	5	0	20	0	5	0
Taxicab	10	0	0	0	5	0
Other Method	60	1	55	1	45	1

Parks and Protected Greenspace

Parks and protected greenspaces are important for the protection and enhancement of community carbon sinks.

	2009	
	Units	%
National Parks	0	0
Provincial Parks / Protected Areas	70,490	10
Local Parks	17	0
Agricultural Land Reserve	53,010	8
Other land use	579,294	82
Total Parks and Protected Area	70,507	10
Total Land Area	702,812	100

* Total is net of Indian Reserves
** Quantity of parkland may be underestimated

Residential Density

Increasing residential densities is known to reduce vehicle use resulting in fewer transportation-related GHG emissions. There are many additional benefits from more compact development.

	2009	
	Units	%
National Parks	0	0
Provincial Parks / Protected Areas	70,490	10
Local Parks	17	0
Agricultural Land Reserve	53,010	8
Other land use	579,294	82
Total Parks and Protected Area	70,507	10
Total Land Area	702,812	100

* Net of Crown land, parks, Indian Reserves, water features, airports, ALR,waste disposal site

Supporting Indicators Under Consideration

Work is currently underway to produce a complete second round of supporting indicators for the 2012 reports (available in 2014). These reports will new data for the five supporting indicators included in the 2007 and 2010 Reports:

- **Housing Type**: Private dwellings by structural type
- **Commute to Work:** Employed labour force - by mode of commute
- **Commute Distance**
- **Residential Density**
- **Parks and Protected Greenspace**

And in addition, the 2012 reports we are working to be able to include:

- **Proximity to Transit**
- **Building Energy Intensity**
- **Building Floor Space**
- **Waste Diversion**

We are continuing to work towards reporting on even more supporting indicators in the future including:

- **Proximity to Services** (e.g destinations such as grocery store, school, other retail etc.)
- **Transit Ridership**
- **Water Use**
- **Impervious Surface Cover:** % change in impervious surface cover
- **Tree Canopy Cover**: % change in tree canopy cover
- **District Energy**: # and energy output (e.g. buildings connected, energy consumed in GJ or kWh) of district energy systems by energy type e.g. renewable or non-renewable)
- **On-Site Renewable Energy**: # and energy output (in GJ or kWh) from households producing and/or consuming on-site renewable heat (e.g. biomass, solar thermal, geo-exchange) and/or electrical (e.g. solar photovoltaic, small wind, small scale hydro) energy
- **Energy Recovery** from waste energy (GJ or kWh) recovered from waste (e.g. from landfill gas, sewage treatment, industrial operations, farm)

Please give us feedback by contacting us directly at CEEIRPT@gov.bc.ca

Many local governments have been undertaking a significant amount of climate action in both the corporate and community-wide spheres, as demonstrated in both the public reports from the Climate Action Revenue Incentive Program (CARIP) http://www.cscd.gov.bc.ca/lgd/greencommunities/carip.htm, and on the http://toolkit.bc.ca website. These two resources may be helpful to those who are interested in learning from other BC local governments. The toolkit also contains additional information and resources including decision-support/planning frameworks and tools for undertaking actions to reduce GHG emissions and energy consumption.

This is your local government's 2010 Community Energy and Emissions Inventory (CEEI) Report

What is a CEEI Report?
CEEI Reports are a result of a multi-agency effort to provide a province-wide solution to assist local governments in BC to track and report on community-wide energy consumption and greenhouse gas (GHG) emissions as well as supporting indicators every two years. CEEI Reports are one of the many resources available through the Climate Action Toolkit (http://www.toolkit.bc.ca), a web-based service provided through the ongoing collaboration between UBCM and the Province.

Why does my local government need a CEEI Report?
A community energy and GHG emissions inventory can be a valuable tool that helps local governments plan and implement GHG and energy management strategies, while at the same time strengthening broader sustainability planning at the local level. CEEI reports fulfill local governments' Climate Action Charter commitment to measure and report their community's GHG emissions profile, establish a base year inventory for local governments to consider as they develop targets, policies, and actions related to BC's Local Government Act requirements, fulfill Milestone One requirements for those local government members of the Federation of Canadian Municipalities' (FCM's) Partners in Climate Protection (PCP) program, as well as supporting local government efforts to monitor progress towards Regional Growth Strategy objectives.

A first in North America!
CEEI is a first in North America and a first step for BC communities. The 2010 CEEI Reports are based on best available province-wide data. The accuracy and detail of CEEI reports will continue to improve to meet increasing local and provincial government information needs. Improvements have been made from the original draft 2007 CEEI Reports posted in Spring 2009. These include estimates for residential heating oil, propane and wood use, breaking out small from large industrial buildings, including updated land-use change and new agricultural sectors as 'memo items'. Following the 2010 CEEI Reports, inventories will be generated every two years, and will continue to improve as government information needs, international protocols and new data sources emerge.

For More Information
The full list of all BC local government 2010 CEEI Reports, User Guide, Technical Methods and Guidance Document, and additional information on the Supporting Indicators are available at: http://www.env.gov.bc.ca/cas/mitigation/ceei/index.html For guidance on target setting and community actions, go to http://www.toolkit.bc.ca and http://www.cd.gov.bc.ca/lgd/greencommunities/targets.htm

We Need Your Feedback
To continue to guide us on CEEI, please take the time to contact us directly at CEEIRPT@gov.bc.ca

Notice to the Reader
This CEEI Report uses information from a variety of sources to estimate GHG emissions. While the methodologies, assumptions and data used are intended to provide reasonable estimates of greenhouse gas emissions, the information presented in this report may not be appropriate for all purposes. The Province of BC and the data providers do not provide any warranty to the user or guarantee the accuracy or reliability of the data contained in this report. The user accepts responsibility for the ultimate use of such data. We need your help to make these reports better,

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of April 4th, 2018

Natural Hazards

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

The current OCP includes goals, objectives and policies for Natural Hazards in Section 2.12. The purpose of this report is to describe the Natural Hazards in the Plan Area and to recommend updated policies and mapping for Natural Hazards section for the revised OCP.

BACKGROUND

Natural hazards are described as any hazard found in nature, typically biological, atmospheric and geological. The natural hazards, in the Plan Area, can be divided into the following four categories:

1. Land Slides, which include rock falls and debris flows (*see definitions below*);
2. Flooding;
3. Channel Bank Erosion; and
4. Wildfire Interface.

The hazard areas for Electoral Area 'C'/Christina Lake are represented on the attached maps (*see Terrain Stability and Flood Hazards Map; Wildfire Risk for Areas of Higher Population Density Map*).

It is important from a planning perspective to either avoid settlement in areas with identified natural hazards or mitigate against potential damage that may result from development of those areas. Section 488.1(b) of the *Local Government Act* enables local governments to establish development permit areas for "protection of development from hazardous conditions". The property owner would be required to demonstrate that placement of a structure(s) on a parcel is safe for the intended use.

Land Slides

The topography of Plan Area makes land slides of various types a definite possibility. A report on alluvial and debris torrent fans was prepared by the BC Ministry of Environment in February 1998. The two types of land slides that can potentially occur in the Plan Area are:

1. ROCK FALL which is a type of landslide characterized by the free falling, leaping, bounding or rolling of a newly detached fragment of rock or block of rock from a near vertical slope; and
2. DEBRIS FLOW which is a type of landslide characterized by water–charged, predominantly coarse-grained soil and rock fragments, and sometimes large organic

material, flowing rapidly down a pre-existing channel. Sometimes referred to as channelizing debris flow, debris torrent, or mudflow;

Debris flow events can be sudden, irregular and unpredictable and, in many cases, can be life threatening to residents in the receiving area or alluvial fan. This hazard can occur in areas not usually perceived as located within the floodplain. In a watershed with debris torrent hazards, timber harvesting and road building can increase the risk of flooding on the alluvial fan. Significant timber harvesting and road building has been shown to generally result in increased peak flows. Therefore, when an alluvial or debris torrent fan is present at the downstream end of a watershed, it is essential during forestry planning to assess the potential for changes in the watershed to increase risks.

The table below lists the watercourses in the Plan Area that are known and suspected hazard areas. Each of the watercourses listed below has an associated alluvial fan that is delineated on the Natural Hazards Map (*see Terrain Stability and Flood Hazard Map)*:

Name of Watercourse	Hazard Description
McRae Creek	Flood hazards, and alluvial fans
Sutherland Creek	Flood hazards, and alluvial fans

Flooding

The Regional District has adopted a Floodplain Management Bylaw (No. 677) pursuant to Section 524 of the *Local Government Act*. The bylaw was developed using information produced through the Canada-British Columbia Floodplain Mapping Agreement. Bylaw No. 677 establishes minimum elevations and setbacks from watercourses for new construction. Detailed floodplain mapping is available for Christina Lake, Christina Creek and the Kettle River.

Channel Bank Erosion

The BC Ministry of Environment identified unstable or potentially unstable terrain adjacent to Moody Creek, Maida Creek, Sutherland Creek and Italy Creek. There is also the potential for erosion along other watercourses in the Plan Area.

Wildfire Interface

A Community Wildfire Protection Plan for Christina Lake was completed in 2009 (*see attached Community of Christina Lake: Community Wildfire Protection Plan*). The plan identifies three Fire Danger zones, Fire Danger Zone 1 being the highest level of fire danger. *(See Wildfire Risk for Areas of Higher Population Density).*

RECOMMENDATION

Staff recommends that 'natural hazards' objectives and policies should be included in a new section in the revised Plan, which would include portions of the background information described above.

Staff recommendations with respect to the 'natural hazards' section of the OCP are listed in the tables below.

Goals	**Section in Current OCP**
~~Natural hazards are recognized and avoided whenever possible.~~	2.12.1 Suggest removing
~~The risk of catastrophic fire is reduced.~~	2.12.1 Suggest removing
Objectives	**Section in Current OCP**
~~To manage development in a manner, which reduces risk to life and damage to property in areas known to have natural hazards.~~	2.12.2
~~To discourage resource extraction in environmentally sensitive areas, which may result in negative impacts on the community and private property.~~	2.12.2 Suggest modifying and moving to Environmentally Sensitive Areas section
~~To encourage the development and implementation of forest management strategies, which reduce the risk of catastrophic fire and flood.~~	2.12.2
Avoid further settlement and development in areas with identified natural hazards; and minimize the risks associated with development in those areas.	Proposed, adapted from two policies above
To improve public awareness of hazardous conditions.	Proposed

Policies	**Section in Current OCP**
~~The Regional District will continue to manage construction in floodplains by way of a new floodplain bylaw with measures such as minimum elevations and setbacks for new construction~~	2.12.3.1
When resources are available update the RDKB Floodplain Bylaw No. 677 to reflect current estimates of the 1 in 200 year flood levels.	Proposed, adapted from Policy 2.12.3.1
~~The Regional District encourages the Province to conduct a study of potential natural hazards other than flooding. Based on the degree and nature of such hazards, the Regional District may consider establishing mandatory development permit areas to set conditions for new developments and subdivisions accordingly.~~	2.12.3.2
Consider updating Map 3 should additional natural hazards within the Plan Area be identified, or if more detailed data becomes available.	Proposed, adapted from policy 2.12.3.2
Make approval of site-specific exemptions to the floodplain bylaw subject to registration of a covenant on title that absolves the Regional District of responsibility if there is damage to buildings that are approved by the exemption.	Proposed
Consider establishing a Wildfire Interface Development Permit Area	Proposed, adapted from

to protect development from the potential impacts of wildfires by considering requirements respecting the character of development, including landscaping and the siting, form, exterior design and finish of buildings and other structures and establishing restrictions on the type and placement of trees and other vegetation in proximity to the development.	policy 2.12.3.2
~~To protect against loss of life and to minimize property damage associated with flooding events, the Regional District will encourage agricultural, park and open spaces of flood susceptible lands. Where flood prone lands are required for development, the construction and siting of buildings to be used for habitation, business or the storage of goods damageable by floodwaters will have to be flood proofed to contemporary Provincial standards.~~	2.12.3.3
~~Uses, which could interfere with the natural functions of wetlands to filter and retain water, moderate flow to connected water bodies and to provide habitat for a diversity of plant and animal life, will not be permitted.~~	2.12.3.4, suggest modifying and moving to Environmentally Sensitive Areas section
In order to minimize risks associated with natural hazard areas the Regional District will not consider increased development potential and increased uses in areas with identified natural hazards without further assessment.	Proposed, adapted from policy 2.12.3.3 and 12.2.3.4
~~The Regional District encourages the Ministry of Forests, other Provincial Agencies having jurisdiction, businesses, woodlot owners and others who own forested land to adopt logging practices which reduce the risk of catastrophic fire.~~	2.12.3.5
Collaborate with the Ministry of Forests, Lands and Natural Resource Operations and Rural Development, BC Timber Sales, Interfor, woodlot operators and private property owners to reduce the risks of wildfire through prescribed thinning and burning of forested lands.	Proposed, adapted from policy 2.12.3.5
Discourage increased development potential in areas with identified natural hazards without further assessment, in order to minimize risks associated with natural hazard areas.	Proposed
Encourage the development of secondary emergency access routes for already established areas.	Proposed
To provide residents with educational materials from the FireSmart program so that they may implement practices to reduce the risk of interface fire in the community.	Proposed
Work with the community to raise awareness of emergency preparedness through the RDKB Emergency Management Programs.	Proposed
Encourage the planting and retention of suitable native trees and shrubs near slopes and erosions hazard areas such as steep slopes	Proposed

and shorelines.	
Consider establishing a Tree Cutting Bylaw/Tree cutting Permit Areas to reduce cutting of trees near erosion prone slopes and other erosion hazard areas.	Proposed

ATTACHMENTS

Terrain Stability and Flood Hazards Map
Wildfire Risk for Areas of Higher Population Density Map
Community of Christina Lake: Community Wildfire Protection Plan

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, April 4th, 2018

Present

Grace McGregor, Director Electoral Area 'C'/Christina Lake

RDKB Staff: Carly Rimell, Senior Planner

Steering Committee Members: Dave Bartlett, Butch Bisaro, Dave Durand, Lewis George, Randy Gniewotta, Jennifer Horahan, Phil Mody, Rupert Oldroyd, Jeff Olsen, Kathy O'Malley, Annie Rioux, Ken Stewart, Josh Strzelec, Dianne Wales and Donna Wilchynski.

Regrets: Suzanne Paquette, Arlene Peniuk and Dee Dee Smith

The meeting began at 6:00 pm.

1.0 **Adoption of Agenda and Minutes**

That the April 4th, 2018 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

Dianne and Kathy accepted.

That the February 27th, 2018 Electoral Area 'C'/Christina Lake OCP meeting minutes be approved.

Dianne and Dave accepted.

2.0 **Community Consultation – Survey**

- Carly provided the committee with the previous background report and survey results from 2002
- The committee decided the review process should be initiated with a mail out survey, just as the previous OCP review was
- The committee decided that the next meeting should be focused on drafting and preparing a survey as they would like to have the results for the open house in August

- Carly mentioned when members suggest questions to keep in mind the scope of the OCP as well as minimize open written responses

3.0 **Guiding Principles**

- Grace mentioned that there will be a community meeting this summer regarding bylaw enforcement in order to see if the community would like an unsightly premises bylaw and potentially a bylaw officer. This was pertinent to proposed Guiding Principle (GP) 4
- Concerning GP 5 a community sewer system was discussed. Grace mentioned that there would be consultation with the community this summer to see if there would be support.
- The committee removed the term ‘small scale’ from proposed GP 6 as they thought it was limiting for future developments. The commercial areas are currently within development permit areas, which help ensure development is well designed.
- Committee changed the word ‘promote’ to ‘ensure’ in proposed GP 7
- Grace would like to invite someone from Ministry of Transportation and Infrastructure to speak to the committee when the Transportation Section is reviewed with regards to proposed GP 8
- Committee requested add the word ‘environmental’ to proposed GP 9
- Committee changed the word ‘accommodate’ to ‘ensure’ in proposed GP 10
- Committee removed ‘particularly Christina Lake and its foreshore’ from proposed GP 11
- Committee wanted to include the word ‘inclusive’ within proposed GP 13

4.0 **Greenhouse Gas Reduction Targets, Policies and Actions**

- Committee requested that Carly reviewed the Census figure which indicated how many residents of Electoral Area 'C'/Christina Lake were in the work force
- Discussed potential for development permit areas for water and energy conservation briefly and Carly noted that the BC Building Code in the next review may be incorporating some of these guidelines. The timeline for review and incorporation of these guidelines should be assessed again later within this OCP review process
- The draft text proposed notes an average temperature increase of 1.6°C to 3.2°C, the committee requested a citation for this figure be included
- Discussion about the Woodstove Exchange Program and whether to include a policy which encourages residents to use it. Grace mentioned that 2018 may be the last year for this program

5.0 **Natural Hazards**

- Committee would like to see the proposed objective “Avoid further settlement and development in areas with identified natural hazards; and minimize the risks associated with development in those areas” to put more responsibility on the property owner, instead of the Regional District. The committee also noted due to wildfire risk and rating 1, 2 and 3 the entire area was considered to be a natural hazard
- The committee would also like the community to have an opportunity to identify any natural hazards they know of or have observed over the years within Electoral Area 'C'/Christina Lake. An appropriate forum would be an open house
- There was discussion regarding the tree cutting bylaw/tree cutting permit areas. The committee discussed challenges with enforcement and more bylaws in the rural area. The committee also discussed the benefits concerning fuel management, reduction in erosion and ensuring a better aesthetic of properties. The committee decided this would be a question to include within the survey.

Action Items

- Apply amendments suggested by the committee to the proposed objectives and policies
- Committee members to review 2002 background report and survey results and draft questions to include in survey
- Carly to follow up about the future of the Woodstove Exchange Program and whether it is to continue past 2018
- Carly to draft survey template and include suggested questions emailed in by committee members. This will be reviewed at the May 2nd meeting

The meeting was adjourned at approximately 8:00 pm.

MEETING AGENDA

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Christina Lake Welcome Centre
1675 Highway 3
Christina Lake

Wednesday, May 2nd at 6:00 p.m.

1. Adoption of Agenda and Minutes
2. Review Draft Survey
3. Adjournment

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, May 2nd, 2018

Present

Grace McGregor, Director Electoral Area 'C'/Christina Lake

RDKB Staff: Carly Rimell, Senior Planner

Steering Committee Members: Dave Bartlett, Butch Bisaro, Lewis George, Randy Gniewotta, Jennifer Horahan, Phil Mody, Jeff Olsen, Kathy O'Malley, Suzanne Paquette, Annie Rioux, Josh Strzelec, Dianne Wales and Donna Wilchynski.

Regrets: Dave Durand, Rupert Oldroyd, Arlene Peniuk, Dee Dee Smith and Ken Stewart

The meeting began at 5:59 pm.

1.0 **Adoption of Agenda and Minutes**

That the May 2nd, 2018 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

Phil and Kathy accepted.

That the April 4th, 2018 Electoral Area 'C'/Christina Lake OCP meeting minutes be approved.

Jennifer and Kathy accepted.

2.0 **Review Draft Survey – Spring 2018**

- Decided to provide a 1 month response time for community members to fill out survey, timeline to allow enough time for results to be collated and available at open house in early August
- Provide survey online and hardcopy, so that properties with multiple owners, or tenants may all have the opportunity to respond
- Allow copies of hard copy surveys to be submitted if multiple owners/ or tenant would like to respond

- Ensure to send reminder to key groups in community
- Committee members worked through the survey to shorten it from 8 pages to 6 pages

Action Items

- Finalize survey
- Mail out survey to owners
- Place ad in Christina Lake News notifying community members they can fill it out online as well
- Notify Christina Lake Waterfront Property Owners group, Boat Access group, and have it put in the Christina Lake e-Blast

The meeting was adjourned at approximately 8:19 pm.

MEETING AGENDA

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Christina Lake Welcome Centre
1675 Highway 3
Christina Lake

Wednesday, August 1st at 7:00 p.m.

1. Adoption of Agenda and Minutes
2. Review Survey Results
3. Open House Meeting August 9th
3. Adjournment

Regional District of Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of August 1, 2018

Summer 2018 Survey – Summary of Results	File# C-55
Report Prepared by: Carly Rimell, Senior Planner	

ISSUE INTRODUCTION

A survey was mailed to all property owners in Electoral Area 'C'/Christina Lake *(see Electoral Area 'C'/Christina Lake OCP Survey, Summer 2018).* The purpose of the survey was to gather public opinion on a variety of issues including; use, density, existing policies and potential policies which could be incorporated within the updated Electoral Area 'C'/Christina Lake OCP. The survey was mailed out the first week of June 2018 and respondents were asked to return the survey in the addressed stamped envelope by July 6th, 2018. There was also an option to drop off the hardcopy survey at either of the RDKB office locations. Surveys were accepted until July 13th, 2018 and incorporated into the results.

RATE OF RETURN

A total of 1,858 surveys were direct mailed to property owners, this did not include extended property owners. Duplicate addresses and names were removed from the mail list. Approximately 40 surveys were returned by Canada Post because they were undeliverable. As of July 13th, 2018 a total of 493 surveys had been returned for a return rate of approximately 27%. There were 364 hardcopy surveys and 129 completed online.

RESPONDENTS

Out of the 493 surveys returned only 8 were renters, the rest were property owners. The majority of property owners have owned their property for 15 years or longer. There was not a question to determine if the respondents were full time residents or part time residents however the 2016 census indicated the population of Electoral Area 'C'/Christina Lake was 1,337. However out of the 1,366 private dwellings only 638 of those residences are occupied by 'usual residents'[1].

[1] Private dwellings occupied by usual residents refers to a private dwelling in which a person or group of persons is permanently residing. Also included are private dwellings whose usual resident are temporarily absent on May 10, 2016.

RESULTS

The complete survey results are presented in 3 sections attached to this report;

- *Part 1: Multiple Choice*
- *Part 2: Rating*
- *Part 3: Long Answer*

ATTACHMENTS

Electoral Area 'C'/Christina Lake OCP Survey, Summer 2018

Results – Part 1: Multiple Choice

Results – Part 2: Rating

Results – Part 3: Long Answer

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, August 1st, 2018

Present

Grace McGregor, Director Electoral Area 'C'/Christina Lake

RDKB Staff: Carly Rimell, Senior Planner

Steering Committee Members: Butch Bisaro, Lewis George, Jennifer Horahan, Phil Mody, Rupert Oldroyd, Jeff Olsen, Kathy O'Malley, Suzanne Paquette, Arlene Peniuk, Annie Rioux, Ken Stewart, Josh Strzelec, Dianne Wales and Donna Wilchynski.

Regrets: Dave Bartlett, Randy Gniewotta, Dave Durand

The meeting began at 7:05 pm.

1.0 **Adoption of Agenda and Minutes**

That the August 1st, 2018 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

Phil and Diane accepted.

That the May 2nd, 2018 Electoral Area 'C'/Christina Lake OCP meeting minutes be approved.

Annie and Ken accepted.

2.0 **Review Survey Results**

Residential

- Discussed the possibility to extend seasonal accommodation to 365 days a year
- Committee observed that there were a handful of comments regarding family reunions and how conflicts sometimes arise with neighbours
- Vacation rentals: interesting response that 212 respondents wanted to see short term rentals regulated, as the RDKB does not currently regulate them. The members of the group noted that there is not a rental shortage in the community.

The majority of the written comments focused on the noise resulting from vacation rentals.

- (Question 12) Revisit the results for keeping chicken and bees in residential areas. As the question was phrased to permit both, maybe residents would prefer one, without the other.
- (Question 15) Revisit the results for minimum dwelling width om Residential section

Bylaw Enforcement

- (Question 21) Discussion regarding potential times for noise restriction, decibel levels and application.
- (Question 22) Discussion regarding amount of support for bylaw enforcement officer especially considering the way the question was phrased that it would lead to a tax increase.
- (Question 23) Discussion about cannabis, how there will be an amendment to the zoning bylaw proposed prior to October 17 legalization date.

Environment/Environmentally Sensitive Areas

- Discussion about aquatic weeds, the proliferation particularly in the south end of the lake is harming the recreation and tourism for Christina Lake. Would like to see more done with aquatic weed removal.
- Would like to see more education brought to the community on what is already being done to reduce aquatic weeds

Transportation

- Members would like to see the speed limit kept at 60 km per hour throughout the year, not just in the summer months as it is now.
- Advocate for sidewalk crossing the highway, it is very dangerous without one

Park and Recreation

- Send this section of the survey to Tom Sprado, so he can pass it onto the Parks and Recreation group
- Grace would like the OCP steering committee to have copies of the road end study provided when the Parks and Recreation sections are discussed.
- Grace would also like the letter in which she asked for a meeting with the Minister to discuss the access points to be brought to the meeting when discussing the Parks and Recreation section

Question 32 gave committee members a good idea of what the OCP needs to protect.

Question 33 was summarized into point form and is attached to these minutes.

3.0 **Open House Meeting**

- Discussion of what format or things would be useful to have at the openhouse; maps, list of action items, option to make new comments, large printout of survey

4.0 Action Items

Revisit:

- Residential section: chickens, bees and minimum dwelling width
- Environmentally Sensitive Areas section: discuss aquatic weeds
- Transportation Section: advocate for sidewalk and reduced speed limit year round
- Parks and Recreation: emphasis on road ends many of the written comments focused on the encroachment issues, provide road ends study, provide letter which Grace sent to Minister

The meeting was adjourned at approximately 9:08 pm.

MEETING AGENDA

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Christina Lake Welcome Centre
1675 Highway 3
Christina Lake

Wednesday, October 3rd at 6:00 p.m.

1. Adoption of Agenda and Minutes
2. Review Open House Meeting August 9th
3. Environmentally Sensitive Areas
4. Heritage Resources
5. Adjournment

Summary: Question 33: What three things would you like improved in Electoral Area 'C'/Christina Lake?

Access and Services

- Boat access residents want improved parking options and garbage services
- Public beach accesses being encroached upon by neighbouring property owners
- Develop more of public accesses for use and demarcate with signage, fencing and improvements
- Explore options for sewer system, particularly at the south end/ town site area

Transportation

- Provide public transportation between Christina Lake and Grand Forks, particularly for seniors who need assistance accessing the services in Grand Forks
- Improvements in the form of a traffic light, pedestrian crossing and street lights to the following intersections along Highway 3 @ Santa Rosa/Kimura, West Lake Drive/Swanson, East Lake Drive/Highway 3, Tedesco/Highway 3, and Kingsley/Highway 3
- Pedestrian bridge crossing Christina Creek
- Widening of East Lake Drive and West Lake Drive for pedestrian use
- Road maintenance and snow removal
- McRae Road culverts and washout repairs

Enforcement

- Speed control and ticketing particularly on Highway 3, East Lake Drive and West Lake Drive
- Noise, from boats and boat stereos (noise bylaw)
- Unsightly properties (unsightly premises bylaw)
- Multiple RV's being used for seasonal accommodation

Environment

- Old septic systems, leaking and unmaintained would like more monitoring or enforcement
- Dredging of creeks, to reduce flooding impacts
- Wake boats eroding foreshore, causing damage to property
- Aquatic invasive species and native species, particularly at mouth of Christina Creek
- Residents burning yard waste, perhaps green bin could help reduce this

Zoning

- Seniors Housing
- Would like a 'core' developed and not sprawling development

Miscellaneous

- Public boat launch and dock at south end of the lake
- Draw young families to the area
- Unsightly empty storefronts and empty buildings
- More employment opportunities
- More services like a dentist
- More businesses, retail stores and restaurants

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of October 3rd, 2018

Environmentally Sensitive Areas

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

Official Community Plan (OCPs) must include restrictions on the use of land that is environmentally sensitive to development. The purpose of this report is to describe the approach used in the current OCP and present options for consideration for the draft revised OCP.

BACKGROUND

The current OCP recognizes that the community acknowledges it must protect the natural environment and rural character, which appeal to both the permanent and seasonal residents (Section 1.4 Community Values). However, the OCP includes some detail regarding what is considered environmentally sensitive, with the current emphasis being on the Environmentally Sensitive Waterfront Development Permit Area. There are policies regarding the environment and/or environmentally sensitive areas under the following Sections:

- 2.2 Waterfront Commercial
- 2.4 Natural Resource
- 2.7 Parks and Recreational
- 2.11 Lakeshore
- 2.12 Natural Hazards
- 2.13 Residential and Rural

The results of the Electoral Area 'C'/Christina Lake OCP Survey indicated the following with regards to environmental concerns, environmentally sensitive areas regulation and parks and recreation:

Environmental Concerns. Please indicate your level of concern regarding the following environmental issues[1]:

	1	2	3	4	5	Total	WA
a) Water Quality	11	2	12	46	412	483	**4.8**
b) Aquatic Invasive Species	14	10	25	68	366	483	**4.6**
c) Wildfire Risk	11	11	32	77	349	480	**4.6**
d) Land Based Invasive Species	19	14	81	119	249	482	**4.2**
e) Foreshore Erosion / Riparian Areas	33	25	97	101	216	472	**3.9**
f) Other: Flooding, light pollution, boats eroding shore, unmaintained and leaking septic systems, wildlife corridors, logging in watersheds							

Environmental Regulation. How important is it that the RDKB do the following:

	1	2	3	4	5	Total	WA
a) Continue to protect water quality within the Environmentally Sensitive Waterfront Development Permit Area (which applies to lands which border Christina Lake or any tributary stream).	19	18	48	85	314	484	**4.4**
b) Increase the amount of land for parks and trails (for recreation and environmental protection)	48	38	135	108	148	477	**3.6**

Parks and Recreation. What are the priorities for parks and open spaces in Electoral Area 'C'/Christina Lake?

	1	2	3	4	5	Total	WA
a) Protection and conservation of sensitive habitat and species at risk within parks and recreational areas	41	29	91	114	196	471	**3.8**

[1] On a scale of 1 to 5 how important it is for the OCP to address the following issues: (1 being not important, 5 being very important)

The BC Ministry of Environment describes Environmentally Sensitive Areas (ESAs) as: any parcel of land that already has, or with remedial action could achieve, desirable environmental attributes. These attributes contribute to the retention and/or creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover and similar vital ecological functions. ESAs range in size from small patches to extensive landscape features. They can include rare or common habitats, plants and animals.

Benefits of ESAs include, but are not limited to, the following:

- Enhanced quality of places where people live, work and play
- Improved value (properties worth 5-15% more near green-spaces)
- Free services: ecosystem services such as storm-water management, absorption of atmospheric pollutants, plant pollination, etc.
- Maintaining Biodiversity

Map # shows ***environmentally sensitive areas*** that have been identified in the ***Plan Area***, and Map # shows locations of selected ***red-*** and ***blue-listed species***. Benefits of environmentally sensitive areas include, but are not limited to, the following: enhanced quality of places where people live, work and play; improved value (properties worth 5-15% more near green-spaces); effective delivery of ecosystem services such as storm-water management, absorption of atmospheric pollutants, and plant pollination; and maintaining biodiversity. Environmentally sensitive areas are susceptible to damage and are in danger of disappearing.

The following protections of environmentally sensitive areas are already in place in the Plan Area:

- Provincial Parks: Gladstone, Gilpin Grasslands and Christina Lake Provincial Park
- Provincial Wildlife Habitat Areas
- Provincial UREPs (Use Recreation and Enjoyment of the Public) – North Bank of Kettle River at the end of Swanson Road (Dog Park), perimeter surrounding Christina Lake Golf Course to the natural boundary of the Kettle River
- Regional District owned, governed, or leased lands (e.g. Christina Lake Community and Nature Park)
- Other Provincial land
- Parcels owned by stewardship organizations (if any)
- Lands in the Agricultural Land Reserve and Rural Resource land use designation to some degree, due to the restrictions on subdivision in those land use designations
- Private land whose owners voluntarily use 'Beneficial Management Practices' on their farm or 'Best Management Practices' (Develop with Care: Environmental Guidelines for Urban and Rural Development in BC) on their land.

This Plan includes several measures to restrict the use of land in environmentally sensitive areas through policy direction such as:

- Maintaining high minimum parcel sizes for agricultural and other resource lands.
- Restricting permitted uses.
- Encouraging the use of 'Beneficial Management Practices' through the Environmental Farm Plan Program and 'Best Management Practices' (Develop with Care).
- Using re-zoning requests as a trigger to require land owners to identify and map environmentally sensitive areas, and present management plans that address how potential impacts will be addressed.
- Considering cluster development proposals that maintain environmentally sensitive areas as described in detail in Section # of this Plan.

Invasive plant species, both terrestrial and aquatic are increasingly a concern within the *Plan Area.* These species have been brought into the *Plan Area*, either accidently or intentionally. These plants are highly competitive and can take over native plant species relatively quickly, which can have negative consequences on the ecology of environmentally sensitive areas, as well as agricultural production systems.

RECOMMENDATIONS

Staff recommends that objectives and policies regarding 'Environmentally Sensitive Areas' be included in a new section in the revised Plan, which would include portions of the background information described above and the following objectives and policies which are presented below for discussion.

Objectives

The objectives of the *Board* with respect to environmentally sensitive areas are as follows:

Objectives	Comments	Yes or No Comments
To restrict development activities in the Plan Area that could have negative impacts on environmentally sensitive areas in order to maintain their long term benefits to the environment and the public	Modified from 2.12.2.2	
To identify environmentally sensitive areas, including corridors that provide linkages between those locations for red- and blue-listed species of plants and animals	New	
To encourage wise use of natural resources, ensuring long-term community stability and prosperity	Modified from 2.4.2.2 and 2.4.2.3	

Policies

The policies of the *Board* with respect to environmentally sensitive areas are as follows:

Policies	Comments	Yes or No Comments
Support the creation of a sensitive ecosystem inventory for the *Plan Area* including developing a connectivity strategy between those sensitive ecosystems	New	
Support the Province's use of existing legislative tools to protect environmentally sensitive areas on Crown land	New	
Share local knowledge of environmentally sensitive areas through the Provincial referral process	New	
Integrate environmental considerations into land use decision making	New	
Support the implementation of the Christina Lake Watershed Management Plan and the Kettle River Watershed Management Plan and consult the plans when reviewing development proposal within environmentally sensitive areas.	New	
Encourage and support a spirit of cooperation and stewardship between government agencies, private companies and individuals that use Crown land	Modified from 2.7.2.2 and 2.7.2.4	
Discourage the placement of new utility corridors, road rights of way, and other corridor uses that could negatively impact environmentally sensitive areas and connectivity between those areas	New	
Require, as part of re-zoning applications, inventories and management plans for riparian areas including wetlands; sensitive ecosystems; species at risk; grasslands;	Modified from 2.12.3.4	

migration routes; old growth management areas; and cliffs and bluffs		
Consider clustering and density bonuses for development proposals that protect and enhance environmentally sensitive areas and connectivity corridors	New	
Encourage protection of environmentally sensitive areas through the establishment of new parks where possible, and the management of existing parks, and consider the use of conservation covenants for the same	New	
Consider adding regulations within the implementing zoning bylaw for parcel coverage, which would restrict the amount of impermeable surface permitted on a parcel.	New	
Consider adding regulations within the implementing zoning bylaw for retaining walls, which would avoid the use of retaining walls at the natural boundary and require more natural treatment including rock, vegetation and other natural material to create stable slopes.	New	
Consider the use of legislative tools including additional development permit areas for protection of the natural environment, its ecosystems and biological diversity to protect environmentally sensitive areas	New	
Raise awareness of and encourage private land owners to use Provincial best management practices for development on their properties	New	
Raise awareness of terrestrial and aquatic invasive plants and animals and methods to control their spread	New	

Support the continuation of the Milfoil Control Program which is focused on the removal of invasive milfoil within Christina Lake	New	
Advocate to the Province to expand aquatic invasive species removal programs to include more species such as the fragrant water lily.	New	
Support the efforts of the Christina Lake Stewardship Society and other stewardship groups with similar mandates in their stewardship of the diverse ecosystems and habitats of the *Plan Area.* Forms of assistance may include in-kind support of RDKB staff, funding and letters of support for grant funding.	New	
Encourage farm operators to participate in the Environmental Farm Plan process for their operations	New	

ATTACHMENTS

Environmentally Sensitive Areas Map will be available at October 3rd meeting

Locations of Selected Red and Blue Listed Species Map will be available at October 3rd meeting

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of October 3rd, 2018

Heritage Resources

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

The current OCP does not include a section on Heritage Resources. Including this section within the OCP provides information to the public, which promotes a sense of place and creates opportunities for heritage tourism. The purpose of this report is to describe the Heritage Resources in the Plan Area and to recommend objectives, policies and mapping for the Heritage Resources section for the revised OCP.

BACKGROUND

Planning and Development staff contacted the Boundary Museum and the Archaeology Branch of the Ministry of Forests, Lands Natural Resource Operations and Rural Development to help identify some of the heritage resources within the Plan Area. The RDKB Regional Heritage Conservation Service Feasibility Study conducted in 2010, was reviewed to determine heritage protection conservation tools available to local government. This feasibility study also conducted consultation with residents to identify what places and features were important within Electoral Area 'C'/Christina Lake. All of these resources combined provided the background information for this report as well as guided the proposed objectives and policies for this section of the revised OCP.

Heritage resources may be divided into two categories: those that are automatically protected under the *Heritage Conservation Act;* and those that are designated for protection including under a variety of measures further to Part 15 of the *Local Government Act.* Sites that are automatically protected under the *Heritage Conservation Act*, whether recorded or unrecorded, include:

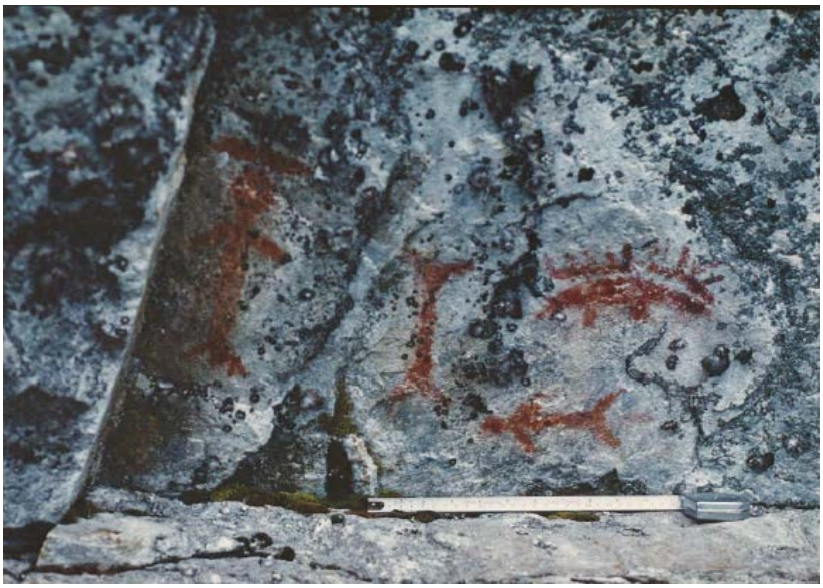
- Localities containing physical evidence of human use or activity predating 1846. Examples of automatically protected sites include temporary camping spots, permanent villages, culturally modified trees (if the modification predates 1846), and resource extraction areas such as quarry sites (to make stone tools);
- Burial places; and
- Aboriginal rock carvings or paintings.

The *Plan Area* contains approximately 3 recognized heritage sites and 43 sites with archaeological potential. The Province protects these sites, whether known or unrecorded, through the *Heritage Conservation Act.* Protection applies to both private

and public land and sites must not be altered without a permit issued by the Archaeology Branch of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. Areas with significant archaeological potential are noted on Map 5.

The *Plan Area* may have been used by First Nations dating back 9,550 years for a variety of hunting, gathering, fishing and traditional purposes as the use of the area is well documented[1].

Today this territory is claimed by the Okanagan Nation Alliance which represents the Lower Similkameen, Upper Similkameen, Osoyoos, Penticton, Westbank, Okanagan and Upper Nicola bands. The Confederated Tribes of the Colville Reservation have also asserted four of their twelve tribes Sinixt, Nespelem, Sanpoil and Methow were traditional occupants of the Kettle Valley drainage[2] [3].



Many sites within the Christina Lake and Christina Creek drainage have been documented; however, Cascade Canyon has been determined as the most significant in relation to extensive occupation and indigenous use, antiquity and yield of archaeological data[4]. These sites include stone artifacts, pictographs, (Figure # shows a pictograph site on a rock face, on the east side of Christina Lake) culturally modified trees, and trails[5]. These sites are indicative of indigenous settlement pattern of seasonal temporary shoreline camps and resource use locations interconnected by trails which contribute to a widespread trail network linking the Columbia and Okanagan drainages.

The *Plan Area* also has a rich post contact history, with the construction of the Dewdney Trail between the Coast and Wildhorse Creek in the East Kootenay brought European fur traders to Christina Lake in 1865. The community of Christina Lake was originally settled in the early 1890's due to the draw of Rossland's gold prospecting in the east and Colville in the south.

Around the same time lumbering started in the area. The Canadian Pacific Railway constructed a line from the Columbia River at Castlegar to the Kettle River Valley in

[1] Arcas, Consulting Archaeologists Ltd. Cascade Border Crossing Project: Assessment of Cultural Heritage Resources. 2004
[2] Christina Lake Management Plan, A Community Watershed-Based Plan. Lacroix and McLean. 2005.
[3] Arcas, Consulting Archaeologists Ltd. Christina Lake Living Arts Centre Archaeological Assessment. 2008.
[4] Report of the Boundary Archaeological Survey: September 25,1978-June1, 1979. Michael A. Freisinger
[5] Report of the Boundary Archaeological Survey: September 25,1978-June1, 1979. Michael A. Freisinger

1896 in order to access new mineral discoveries in the Boundary Mining District which was located between Grand Forks and Greenwood [6].

Agricultural settlement began and provided locally grown supplies to the local mining operations at the turn of the 20th Century in the Christina Lake region, more specifically the Cascade townsite [7]. The Cascade townsite was booming in 1889 and was home to 14 motels. For many years, Cascade survived as a customs port.

In the first decades of the twentieth century is when Christina Lake started to become known as a recreational community. The completion of the Rossland Cascade Highway in 1922 provided a direct route for vacationers from the Lower Columbia. The 1920's prohibition in the United States brought an influx of visitors from north east Washington to the saloons and dancehalls in Christina Lake.

During the depression Christina Lake still attracted tourists, mostly vacationers from the surrounding Rossland, Trail and Grand Forks area.

In the early 1960's, Highway 3 connecting Castlegar to Christina Lake was completed, saving vacationers hours of travel time.

Additional historic sites and features includes:

- Alpine Inn – site of Japanese Internment
- Billings – Forest Mills Sawmill
- Burial sites and Cemeteries
- Cascade Canyon
- Cascade City (Townsite)
- Dam and Powerhouse (Cascade Water and Power Company)
- Santa Rosa Road/Rossland Cascade Road
- Fife and Hilltop
- Fife Quarry
- Fife Tipple
- First Nations Pictographs
- Historical towns along the railway (Fife, Baker Creek, Lafferty, Gladstone, Paulson)
- Mineral Claims
- Rail beds
- Dewdney Trail

[6] Arcas, Consulting Archaeologists Ltd. Cascade Border Crossing Project: Assessment of Cultural Heritage Resources. 2004
[7] Arcas, Consulting Archaeologists Ltd. Cascade Border Crossing Project: Assessment of Cultural Heritage Resources. 2004

In 2008, Electoral Area 'C'/Christina Lake Heritage Conservation Service was established (Bylaw 1362, 2008). It would appear that there was no heritage register or heritage designation bylaw adopted to accompany the service. The service has also not been included on resident's property taxes, therefore has not been collecting taxes.

Alternatively the OCP could provide long term protection to an area with heritage value by designating an area as heritage conservation area. If a heritage conservation area is designated, the OCP must describe the special features or characteristics that justify the designation and state the objectives of the designation and either the OCP or zoning bylaw must specify guidelines respecting the manner by which the objectives are able to be achieved.

If a heritage conservation area is designated the OCP may do one of the following:

- specify conditions under which alteration restrictions do not apply to a property within the area, which may be different for different properties or classes of property
- include a schedule listing buildings, structures land or features within an area that are to be protected; and
- identify features or characteristics that contribute to the heritage value or heritage character of the area.

If an OCP designates a heritage conservation area, a person must not do any of the following unless a heritage alteration permit has been issued:

- subdivide land in the area;
- start the construction of a building or structure or an addition to an existing structure within the area;
- alter a building or structure within the area;
- alter a feature that is protected heritage property.

A heritage alteration permit ensures that changes to heritage properties are consistent with heritage protection objectives. A local government or its delegate may issue a heritage alteration permit authorizing alteration or other actions if the authorization is required by the *Local Government Act*.

RECOMMENDATION

Staff recommends the following with respect to heritage resources:

- That a 'Heritage Resources' section be included in the OCP;
- That the 'Heritage Resources' section raise awareness with respect to the presence of archaeological sites in the Plan Area and the potential that additional sites may be discovered;

- That the 'Heritage Resources' section refer to known heritage resources that may be considered for designation by the Regional District at a future date or as a heritage conservation area within the OCP;
- That the OCP include policy direction for the establishment of either a community heritage register, heritage designation bylaw or heritage conservation area in order to ensure long term protection of heritage resources.

Staff recommends that the objectives and policies regarding 'Heritage Resources' be included in a new section in the revised Plan, which would include portions of the background information described above and the following objectives and policies, which are presented here for discussion.

Heritage Resources

Objectives

The objectives of the Board with respect to Heritage Resources are as follows:

Objectives	Yes/No Comments
To raise public awareness of the potential for archaeological sites and the Provincial Legislation that is in place to protect those sites;	
To raise public awareness of the heritage sites and features in the ***Plan Area*** and encourage the retention of heritage features;	
To recognize and support heritage tourism as a form of economic development.	

Policies

The policies of the ***Board*** with respect to Heritage Resources are as follows:

Policies	Yes/No Comments
Advise landowners that submit applications to the Planning and Development Department of the importance to check lands for potential archaeological sites and to comply with the *Heritage Conservation Act*.	
Notify the BC Archaeological Branch of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development of applications which affects areas identified by the Province as being of archaeological significance.	

Encourage consultation with First Nations, whose traditional territories include lands within the ***Plan Area,*** and with the Province to identify areas of archaeological potential.	
Conserve archaeological resources which are located on RDKB-owned lands by consultation with First Nations, whose traditional territories are located within the ***Plan Area***, and where necessary conduct archaeological impact assessments during the review of development proposal and prior to development occurring.	
Consider providing long-term protection for heritage buildings, structures, lands or features of historical interest by establishing a Community Heritage Register, Heritage Designation Bylaw or Conservation Heritage Area (by resolution of the Board) for the ***Plan Area***.	
Encourage the relocation of valued heritage structures where it is not feasible to retain such structures on site. Where it is not feasible to conserve whole buildings, historic elements should be encouraged to be preserved.	
Support the efforts of groups and societies to document and share the history of the ***Plan Area.*** Forms of assistance may include in-kind support of RDKB staff, funding and letters of support for grant funding.	
Consider collaborating with First Nations and local heritage groups on conducting a place-naming study.	
Encourage planning for fuel treatment methods for wildfire protection that considers the location of known archaeological and heritage sites to ensure their protection.	

ATTACHMENTS

Map 5. Areas of Significant Archaeological Potential and Places of Historic Interest

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, October 3rd, 2018

Present

Grace McGregor, Director Electoral Area 'C'/Christina Lake

RDKB Staff: Carly Rimell, Senior Planner

Steering Committee Members: Dave Bartlett, Butch Bisaro, Dave Durand, Randy Gniewotta, Jennifer Horahan, Phil Mody, Jeff Olsen, Kathy O'Malley, Suzanne Paquette, Annie Rioux, Ken Stewart, Josh Strzelec, Dianne Wales and Donna Wilchynski.

Regrets: Lewis George, Rupert Oldroyd, and Arlene Peniuk

The meeting began at 6:01 pm.

1.0 Adoption of Agenda and Minutes

That the October 3rd, 2018 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

Kathy and Suzanne accepted.

That the August 1st, 2018 Electoral Area 'C'/Christina Lake OCP meeting minutes be approved. (The minutes were amended as Kathy O'Malley was not present)

Suzanne and Diane accepted.

2.0 Review Open House Meeting August 9th

- Circulation pattern of the room was good
- Information was well understood by residents
- 55 attendees
- Try to hold another meeting next summer to update residents

3.0 Environmentally Sensitive Areas

- Carly informed the steering committee (SC) that these are draft maps and that work would be done to the symbology and colours as well as adding photos of some of the species. The SC would also like to see corridors and range territory mapped for large mammals if data is available.
- The SC was in favour of the new format and layout of the map. Carly informed the group that this would be the format for the remaining maps for the OCP
- Staff are still working on gathering information from outside agencies on Wildlife Habitat Areas (WHA)
- Conversation regarding environmentally sensitive areas crossed over with some information for the parks or conservation sections. This information was recorded in the action items section
- The SC worked through the objectives and supported them as written.
- The SC worked through the policies, all were supported as written with the exception of:
    - "Support the implementation of the Christina Lake Watershed Plan and the Kettle River Watershed Management Plan and consult the plans when reviewing development proposals within environmentally sensitive areas."

      Modify this policy to acknowledge any future relevant plans, which may be created while the OCP is in place
    - "Require, as part of re-zoning applications, inventories and management plans for riparian areas including wetlands; sensitive ecosystems, species at risk; grasslands; migration routes; old growth management areas; and cliffs and bluffs."

      Amend this policy to read "May require".
    - "Consider adding regulations within the implementing zoning bylaw for parcel coverage, which would restrict the amount of impermeable surface permitted on a parcel."

      Amend this policy to read "Add" instead of "Consider adding".
    - "Consider adding regulations within the implementing zoning bylaw for retaining walls, which would avoid the use of retaining walls at the natural boundary and require more natural treatment including rock, vegetation and other natural material to create stable slopes."

      Amend this policy to read "Add" instead of "Consider adding".
    - "Raise awareness of terrestrial and aquatic invasive plants and animals and methods to control their spread."

      Include a reference to specifically supporting the Boundary Invasive Species Society

4.0 Heritage Resources

- SC would like to add the rock wall along the Trans Canada Trail between Fife and Santa Rosa to the list of historical sites and features
- The SC discussed the possibility of including a heritage conservation service within the OCP. It was proposed to revisit this later within the comprehensive review process at the same time as the development permit areas
- The SC worked through staff recommendations within the report and supported them as written
- The SC worked through the objectives and supported them as written.
- The SC worked through the policies with lengthy discussions regarding lands with archaeological significance or potential and the responsibility of land owners, and local government staff with regards to the *Heritage Conservation Act.* The SC decided to support the policies as written and put them forward for public review at the next opportunity for consultation.

Action Items

- Contact Cindy Albias to see if there should be anything modified in the heritage resource section
- Contact a Land Officer at FLRNORD regarding parcels (PID 014-690-349, PID 009-960-937 and the Crown land parcel which surrounds PID 004-568-460) regarding conservation or park designations on portions of these parcels. Make a note for the park or conservation sections of the plan yet to be reviewed.
- Still working on gathering information from outside agencies on Wildlife Habitat Areas (WHA)

5.0 Adjournment

The meeting was adjourned at approximately 8:30 pm.

MEETING AGENDA

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Christina Lake Welcome Centre
1675 Highway 3
Christina Lake

6:00 pm, March 6th, 2019

1. Adoption of Agenda and Minutes
2. Progress to date and 2019 proposed timeline
3. Sand and Gravel
4. Agricultural Resources
5. Adjournment

Tentative Schedule of Meetings – March 2019

Normal meeting schedule: 6:00PM, 1st Wednesday of every month

Summer hours: 7:00PM, 1st Wednesday of the Month (May-August)

Mtg. #	Month	Comment
2018		
--	January 2018	No Meeting
1	February 2018	Oct 2017 Table Talk Review Framework and Scope of OCP Community Overview
--	March 2018	No Meeting
2	April 2018	Guiding Principles Greenhouse Gas Reduction targets, policies and actions Natural Hazards
3	May 2018	Draft Survey
--	June 2018	No Meeting
--	July 2018	No Meeting
4	August 2018	Survey Results Open House (survey results)
--	September 2018	No Meeting
5	October 2018	Environmentally Sensitive Areas Heritage Resources
--	November 2018	No Meeting
--	December 2018	No Meeting

Mtg. #	Month	Comment
2019 to date:		
--	January 2019	No Meeting
--	February 2019	No Meeting
6	March 2019	Agricultural Resources Sand and Gravel Deposits
Going Forward (Proposed):		
7	April 2019 6:00PM start	Transportation Recreation Resources
8	May 2019 (summer hours)	Solid Waste Management Utility Corridors Affordable Housing
9	June 2019 (summer hours)	Property Maintenance and Safety Sewage Treatment and Water Services
--	July 2019	No meeting scheduled – Potential catch-up Meeting
10	August 2019 (summer hours)	Residential Land Use Designations Resource Land Use Designations Recreational Land Use Designations
11	September 2019 6:00PM	Agricultural Land use Designations Commercial and Industrial Land Use Designations
--	October 2019	Development Permit Areas
12	November 2019	Catch-up Meeting –or– Draft Revised OCP
2020		
--		Catch-up Meeting (as required)
--		Draft Revised OCP
--		Referrals & Public Meeting

Regional District of Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of March 6, 2019

Sand and Gravel Deposits

Report Prepared by: Ken Gobeil, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include statements and map dedications for the present sand and gravel deposits and areas suitable for future extraction. The purpose of this report is to outline recommendations for objectives and basic policies regarding sand and gravel deposits in the Plan Area.

BACKGROUND

The current Official Community Plan does not include policies for sand and gravel deposits.

A number of Provincial Acts pertaining to resource extraction activities supersede the authority of the Regional District of Kootenay Boundary over both Crown and private lands. These include the Mines Act, the Coal Act, and the Mineral Tenure Act. In view of this fact, mineral, gravel and coal exploration and/or mining activities cannot be in any way restricted by local governments.

The Mines Branch of the Ministry of Energy, Mines and Petroleum Resources has a review process used to address the public interest in such matters. Part of this review includes a referral to local governments.

RECOMMENDATION

Proposed Bylaw:

#__Sand and Gravel Deposits

Sand and gravel deposits are an important resource for road construction and maintenance; and for manufacturing concrete. The location of known publicly owned sand and gravel deposits are shown on the Transportation Map (Map __). The suitability and longevity of these deposits for future sand and gravel extraction is unknown.

Objectives

The objectives of the Board with respect to Sand and Gravel Deposits are as follows:

Objectives	Yes/No Comments
To discourage development that would irreversibly prohibit future extraction of sand and gravel deposits;	
To encourage sand and gravel extraction activities that minimize degradation of surface and ground water quality, and long term impacts of extraction;	
To encourage sand and gravel operations to be considerate of adjacent land uses;	

Policies

The policies of the ***Board*** with respect to Sand and Gravel Deposits are as follows:

Policies	Yes/No Comments
Consider adopting regulations to manage the deposit and removal of soil in order to manage the impacts of aggregate operations.	
Designate appropriate locations of sand and gravel deposits for industrial or resource uses.	
Encourage, through the referral process, the Province to take into consideration the following when assessing applications for gravel pit operations: a) Potential impacts on groundwater and surface water b) Potential impacts on adjacent land uses c) Potential impacts on increased industrial traffic on nearby road infrastructure; d) Reclamation plans for the disturbed lands; and	

e) Other potential issues that the Board may identify through the review process.	
Encourage reclamation and landscaping of crown lands for public enjoyment.	

ATTACHMENTS

Map. Sand and Gravel Deposits

MAP ONE: LAND USE
ELECTORAL AREA 'C' / CHRISTINA LAKE
OFFICIAL COMMUNITY PLAN
BYLAW XXXX

Regional District of Kootenay Boundary

- Highway (Major)
- Highway (Minor)
- Arterial (Major)
- Aretrial (Minor)
- Collector (Major)
- Local
- Recreation Road
- Resource Road
- Unclassified Road
- Trail
- Recreation Trail
- Rail Line
- MoTI Gravel Pits

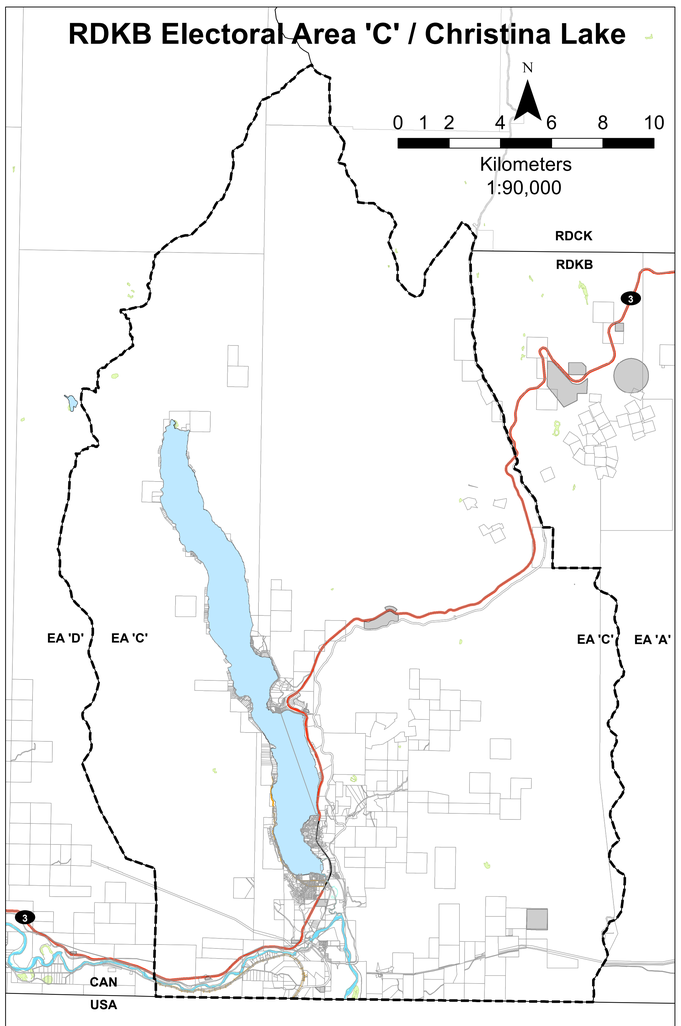
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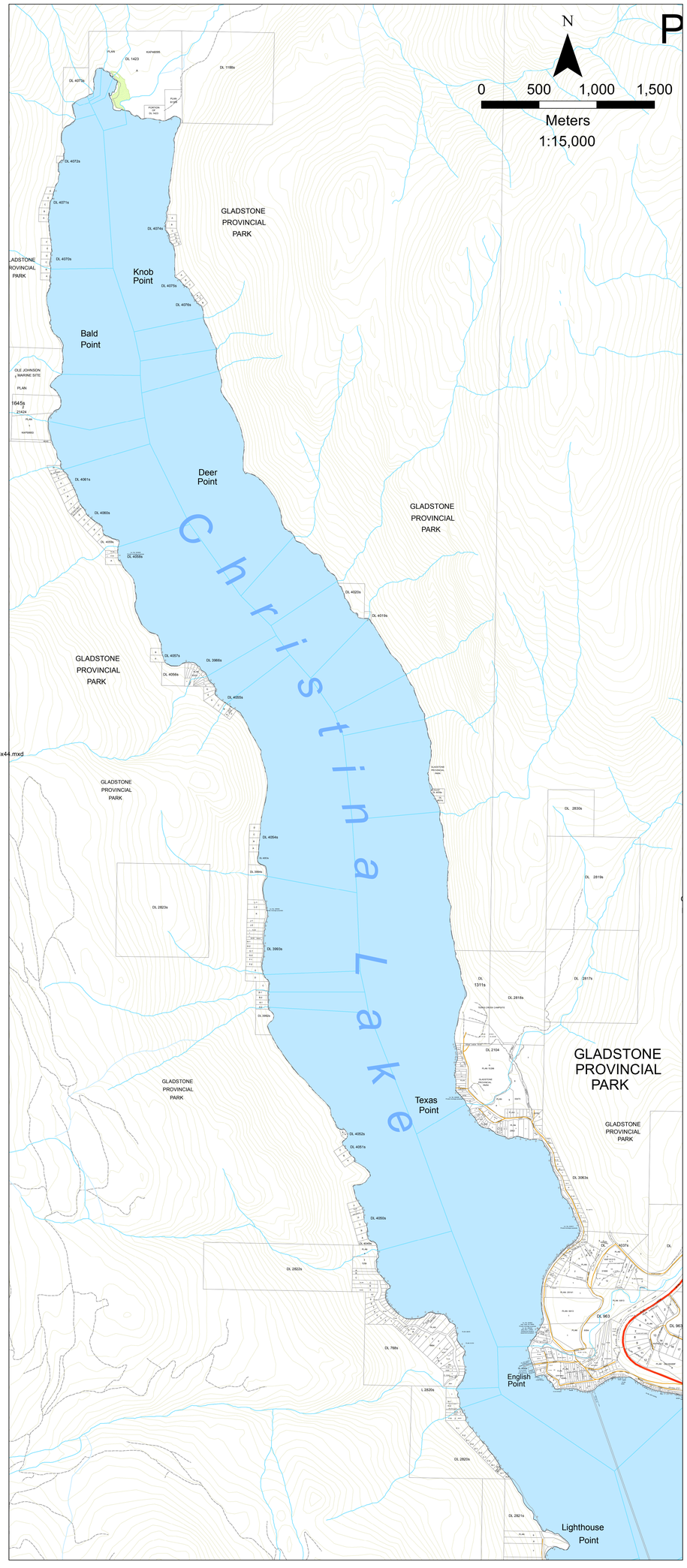
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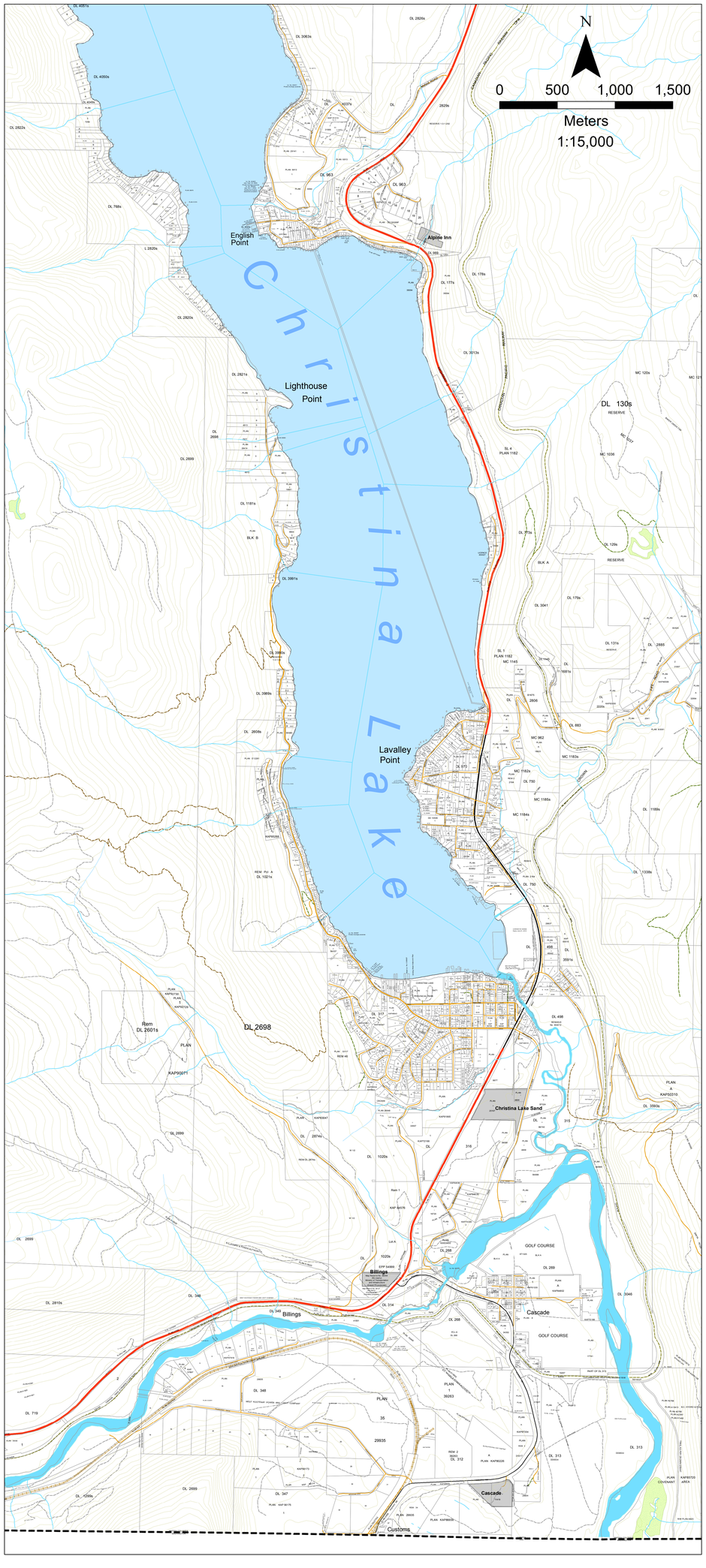
Cadastre Date: October 2018
Plot Date: October 2018
Plot Size: 36x44

Document Path: P:\PD\General Files\C-55 OCP Review of Bylaw No. 1250\Mapping\MXDs\2018-10-16_EAC_OCPReview_MapSeven_TransportationSandGravel__36x44.mxd

RDKB Electoral Area 'C' / Christina Lake







Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of March 6, 2019

Agricultural Resources
Report Prepared by: Ken Gobeil, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include statements and map dedications for the present and proposed agricultural land uses. The purpose of this report is to outline background information and staff recommendations for objectives and basic policies regarding Agricultural Resources in the Plan Area.

BACKGROUND

Geographical conditions limit the amount of farmland available in the province. Approximately 5% of all land in the province is considered farmable. The provincial government took measures to protect this land for food production from competing interests and placed farm land within the 'Agricultural Land Reserve'.

According to the 2016 census, there are only 10 properties assessed as farms operating in the Plan Area. There is 12.26 square kilometres, (1226 hectares) of land within the ALR (or 2.3% of the total area) in the Plan Area. Electoral Area 'C'/Christina Lake has the lowest amount of farmland and farms in the Regional District.

As part of the Boundary Region, Electoral Area 'C'/Christina Lake is included in the study area for the Boundary Agriculture and Food Plan. It includes technical data on soil and farm capability as well as proposals for economic development and expansion of the agriculture industry.

Recent national and international trends have highlighted the importance of local food production. While Electoral Area 'C'/Christina Lake may not have the most farms or farmland, in the Boundary region; there are opportunities to capitalize on the agricultural potential available.

Current Official Community Plan Bylaw No. 1250

The 2011 Boundary Agricultural Plan identified three shortcomings with the current Official Community Plan regarding ambiguous language regarding agriculture:

- *Goals/Objectives of agricultural lands are vague*
- *Agriculture is supported within the ALR but not outside of the ALR*
- *What is meant by "value for agriculture"?*

Summer 2018 Survey Results:

In the survey distributed in the summer of 2018, included generalized questions regarding agriculture. Overall, responses show strong support for agriculture, and policies to protect and enhance agriculture in Christina Lake:

- Agriculture and related activities were considered the best opportunity for economic development.
- Encouraging local food production and retaining agricultural land for agricultural purposes were top priorities regarding agricultural policies.
- Retaining a 10-hectare minimum parcel size for parcels in the ALR.

There were some survey results that showed opportunities for the policy changes in the ALR.

- Support for keeping chicken and bees in residential and waterfront areas had a relatively close margin of non-support with 46%. This margin could be due to the opposition of vacation and waterfront residents.
- When asked about challenges in accessing nutritional food 'lack of local food was the third most popular response.

Cannabis Cultivation

With the legalization of non-medical cannabis, Planning and Development staff drafted bylaws and held a public hearing regarding proposed amendments to regulate cultivation and sales of non-medical cannabis. During the hearing, many of the comments revealed many members of the public opposed differentiating cannabis production from other types of farming. Members of the public felt that regulating cannabis would be a hindrance to the local economy.

RECOMMENDATION

The Agricultural Land Commission (ALC)'s mandate is to protect agricultural land for current and future uses, and to promote agricultural activities. Specific objectives of the ALC for ALR lands include the following:

Enable a Broad Range of Agriculture specific land uses

The Agricultural Land Reserve Use, Subdivision and Procedure Regulation lists the activities that are permitted by the ALC on ALR land. Local governments do have some discretion in what can be done on ALR lands, this includes the size and location of buildings, and accessory uses and activities such as home based business, and agri-tourism. Local government policies cannot infringe on the right to farm.

<u>Residential Development</u>

The ALC Act permits

1. One secondary suite within a single family dwelling or on top of an existing accessary building; or

2. One manufactured home, (up to 9 metres in width for use by a member) for the owner's immediate family.

While permitted in the ALC Act, those uses are also subject to local government land use bylaws. The current zoning bylaw does not include a specific agricultural zone and permits secondary suites in separate buildings. However, we cannot approve the development of a secondary suite in a new accessory building, or on the ground floor of an accessory building (unless it is a manufactured home for family).

Enabling owners to have secondary suites on farm land will satisfy the need for legitimate farm labour, add affordable rental housing, and act as a mortgage helper. They have an added benefit of enabling more than one generation of a family to have separate living quarters within the same farm. This can reduce pressure for future subdivision with minimum impact on the rural character.

Discourage conversion of Agricultural Land to Other Uses

The conversion of agricultural land such as residential and commercial development tends to be an issue where agricultural land is near populated areas. This can have long term impacts on the future use of that land for agricultural activities.

Cascade:

The Cascade area has historically been non-agricultural:

- Cascade Townsite

  The Cascade area of the Plan Area is the only area within the ALR that does not permit agriculture. Cascade has a unique history and the creation of Cascade predates the Agricultural Land Reserve.

  Cascade City, or Cascade (named after the nearby Cascade Falls) was a Canadian Pacific Railway construction-era boom town within the Plan Area. Founded in 1896, a local government was established with a tax payers association in 1897. In addition to the railway, the Cascade Water and Power Company provided electricity to Grand Forks, Phoenix, and Greenwood.

  Today the industries and businesses that made the city are gone. It's now known for rural residential lots and a golfing. Much of the original town site has converted to a golf course. The border crossing station has given Cascade the new reputation as the gateway to the Boundary.

The historical importance of Cascade should be respected, and since it predates the ALR, can continue to exist and be residential into the future. However, that history and residential use can be preserved while complimenting agriculture. Small scale farming ('micro-farms') - which are best suited for small scale farming in urban and suburban areas- could fit nicely within the rural setting.

- Lot 35 adjacent to Ponderosa Estates

Lot 35 has had several attempts to conduct non-agricultural activities. The ALC has granted permission for select industrial activities to be conducted which required a specific zone in the Zoning Bylaw (Industrial 2).

Since this property is in the ALR, farming should be encouraged on this property.

Placement of all ALR in an 'Agricultural' land use designation will also help to discourage conversion of land to other uses in the ALR. Multiple designations can be used.

Campgrounds

Campgrounds are a use permitted in the ALR at the discretion of local governments. Currently, most ALR land is in the Rural 1 and Rural Residential 3 zones. In these zones campgrounds are not permitted.

Due to the recreational nature of the Plan Area, campgrounds have been given special attention and have their own designation and zone in the Zoning Bylaw. Planning staff recommend this continue to ensure agricultural land is not converted to commercial campgrounds.

Reduce Expectation for Subdivision Approval

Subdivision in the ALR is another way that can limit future agricultural uses. The ALC does not regulate minimum parcel sizes. Instead, the ALC reviews each subdivision separately and there is no guarantee that a subdivision that meets local government bylaw requirements will be permitted. Local governments can limit future subdivison, through land use bylaws.

Survey Results

Specific policies, and support of local initiatives can help achieve the provincial mandates and accommodate the preferences of the community such as:

- Retaining a 10 hectare minimum parcel size for subdivision of land within the ALR.
- Promoting local small scale initiatives such as residential gardening, seed swaps, and community gardens.
- Allowing chickens and bees conditionally (e.g. through a Zoning Bylaw Amendment) in rural residential or non-water-front properties should be considered in the next zoning bylaw.
    - Currently only field crops, horticulture and siliculture is permitted in this zone.

  Smaller farms (such as hobby farms) are common in rural acreages and add an opportunity for additional income. An additional benefit is increased local food production. Properties in this zone are larger, and outside of the heavily populated areas such as the waterfront, and South Townsite. Allowing agriculture in this zone should be considered when reviewing the zoning bylaw (scheduled after this Official Community Plan).

Proposed Bylaw:

#__Agricultural Resources

The Plan Area has a total of 1,226 hectares of land in the Agricultural Land Reserve (ALR), which makes up 2.3% of the total land area (Map#__). Most lands in the ALR are along the Kettle River. There is also a portion of ALR in along Fife road near Sutherland Creek. According to the 2016 census, there were ten active farms.

The ALR is a provincial zone in which agriculture is recognized as the priority use due to its potential production. The Province established the ALR boundaries based on the Canada Land Inventory. This inventory divides lands in BC into seven classes with Class 1 having very few limitations to agriculture and Class 7 having poor capability for agriculture.

Improvements to agricultural capability include, but are not limited to irrigation, stone removal (where possible), and drainage. The majority of lands in the ALR are improvable to Class 1 through 3.

Objectives

The objectives of the Board with respect to Agricultural Resources are as follows:

Objectives	Yes/No Comments
To encourage and promote farms and farming in the Plan Area;	
To encourage the preservation of agricultural land in the Plan Area;	
To encourage farming practices which minimize impacts on the environment.	
To support and promote the economic viability of the agricultural sector;	
To support and encourage local food production;	

Policies

The policies of the ***Board*** with respect to Agricultural Resources are as follows:

Policies	Yes/No Comments
Recognize the legislated right to farm, and encourage farming activities in a manner that minimizes the impact on water quality, conserves soil, and protects wildlife habitat;	
Consider measures to promote farming and local food production (including community events, programs, and initiatives);	
Support bringing unused farm land into production;	

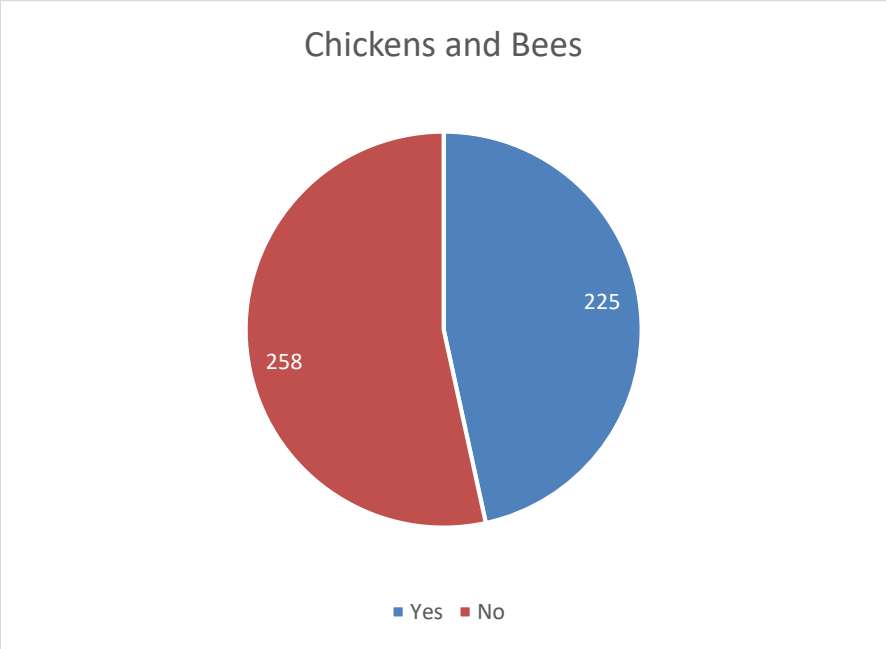
Maintain agricultural lands for agricultural uses;	
ALR exclusion applications will generally not be supported. However, consideration for supporting applications for non-farm use and exclusion from the ALR will be given if the proposed land use supports and is beneficial to agriculture and no other suitable land is available.	
Support the maintenance of a viable agricultural sector in the local economy and strive to minimize the opportunity for conflict between agricultural and other land uses in the Plan Area;	
The ALR boundaries are established by the Provincial government and alteration to those boundaries can occur without amending this Plan;	
All uses and subdivision of ALR lands shall be in accordance with decisions of the Commission in terms of the Agricultural Land Commission Act Regulations thereto and Orders of the Commission;	
To recognize the history of Cascade and support it's preservation within the ALR;	
Agriculture shall be a permitted use on Lot 35, Ponderosa Estates;	
Consider including limited forms of agriculture as permitted uses in residential areas;	
Investigate possible locations for a community garden in the Plan Area;	

ATTACHMENTS

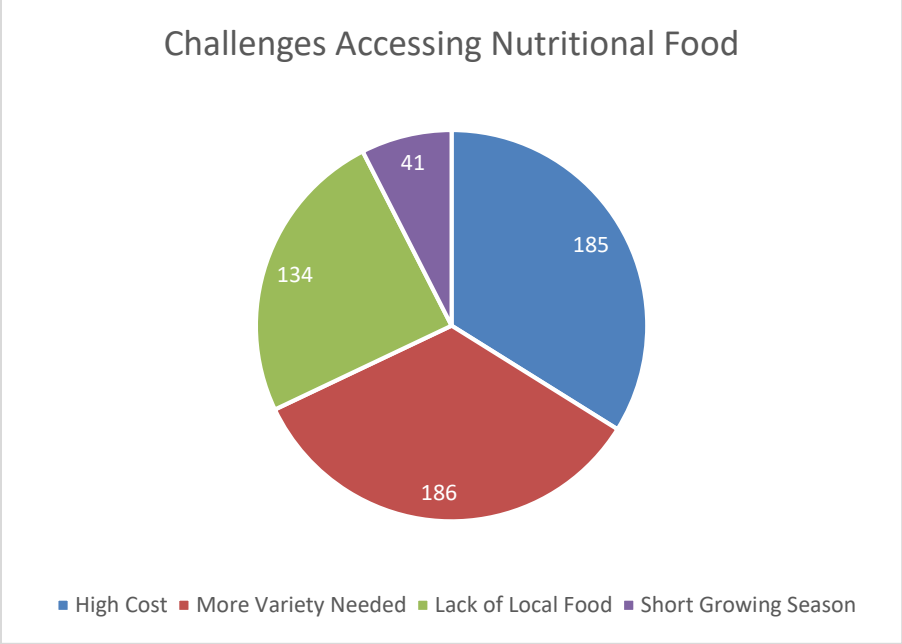
2018 Summer Survey results regarding Agriculture

Map: Agricultural Land Reserve within Electoral Area 'C'/Christina Lake

Q12: Would you support the keeping of chickens or bees in residential and waterfront residential areas?

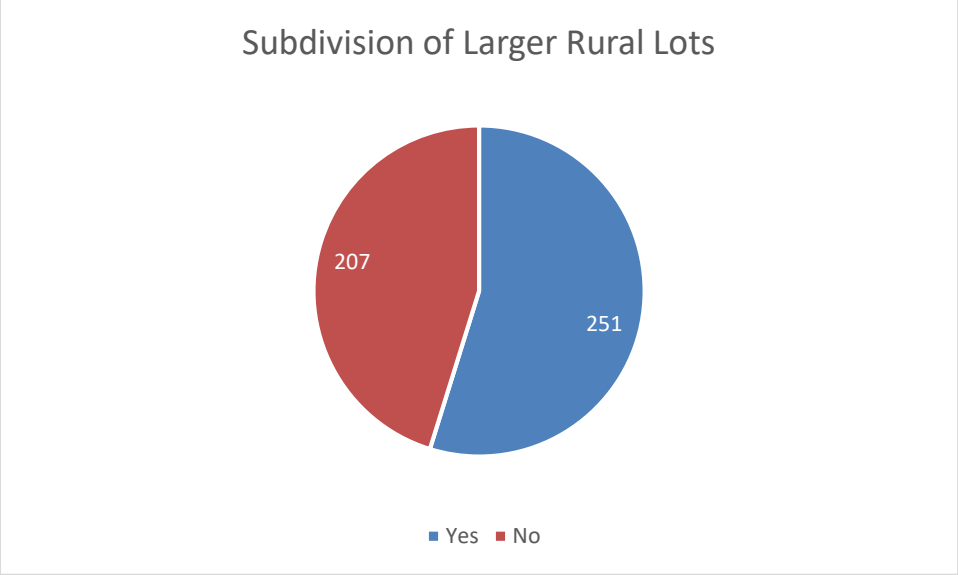


Q13: What are your challenges to accessing nutritional food in Christina Lake?



Other: No problems or not applicable (x50), physical access issues to nutritional food (parking, crossing highway, boat access owners)(x8) inconsistent availability, would like more Farmers Markets, poor quality produce, lack of organic options

Q18: Do you support subdivision of larger rural lots?

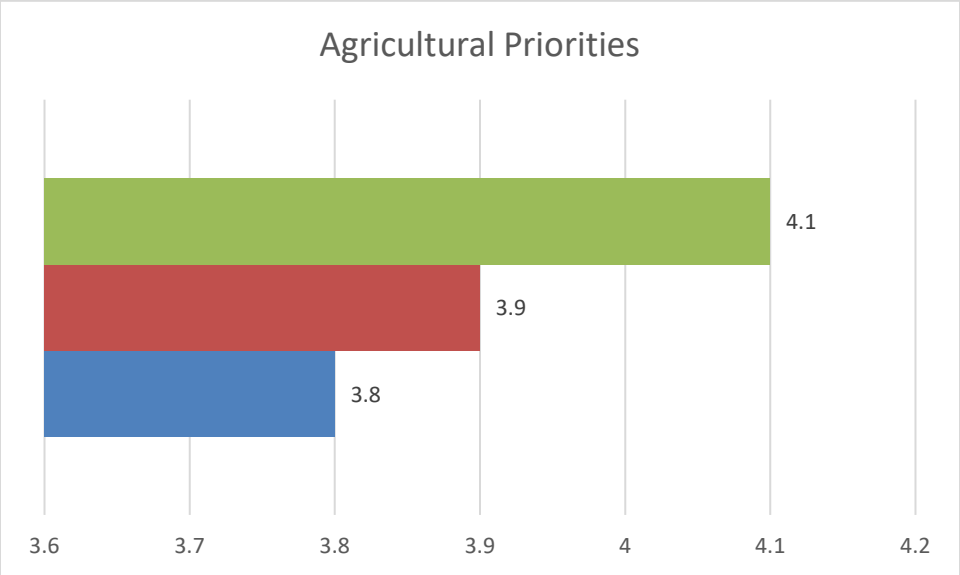


If yes, where: all zones/anywhere (x37), Cascade (x33), Ponderosa (x31), Fife (x24), South Townsite (x13), Santa Rosa (x7), Sunflower (x3), uncertain (4), where services can support subdivision, not on waterfront, on waterfront, Lavalley, Lighthouse, family estate divisions

Q25:Agriculture. What are the priorities for the agricultural land in Electoral Area' C'/Christina Lake?

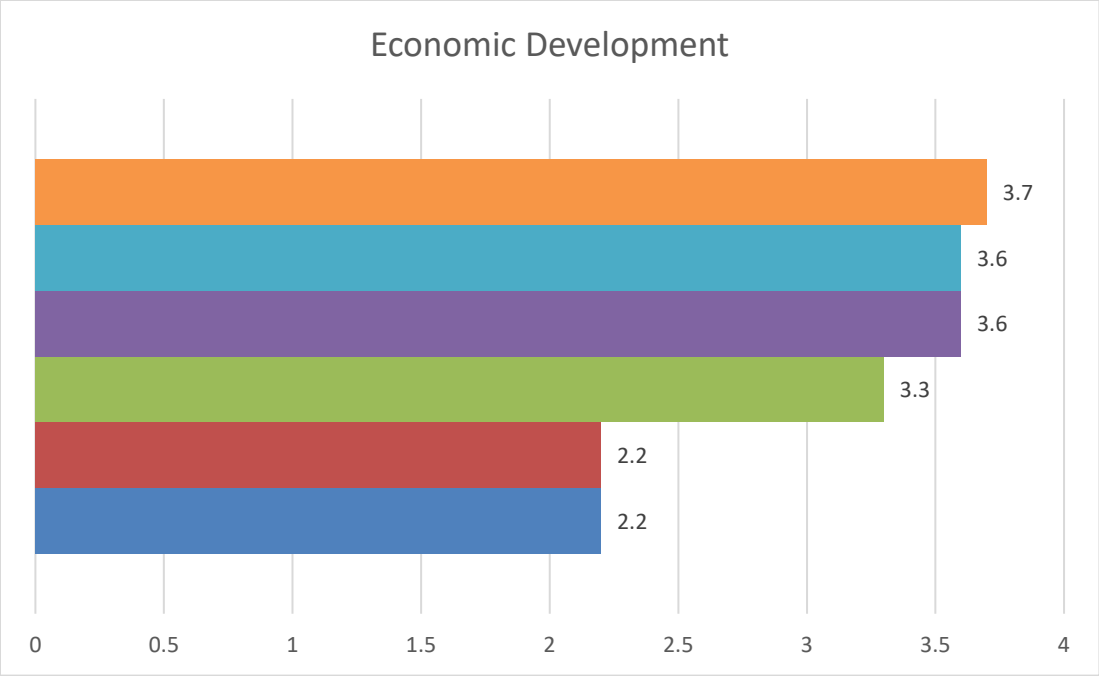
Rating. 1 = not important, 5 = very important	**1**	**2**	**3**	**4**	**5**	**Total**	**WA[1]**
a) Encouraging local food production	25	24	81	91	252	473	**4.1**
b) Maintaining agricultural lands for agricultural uses	46	21	90	73	235	465	**3.9**
c) Retaining a large minimum parcel size of at least 10 hectares to discourage the expectation and application for subdivision on lands within the Agricultural Land Reserve (ALR).	62	30	84	67	228	471	**3.8**
d) Other: Assess agricultural viability, Education on local food production, encourage co-operative food production, honey bees, support agri-tourism, water conservation, no cannabis production on ALR lands, encourage organic practices and limit pesticides, support local farming and Farmers Markets, allow a variety of subdivision sizes to permit for 'hobby farms'							

[1] Weighted Average



Q30: Economic Development. *Which economic activities should be encouraged to expand and diversify the economy in Electoral Area 'C'/Christina Lake?*

	1	2	3	4	5	Total	WA
a) Encouraging agriculture and related activities	40	30	126	131	145	472	**3.7**
b) Attracting tourism and related activities	52	33	107	121	157	470	**3.6**
c) Encouraging home based business	44	39	125	121	140	469	**3.6**
d) Encouraging commercial activities	52	53	154	118	92	469	**3.3**
e) Encouraging rural resource extraction (logging, mining)	193	98	105	36	40	472	**2.2**
f) Encouraging industrial activities	192	97	97	38	43	467	**2.2**
g) Other: Encourage mixed use(x3), promote as retirement area, attract professionals (work remotely), Encourage another marina, encourage diversity in entertainment for all ages, focus on international tourist market, promote cultural activities							


Economic Development
3.7
3.6
3.6
3.3
2.2
2.2
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1
1.5
2
2.5
3
3.5
4

MAP ONE: LAND USE
ELECTORAL AREA 'C' / CHRISTINA LAKE
OFFICIAL COMMUNITY PLAN
BYLAW XXXX

Regional District of Kootenay Boundary

ALR Polygon

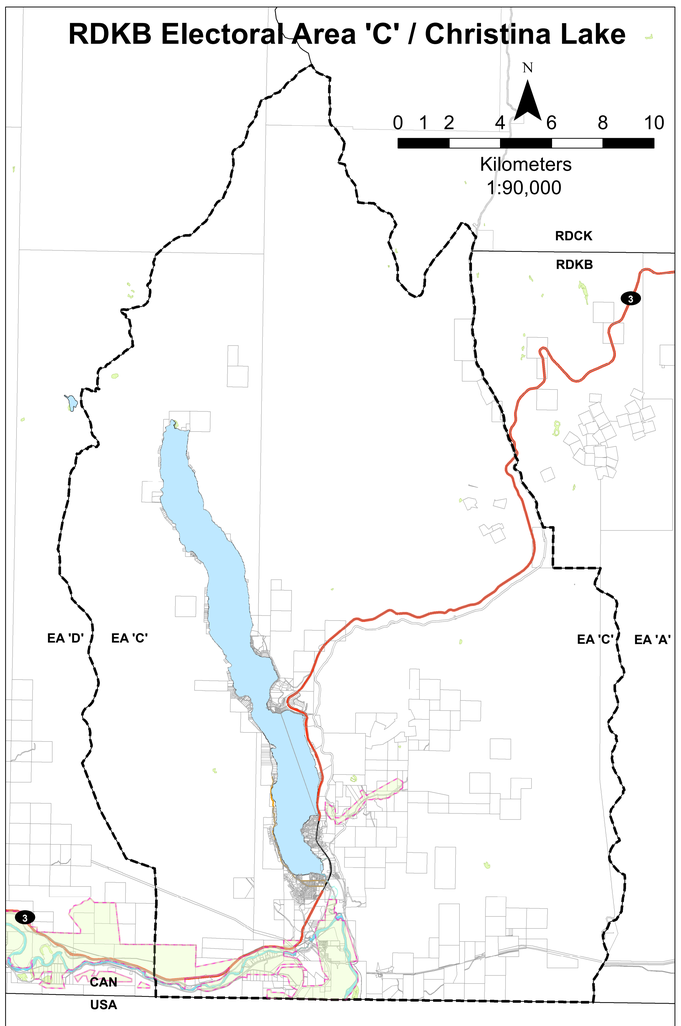
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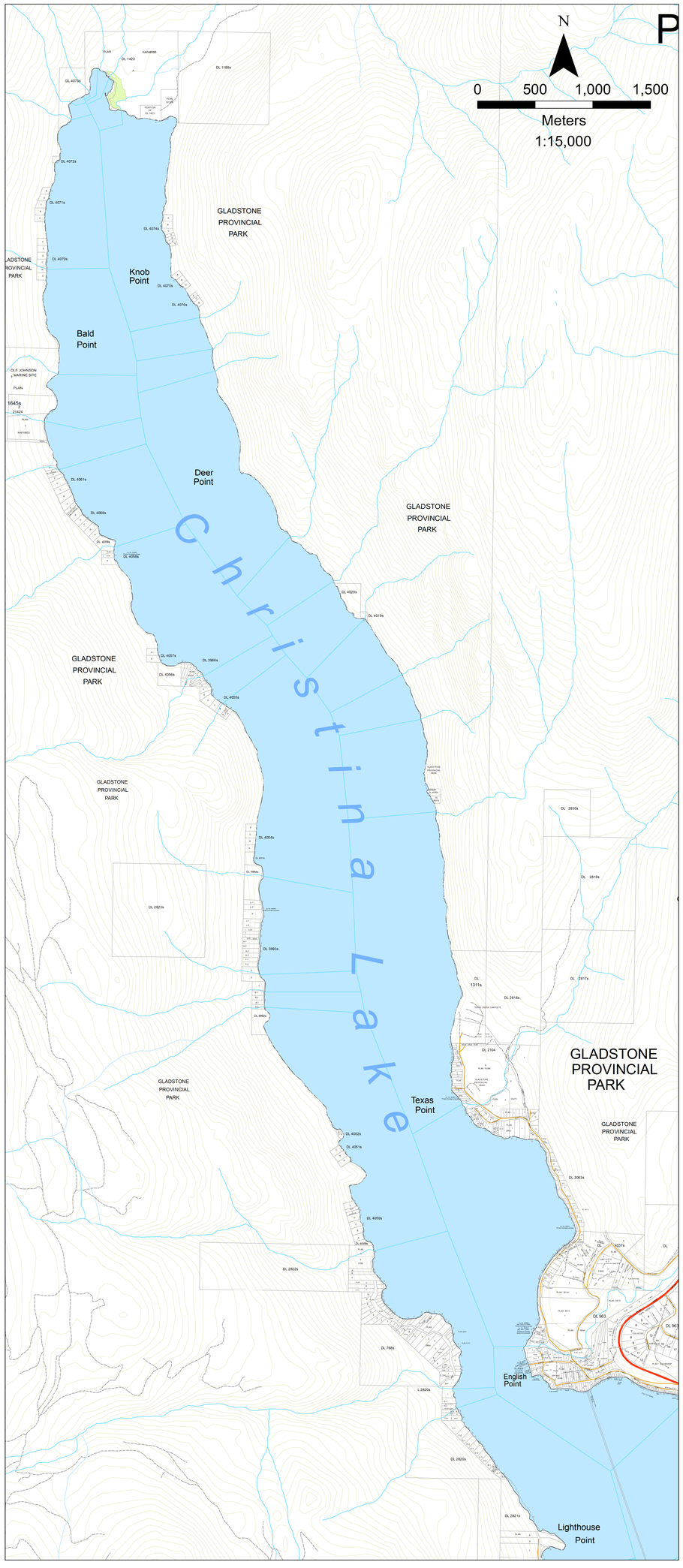
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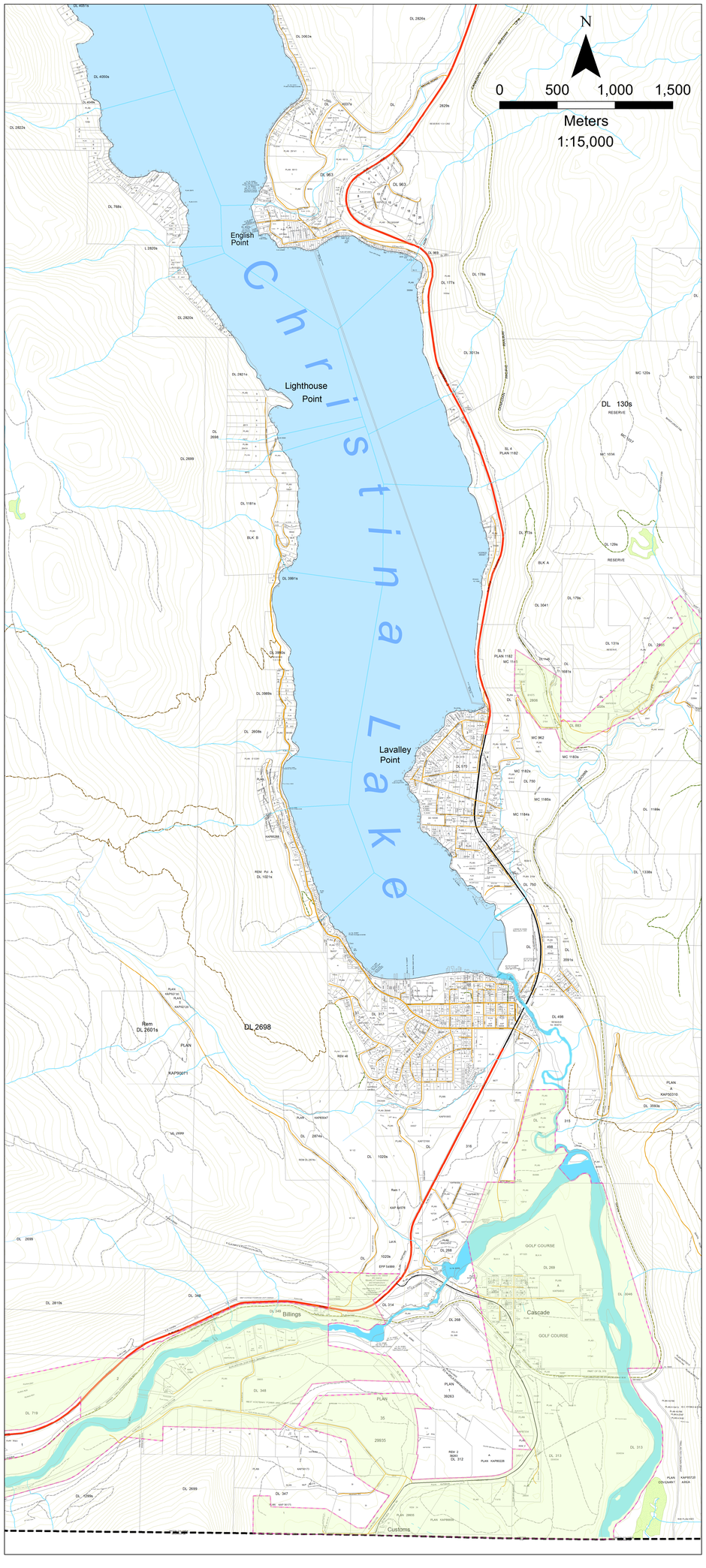
Cadastre Date: October 2018
Plot Date: October 2018
Plot Size: 36x44

Document Path: P:\PD\General Files\C-55 OCP Review of Bylaw No. 1250\Mapping\MXDs\2018-10-16_EAC_OCPReview_MapEight_ALR__36x44.mxd

RDKB Electoral Area 'C' / Christina Lake







Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, March 6th, 2019

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Ken Gobeil - Senior Planner, Joe Geary – Christina Lake Fire Chief

Donna Dean, Manager of Planning and Development

Steering Committee Members: Butch Bisaro, Dave Durand, Randy Gniewotta, Jennifer Horahan, Phil Mody, Jeff Olsen, Kathy O'Malley, Suzanne Paquette, Annie Rioux, Ken Stewart, Dianne Wales, Arlene Peniuk, Lewis George

Regrets: Dave Bartlett, Rupert Oldroyd, Tom Sprado, Josh Strzelec, Jason Taylor, and Donna Wilchynski

The meeting began at 6:05 pm.

1.0 Adoption of Agenda and Minutes

That the March 6th, 2019 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

- Kathy and Suzanne accepted.

That the August 3rd, 2018 Electoral Area 'C'/Christina Lake OCP meeting minutes be approved.

- Randy and Jeff accepted.

2.0 Progress to date and 2019 proposed timeline

- The Committee confirmed the first Wednesday of every month was the best day to meet; the Committee also agreed that meetings from May to September should start at 7:00PM.
- Discussed the lack of further public consultation in the draft schedule. Grace noted that there could be a 'Visioning Sessions' to gauge how residents want the community to grow.

- It was agreed that Public Consultation would be added to the next meeting agenda. The Committee also agreed the schedule be amended to leave months open for public consultation.

3.0 Utility Corridors

- Discussion regarding the flexibility strictness of language and use of 'require' instead of 'support' 'encourage' and 'consider'.
    - The Committee asked for firm language in Policies.
- The committee supports all future utilities to be underground whenever possible
- The committee supports the applicant bearing all required costs for installation. The committee is opposed to the Regional District sharing any costs for General discussion regarding noise
- There was a discussion on the scale of infrastructure developments

4.0 Public Engagement

- The Committee agreed that future public engagement should include more than property owners.
    - Campers, and tourists were not reached through the 2018 mailout to property owners.
    - The committee agreed an online engagement with a personal presence at a community event would be easiest to reach the most people.
- The committee had a general discussion on the best opportunities to reach the most people.
    - The committee agreed the most people are in Christina Lake between last weekend of June and the 2nd Saturday in August.
    - The committee discussed having a staff person at the Homecoming in July with an ipad to speak with and record the views of people.
- The committee agreed that an online survey or questionnaire should take no more than 5-10 minutes to complete.
- The committee discussed potential questions and the desired information of another survey or questionnaire that would not duplicate or demean the results of the 2018 survey. Possible questions include:
    - Type of resident (e.g. full time vs. seasonal residents)
    - Tenancy (e.g. own, rent, air bnb, camp)
    - Length of stay (year round, seasonal, weekly etc.)

The committee asked to review possible questions for the next meeting.

5.0 Adjournment

The meeting was adjourned at approximately 7:53 pm.

MEETING AGENDA

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Christina Lake Welcome Centre
1675 Highway 3
Christina Lake

6:00 pm, April 3, 2019

1. Adoption of Agenda and Minutes
2. 2019 & 2020 Schedule
3. Utility Corridors
4. Public Engagement
5. Adjournment

Tentative Schedule of Meetings – March 2019

Normal meeting schedule: 6:00PM, 1st Wednesday of every month
Summer hours: 7:00PM, 1st Wednesday of the Month (May-August)

2019 to date:		
Mtg. #	**Month**	**Agenda**
--	January 2019	No Meeting
--	February 2019	No Meeting
1	March 2019	Agricultural Resources Sand and Gravel Deposits
2	April 2019	Updated Schedule Utility Corridors Public Consultation
Going Forward (Proposed):		
3	May 2019 (summer hours)	Public Consultation Solid Waste Management Property Maintenance and Safety
--	June 2019	No Meeting / Public Consultation
--	July 2019	No Meeting / Public Consultation
--	August 2019	No Meeting / Public Consultation
4	September (Summer hours)	Consultation Results Sewage Treatment and Water Services Solid Waste Management
5	October	Affordable Housing Recreation Resources Subdivision Control
6	November	Transportation Lake Shore Natural Hazards
7	December	Recap of 2019 / Catch-up (if required)

2020 - DRAFT		
Mtg. #	**Month**	**Agenda**
--	January	No Meeting
1	February	Commercial Industrial
2	March	Land Use Designations • Residential • Rural Resource • Manufactured Home Park • Industrial • Commercial • Other
3	April	Land use Designations (Continued)
4	May	Land use Designations (Continued)
5	June	Catch-up/Follow-up (if required)
--	July	No Meeting
--	August	No Meeting
6	September (summer hours)	Development Permit Areas • Environmentally Sensitive Waterfront • Commercial • Industrial • Others
7	October	Development Permit Areas (Continued)
8	November	Development Permit Areas (Continued)
9	December	Catch-up/Follow-up (if required)
2021 – DRAFT		
--	January	No Meeting
1	February	Catch-up/Follow-up (if required)
2	March	Draft Bylaw
3	April	Referrals and Public Meeting

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of April 3, 2019

UTILTIY CORRIDORS
Report Prepared by: Ken Gobeil, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include statements and map dedications for the present and proposed public utility land uses. The purpose of this report is to outline recommendations for objectives and basic policies regarding public utilities in the Plan Area.

BACKGROUND

The current Official Community Plan does not include a specific policy on utility corridors. However, Section 2.10 'Water and Sewer Services' has objectives and policies specific to those utilities.

In addition to water and sewer services, utilities include gas, electricity, and telecommunications. Utilities require corridors and rights of way to reach their clients, and occasionally new rights of way are required to reach new land. Public Utilities (excluding offices, maintenance garages, storage areas, dams and hydro stations) are permitted in all zones.

RECOMMENDATION

Staff recommend that a new section is added to the draft bylaw for other utilities.

PROPOSED BYLAW

#UTILITY CORRIDORS

Corridors and rights of way occupy a significant amount of limited valley bottom land in the Plan Area. It is recognized that corridors and rights of way are a necessary land use. However, it is in the public interest to avoid the creation of new and potentially unnecessary corridors and rights of way to the exclusion of other land uses. In the event that a new corridor is necessary, the Regional District encourages the agency responsible for approval to involve the residents of the Plan Area in a public consultation exercise to obtain their input. It is expected that the approval agency will seriously consider the results obtained from the public consultation in their project plan.

Existing services should be supported, and efforts to minimize costs for delivering essential services and utilities should be made.

Objectives

The objectives of the Board with respect to Utilities are as follows:

Objectives	Yes/No Comments
To encourage the use of existing corridors and rights of way for all utility improvements and upgrades;	
To encourage public participation in the approval process for new corridors or rights of way;	
To encourage that services and utilities, which are appropriate for the rural character of the Plan Area, are provided in an efficient, economic, and environmentally sound manner;	
To ensure developments have appropriate water and sewer services for the proposed use and density.	
To encourage designs of water and sewer services which promote community safety and sustainability.	
To encourage service providers to consider the community's rural small town atmosphere and high quality of life in the design and provision of utility services.	
To ensure that the services and utilities, which are appropriate for the rural character of the Plan Area, are provided in an efficient, economic, and environmentally sound manner	

Policies

The policies of the ***Board*** with respect to Utilities are as follows:

Policies	Yes/No Comments
Encourage utility providers to plan their long term facilities having regard for this Plan through referral to the Regional District	
Encourage the installation of underground cable and wire utilities or the consolidation of such utilities onto one pole or tower where feasible;	
Encourage the consolidation of linear utilities into multi-purpose corridors which, preferably, follow existing roads or other rights of way;	
Encourage utility providers to consider the impacts of corridors on the natural environment, view-sheds, settlement patterns, and the long term or ultimate utility needs;	
Consider the use of abandoned utility corridors for green space and recreational trails; and	
Discourage the use of pesticides for weed control along utility corridors in the Drinking Water Resource land use designations.	
Discourage the placement of new utility corridors, road rights of way, and other corridor uses that could negatively impact environmentally sensitive areas and connectivity between those areas.	

ATTACHMENTS

NA

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of April 3, 2019

PUBLIC ENGAGEMENT
Report Prepared by: Ken Gobeil, Senior Planner

ISSUE INTRODUCTION

This report is a follow up to the 2019 public consultation strategies, discussed during the March 6, 2019 meeting. The purpose of this report is to highlight consultation information from 2018 and explore options for further consultation.

BACKGROUND

In June 2018 a survey was direct mailed to all property owners in Electoral Area 'A'/Christina Lake. 27% of the surveys were returned by July 13, 2018.

The cost of postage for this mailout was over $5,000. Staff time for recording, organizing, and interpreting, hand written survey results into a usable, digital format was not calculated.

The purpose of that survey was to gather public opinion on a variety of issues including; use, density, existing policies and potential policies which could be incorporated within the updated OCP.

This survey focused attention on property owners. We gave property owners in the electoral area an opportunity to submit their opinions. The target audience excludes other community members (eg. seasonal renters, campers, vacationers and tourists). The seasonal population is a major contributor to the local community. There is a noticeable change to the lake, and local economy in the summer. The needs of these community members and opinions on future growth may vary from the property owners surveyed.

NEW PUBLIC ENGAGEMENT TOOLS

The Board of Directors have set an initiative to increase public engagement and interaction. This includes improving our digital presence. We now have an improved interactive web-map and a new website specifically for engagement and communication with the public. https://jointheconversation.rdkb.com/

Having a digital presence is intended to make to engage additional residents, a new demographic that has traditionally been hard to engage, and paperless people.

This website has various engagement tools for staff to create and manage communication a specific project. This tool also enables staff to organize and summarize data.

FUTURE ENGAGEMENT CONSIDERATION

When considering future public engagement:

- Duplicate questions
    - It may cause frustration from the public about the weight of their previous input and their time and resources.
- Reaching a larger and/or new audience.
    - Over 70% of the recipients did not respond to the survey. This suggests the majority of people are not interested in participation, or did not want to fill out and return the paper form. Additional attempts at communicating this way could be inefficient.
        - Seasonal residents and the travelling public were not included in the previous survey. They have a large impact on the community and their opinions could provide valuable input for a comprehensive plan.
- Paper vs. Paperless

  Paper
    - Paper communications are a tangible way for people to communicate with the RDKB, they are best suited to older people who regularly check mail and prefer not to use a computer.
    - This is dependent on the postal service, people checking their mail, filling out the survey and returning it to the office in a specified time.
    - We only mailing addresses for owners on title, which limits target audiences.

  Paperless
    - Digital public interaction tools give us the ability to connect with more people. Traditional engagement methods (such as mailouts) can only reach a certain audience.
    - An online interaction is faster and more convenient for many people. They are able to look it up any time on a computer, tablet, or smartphone, and submission is instant.
        - This will be an easy and efficient way to reach seasonal residents (campers) and tourists.
        - It is possible to have a station for community events with RDKB staff and two tablets to help people fill out the survey.

- Digital or online communication (paperless) is not effective for older residents, and people with limited internet access.

RECOMMENDATION

The Committee offer direction on a possible goal, topic or theme for future engagement with questions.

ATTACHMENTS

Online Engagement Tool Spectrum

2018 Survey

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, April 3rd, 2019

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Ken Gobeil - Senior Planner, Sandra Surinak – Secretary/Clerk

Donna Dean, Manager of Planning and Development

Steering Committee Members: Butch Bisaro, Jason Taylor, Donna Wilchynski, Jennifer Horahan, Jeff Olsen, Annie Rioux, Ken Stewart, Dianne Wales, Lewis George

Regrets: Dave Bartlett, Dave Durand, Rupert Oldroyd, Randy Gniewotta, Kathy O'Malley, Suzanne Paquette, Phil Mody, Arlene Peniuk, Tom Sprado, Josh Strzelec,

The meeting began at 6:03 pm.

1.0 Adoption of Agenda and Minutes

That the April 3, 2019 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

- Butch and Jeff accepted.

That the March 6, 2019 Electoral Area 'C'/Christina Lake OCP meeting minutes be approved as amended.

- Annie and Lewis accepted.

2.0 2019 proposed timeline

- The Committee discussed the meeting schedule and debated the amount of material that covered per meeting and a timeline at the current rate before a bylaw could be drafted.
- The Committee agreed that May and June should have longer meetings to get through more items per meeting.
- It was agreed May and June meetings would start at 3:30 pm with a 30 minute meal break.
- The time of future meetings would be discussed in June.

3.0 Utility Corridors

- Discussion regarding the flexibility strictness of language and use of ‘regulation’ ‘support’ ‘encourage’ and ‘consider’.
    - The Committee asked for firm language in Policies.
- General discussion regarding large and small scale infrastructure noise, dust.
    - The Committee asked for policy to include dust control and noise in residential areas.
- The Committee recommended to add policy requiring the use of underground utility corridors whenever possible and to that the RDKB would not pay for any costs of utility installations.

4.0 Public Engagement

- Discussion regarding the flexibility strictness of language and use of ‘support’ ‘encourage’, ‘discourage’ and replace them with definite terms such as ‘require, and ‘disallow’.
- Discussion on the effects of agriculture and conflicts of surrounding land uses, and the risks of intensive agriculture and livestock operations on adjacent residential properties.
- Discussion on the potential concerns with bees, chickens, and defining/regulating forms of agriculture on rural residential properties.
    - Revisit on Residential and Rural Designations.
    - Revisit in Zoning Bylaw review
- Discussion on agri-tourism and campgrounds in the ALR.
- The Committee asked for firm language in Policies.

Action Items

- Present a revised schedule to the Committee that includes time for public consultation
- Add planning for public consultation to the next meeting that includes information on the RDKB interactive public engagement tools.

5.0 Adjournment

The meeting was adjourned at approximately 7:50 pm.

MEETING AGENDA

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Christina Lake Welcome Centre
1675 Highway 3
Christina Lake

3:30 pm, May 1, 2019

1. Adoption of Agenda and Minutes
2. Public Engagement
3. Solid Waste Management
4. Affordable Housing
5. Property Maintenance and Safety
6. Water and Sewer
7. Next Meeting
8. Adjournment

Regional District of Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of May 1, 2019

Solid Waste Management

Report Prepared by: Ken Gobeil, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include consideration for solid waste management. The purpose of this report is to outline recommendations for objectives and basic policies regarding solid waste management in the Plan Area.

BACKGROUND

The current Official Community Plan:

> *2.14 Solid Waste Management*
>
> *The Regional District provides waste management services including recycling to the Grand Forks 'wasteshed', which includes the Eholt area in Electoral Area 'D' to Christina Lake in Electoral Area 'C'. Most residents in Area 'C' have access to garbage and recycling pick up at their home. Solid waste is collected and transferred to the Grand Forks sanitary landfill. The Regional District also operates a waste transfer station in Area 'C' where residents can drop off garbage and recyclables.*
>
> *While the practice of backyard composting is encouraged by the Regional District, a pilot project in a City of Grand Forks neighbourhood is testing the feasibility of collecting kitchen food waste and diverting that material to a composting program so the resource can be used for Regional District landfill closures scheduled to take place over the next three years. Once those closures have been completed, the composted material will likely be offered to the public. Based on the success of the pilot project, the service could be extended to the entire City of Grand Forks and Electoral Areas 'C' and 'D'.*
>
> *2.14.1 Objectives*
>
> - *To develop a 20 year plan establishing an economically and technically feasible program to recover resources and manage solid waste that is both environmentally safe and acceptable to the public.*

- *To maximize the potential for implementing the five Rs of waste management: reduce, reuse, recycle, recover, and residual management.*
- *To move towards Zero Waste by adhering to the following interim objectives: reach 80% diversion by 2015 and 100% diversion by 2020.*
- *To help ensure that lands in Electoral Area 'C' are not used for dumping of refuse.*

2.14.2 Policies

1. *Develop and promote partnerships with senior levels of government by acknowledging a shared responsibility in the protection and enhancement of the environment.*
2. *Promote and encourage adoption of the "Extended Producer Responsibility" model for all waste management activities in British Columbia.*
3. *Ban, from RDKB landfills, all materials that are accepted in local recycling programs, plus yard and garden waste.*
4. *Encourage backyard composting and consider expanding the kitchen food waste collection and composting program to Area 'C'.*
5. *Consider, in conjunction with the Province, the implementation of a garbage clean up program to remove refuse that is dumped on Crown lands and lands adjacent to highways.*
6. *Strive to minimize the number of trips required by vehicles for garbage and recycling pick up services.*

RECOMMENDATION

This policy is still relevant and consistent with more recent Official Community Plans, only minor amendments to update policies are recommended.

PROPOSED BYLAW

#Solid Waste Management

The Regional District provides waste management services, including recycling and composting to residents and businesses in the Plan Area. Most residents in Area 'C' have access to garbage and recycling pick up at their home. Solid waste is collected and transferred to the Grand Forks sanitary landfill. The landfill has an estimated 20 years left to its lifespan.

The Regional District operates a waste transfer station in Area 'C' where residents can drop off garbage and recyclables. Organics are not accepted at the transfer station. Garbage, recyclables, and organic waste can be taken to the Grand Forks Landfill. All residents can drop off yard waste for composting.

Three waste streams are managed: recyclables, compostable organics, and residuals. The Regional District strives to divert the first two waste streams from the landfill, while the latter is buried in the landfill. The Regional District currently provides weekly green bin (food waste) and alternating bi-weekly recycling and garbage pick-up for the Plan Area.

Recycle B.C. has been providing roadside collection of recyclables since 2014. Curbside collection prior to 2014 recyclables were collected by the Regional District of Kootenay Boundary. The Regional District collects all garbage and food waste. Of that total waste, approximately 55% is food waste, which is higher than the 40% average for the whole curbside collection program.

The Solid Waste Management Plan (SWMP) for the Regional District was last updated in 2005. The SWMP is currently under review; once completed it will guide the development of garbage, recycling and composting programs for the next 5 to 10 years.

Objectives

The objectives of the Board with respect to Utilities are as follows:

Objectives	Yes/No Comments
To maximize the life expectancy of the Grand Forks Landfill.	
To maximize the potential for implementing the five Rs of waste management: reduce, reuse, recycle, recover, and residual management.	
To move towards Zero Waste by promoting diversion from landfills.	
To help ensure that lands in Electoral Area 'C' are not used for dumping of refuse.	

To develop a 10-year plan establishing an economically and technically feasible program to recover resources and manage solid waste that is both environmentally safe and acceptable to the public.	

Policies

The policies of the ***Board*** with respect to Utilities are as follows:

Policies	Yes/No Comments
Develop and promote partnerships with senior levels of government by acknowledging a shared responsibility in the protection and enhancement of the environment.	
Promote and encourage adoption of the "Extended Producer Responsibility" model for all waste management activities in British Columbia.	
Ban, from RDKB landfills, all materials that are accepted in local recycling programs, plus yard and garden waste	
Implement a tipping fee structure that encourages people to make responsible choices regarding the five R's of waste management.	
Support organics diversion programs (including education, home composting and large scale composting) aimed at reducing greenhouse gases and extending the life expectancy of the Grand Forks Landfill.	
Consider, in conjunction with the Province, the implementation of a garbage clean up program to remove refuse that is dumped on Crown lands and lands adjacent to highways	
Strive to minimize the number of trips required by vehicles for garbage and recycling pick up services.	
Cooperate with communities in the Boundary Area to the extent possible, in order to achieve the goals of the Solid Waste Management Plan.	

Support and enhance programs that clean up unauthorized dump sites.	

ATTACHMENTS

NA

Regional District of Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of May 1, 2019

Affordable, Rental, and Special Needs Housing

Report Prepared by: Ken Gobeil, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* recommends that OCP's include policies respecting social needs, affordable, rental, and special needs housing. The purpose of this report is to review the current policy for the Plan Area and provide a draft Affordable Housing policy for discussion and recommendation.

BACKGROUND

The current bylaw does not have a specific section dedicated to this requirement of this requirement from the Local Government Act. Within the current OCP, the general residential objectives do support affordable and special needs housing:

- Policy 2.13.1.3.12 (General Residential Policy):

  12. The Regional District will favourably consider rezoning applications for affordable, rental or special needs housing in existing residential areas. Rezoning applications which propose higher densities other than those permitted by the applicable zone are subject to Policy 2.9.4 under the Water and Sewer Services section.

In the 2018 resident survey, some the written responses outlined a need for more affordable, and special needs housing, namely seniors housing. The survey also noted a very small response from the rental population:

- Only 34 respondents stated they had a rental unit on the property.
  - As a recreation area with a larger summer population, the proportion of properties being used for vacation rentals is probably quite higher than the results shown.
- We received a very small amount of survey results from renters (8).
  - The survey was sent directly to property owners. The results of the survey were only intended to represent property owners.

As an unincorporated rural area, affordable and special needs housing is more difficult to provide compared to municipalities. There are a number of tools available to local governments to facilitate those needs. However, it is more feasible and locations are best suited for high-density areas where services such as water, sewer and public

transportation are readily available. Municipalities also offer proximity to healthcare and social services that are not available in rural communities.
Mobile Home parks have traditionally been the only option for affordable housing in rural communities. They have a high density, and offer the most affordable housing option compared to other residential neighbourhoods. Mobile home parks are also serviced by water and sewer systems. In addition to their costs it is relatively easy to move in a new unit, or move and old one out.

RECOMMENDATION

Staff recommend that a new section is added to the draft bylaw for Affordable, rental and special needs housing.

PROPOSED BYLAW

#Affordable, Rental and Special Needs Housing

There are a number of tools available to local governments to facilitate affordable, rental and special needs housing; however, many are best suited to municipalities where high density housing is more feasible and desirable due to the availability of services such as water, and sewer, and where residents do not have to be as reliant on automobile transportation.

This Plan includes policies regarding housing affordability including increasing the supply of rental and affordable housing suited to rural areas including: considering permitting secondary suites in most locations where single family dwellings are allowed as a principal use; provisions regarding manufactured home parks; considering permitting dwelling units as a secondary use in commercial and industrial zones; and, permitting home-based businesses.

Objectives

The objectives of the Board with respect to Utilities are as follows:

Objectives	Yes/No Comments
To accommodate affordable, rental and special needs housing in a manner that is consistent with the rural nature of the Plan Area	
To recognize the need for affordable, rental and special needs housing within the Plan Area and adjacent municipalities;	
To preserve and increase the existing affordable housing stock;	
To support manufactured home park development within some parts of the Plan Area; and	
To strive to ensure that affordable housing options are available and being used in the Plan Area.	

Policies

The policies of the ***Board*** with respect to Utilities are as follows:

Policies	Yes/No Comments
Allow secondary suites in residential areas in the implementing Zoning Bylaw.	

Allow caretaker suites in industrial and commercial zones.	
Consider allowing dwelling units in conjunction with a principal commercial or industrial use in the implementing Zoning Bylaw; and	
Support for expansion of existing manufactured home parks and establishment of new manufactured home parks in appropriate locations.	
Support existing manufactured home parks since they may offer affordable accommodation.	
Consider, by way of a rezoning application, proposals to create affordable housing in the Plan Area, including from a non-profit group registered as such pursuant to the Society Act. Such applications will be evaluated on criteria that includes, but is not necessarily limited to the following: a) the suitability of the site proposed for such use (including neighbourhood impacts or access to community services such as water and shopping); b) for affordable housing projects creating more than three dwelling units, provision of on-site tertiary levels of sewage treatment; c) the provision of adequate off-street parking; d) guarantees, through a Housing Agreement pursuant to Section 483 of the *Local Government Act*, or other instrument acceptable to the Board, that the proposed development will remain exclusively as low-income housing operated by a non-profit Society in perpetuity; and e) consideration of creating a development permit area for site planning and the form and character of the buildings, should the proposed	

housing form be multiple family dwellings.	

ATTACHMENTS

NA

Regional District of Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of May 1, 2019

Property Maintenance and Safety
Report Prepared by: Ken Gobeil, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* recommends that OCP's include policies respecting social needs, well-being, and the maintenance and enhancement of lands. The purpose of this report is to review the current policy for the Plan Area and provide a draft policy for discussion and recommendation.

BACKGROUND

The current Official Community Plan does not include a specific policy Property Maintenance and Safety. In the 2018 resident survey, four questions are related to this subject of property maintenance and safety.

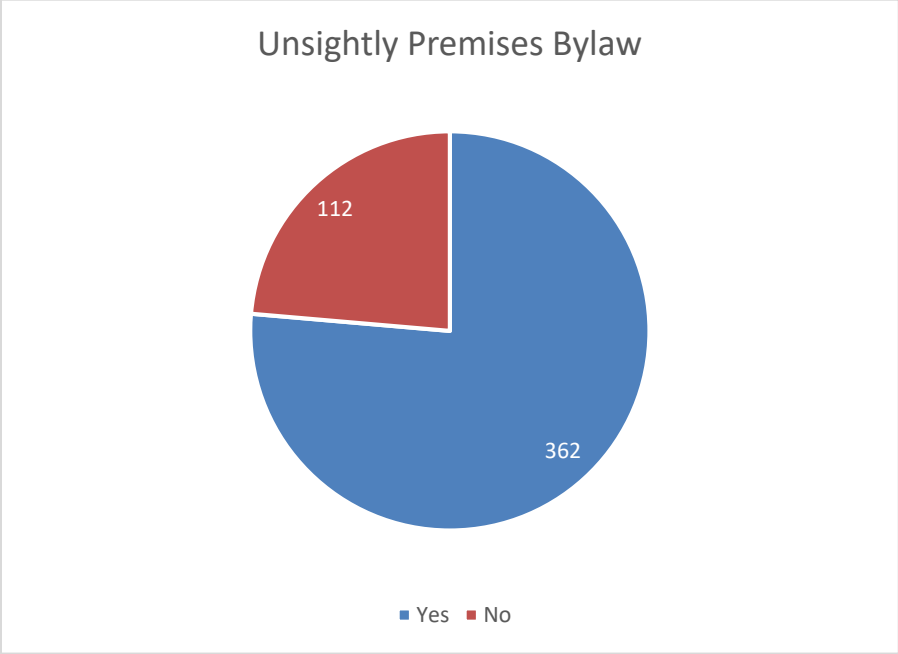
When asked if residents would support bylaw enforcement for unsightly properties and noise, a majority said yes. When asked if residents would support a tax increase to pay for bylaw enforcement services the results were roughly even, with a small margin opposing the new service at the cost of more taxes.

We currently do not have a bylaw or service established to regulate or enforce unsightly, or noisy properties. We also do not have a standard to measure unsightliness and noise.

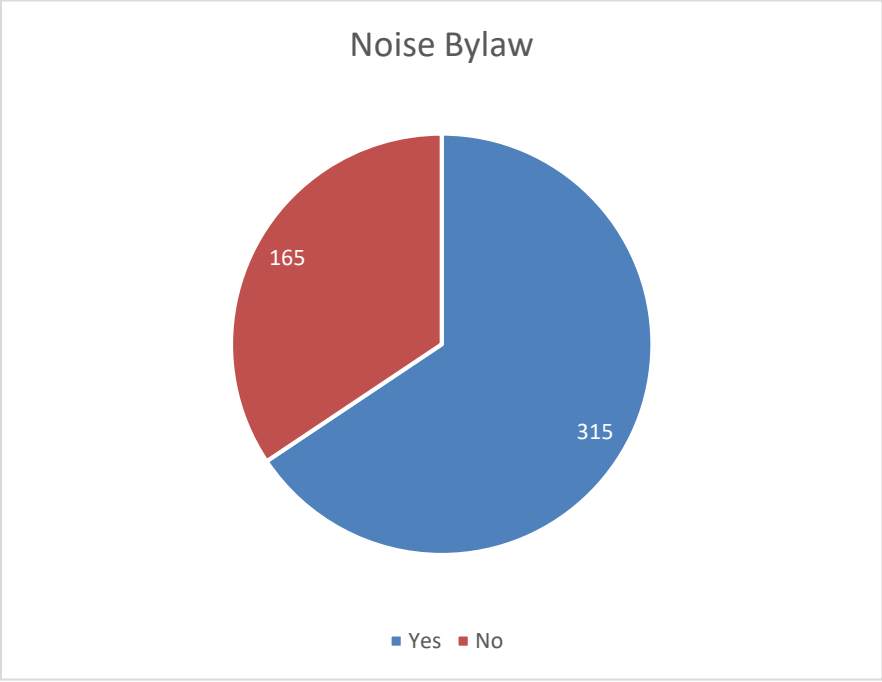
Pedestrian safety has also been a concern for residents. Question 28 of the survey noted the main concerns with traffic in Christina Lake are for pedestrian safety, the concerns include crossing Christina Creek, Highway 3, and speed limits.

The survey also noted that property owners were opposed to development permits requiring new buildings to meet certain form and character requirements.

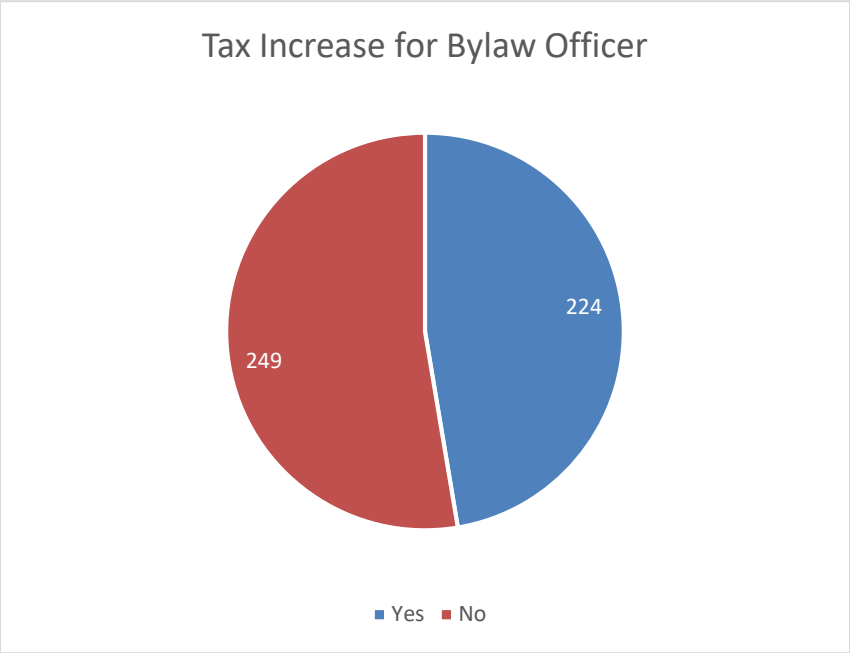
Q20: Currently there is no unsightly premises bylaw for Electoral Area 'C'/Christina Lake. Would you like an unsightly premises bylaw adopted and enforced?



Q21: Currently there is no noise bylaw for Electoral Area 'C'/Christina Lake. Would you like a noise bylaw adopted and enforced?



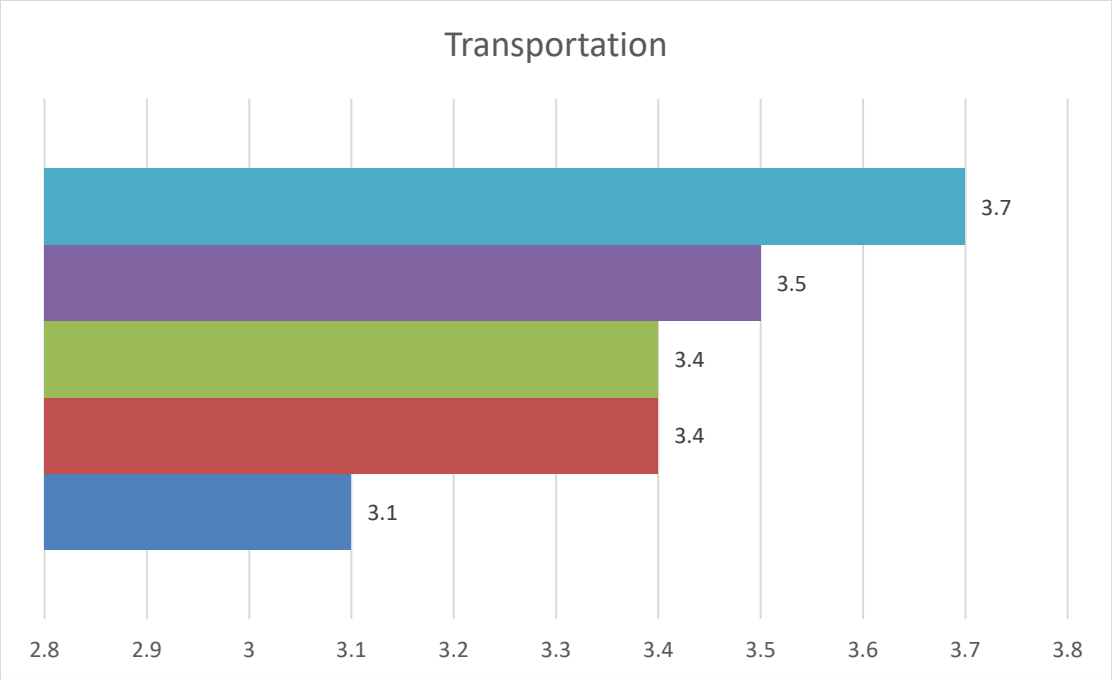
Q22: Currently there is no bylaw officer dedicated to enforcement of bylaws (sign regulations, land use contraventions). Would you support an increase in taxes to support a service for bylaw enforcement?



Q28: Transportation. The Ministry of Transportation and Infrastructure is responsible for approving, building, operating and maintaining rural roads. However, the RDKB may include advocacy policies in the OCP that state the community's areas of interest and desired directions. How important is it to see the improvements in the following areas?

	1	2	3	4	5	Total	WA
a) Infrastructure to encourage walking/cycling	52	30	68	99	168	417	**3.7**
Pedestrian bridge over Christina Creek(x14), sidewalk along Highway 3, alternate route for pedestrians not on Highway to connect north to south, bike lane on East Lake Drive, cross walks across Highway 3 in commercial area							
b) Road Safety. Explain:	55	32	106	61	125	379	**3.5**
Speeding on; Highway 3, East Lake Drive, West Lake Drive, Thompson Road and Park Road, more enforcement, monitoring and speed controls in these areas, improved snow removal, have lower speed limit in place year round and lighting on Highway 3 through commercial areas, more crosswalks across Highway 3, widening of East Lake Drive for pedestrian use, clearer signage along Highway 3 for tourists so they don't make reactionary dangerous turns, ice on roads, keep lines freshly painted, McRae Creek Road needs to be repaired as it is							

essential for emergency evacuation route, keeping rock fall off roads and monitoring danger trees along roads.							
c) Road travel surfaces. Where?	57	33	120	73	116	399	**3.4**
All Roads (x31), West Lake Drive (x19), Huckleberry Market potholes at access (x16), East Lake Drive (x14), Highway 3 (x9), Sandner Frontage Road (x11), McRae Creek Road (x11), Highway 3 (x9), East Lake Drive; make wider (x5), Chase Rd (x5), Welcome Centre (x4), Wilson Road (x3), Thompson Road (x3), Texas Creek Road (x3), Swanson Road (x2), Santa Rosa Road(x2), Ponderosa (x2), South Townsite (x2), Kingsley Road(x2), Brown Road (x2), 2nd Avenue, Carol Court, Carlson Road, Christina Lake Provincial Park, Fife Road, Graham Road, Holmes Road, Kimura Road, Larson Road (widen), Massie Road, Ode Road, Nishi Lane, Stuart Creek Road, Mountain View Road, Sunset Drive, White Road, Public Access road ends to beach							
d) Maintenance and operations. Explain:	46	28	122	67	99	362	**3.4**
Want improved snow removal(x40), would like potholes filled(x12), Satisfied with current maintenance(x10), snow being plowed into driveways(x5), clearing drainage culverts(x4), turn on 'chain up' lights more often in winter, control for noxious weeds, improve street sweeping.							
e) Intersection improvements. Where?	72	49	119	57	87	384	**3.1**
Santa Rosa /Highway 3/Kimura Road either pedestrian crossing with flashing lights, pedestrian overpass, traffic light or crosswalk (x34) West Lake Drive/Highway 3/Swanson either pedestrian crossing with flashing lights, traffic light or crosswalk (x35), East Lake Drive/Highway(x11), Tedesco/Highway 3 (Tempo Gas Station)(x7), Kingsley/Highway 3 (x7) , East Lake Drive/Alpine (x7), safer bridge crossing at Highway 3(x3), more acceleration and deceleration lanes along highway, consider blocking Fife Road, where it meets Highway 3, Thompson Road/Highway 3 needs light(x2), vegetation maintenance to improve visibility, McRae Road/Highway 3, more cross walks on Highway 3, emergency crossing at Fire Hall							
f) Other: Widen snow removal areas to include shoulder so there is sufficient room for pedestrians, parking and maneuvering, maintain trail surfaces within the Christina Lake Community and Nature Park (Promenade).							



RECOMMENDATION

Staff recommend that a new section is added to the draft bylaw for other property maintenance and safety.

Electoral Area 'C'/Christina Lake is different from the surrounding Electoral Areas in that there is a large seasonal and residential population compared to which have predominantly rural and agricultural properties. However, rural and agricultural land uses still exist and people perceive the uses and activities to be untidy.

While seeking to encourage a high level of property maintenance standards in the Plan Area, some accommodation must be made for those elements of land-use, which are traditionally present in agricultural areas.

PROPOSED BYLAW

#Property Maintenance and Safety

The visual qualities of the Plan Area feature scenic views, beautiful natural features such including Christina Lake, the Kettle River, various mountains, vast forests, agricultural and rural landscapes. They are attributable to the pride with which most residents maintain their properties.

Poorly maintained properties have negative impacts on a number of people in the community. Impacts include a loss of enjoyment of their property and their safety. The responsibility for the maintenance of community standards concerning neatness and safety on private property should rest primarily with the landowners.

The Plan Area has many residential neighborhoods, and recreational properties where residents have a high standard of property maintenance. Traditional rural land uses, such as farming, involve the storage of materials and other elements of land-use. This may offend both new and long-time residents who perceive those uses as untidy. While seeking to encourage a high level of property maintenance standards in the Plan Area, some accommodation must be made for those elements of land-use, which are traditionally present in rural areas.

Objectives

The objectives of the Board with respect to Utilities are as follows:

Objectives	Yes/No Comments
To promote actions that contribute to the health and safety of residents in the Plan Area.	
To encourage landowners in the Plan Area to recognize the importance of maintaining visual values on their property whenever possible;	
To minimize disturbances to the natural environment as far as possible, and to promote a quiet, peaceful, and safe setting for the community;	
To recognize the natural visual qualities of the plan area;	
To encourage residents to maintain their properties in a healthy and safe manner.	
To promote the retention of natural environmental and scenic values in the Plan Area.	
To promote actions that contribute to the health and safety of residents in the Plan Area	

To maintain a safe, efficient and healthy rural environment by discouraging untidy or improperly maintained properties;	
To encourage landowners in the Plan Area to recognize the importance of maintaining visual values on their property whenever possible;	

Policies

The policies of the ***Board*** with respect to Utilities are as follows:

Policies	Yes/No Comments
Support the establishment of a service to regulate noise and unsightly properties.	
Support the establishment of a bylaw enforcement service	
Encourage the safe and quiet enjoyment of residential properties.	
Encourage the proper care and maintenance of private property;	
Encourage residents to minimize the impact of smoke from burning on their property onto adjacent properties; and	
Encourage residents to take advantage of incentive programs such as the Woodstove Exchange Program to replace old appliances with more efficient, cleaner burning ones.	
Encourage the safe and quiet enjoyment of residential properties.	
Maintain Regional District buildings and facilities in a sound and tidy condition and encourage senior governments to do so as well; and	
Encourage property owners to ensure their street address is highly visible from the road both during the day and at night	
Encourage residents to replace old wood burning appliances with more efficient, cleaner burning ones, and take advantage of incentive programs such as the Woodstove Exchange Program when available.	

Require all commercial and industrial properties to provide safe access for emergency vehicles.	
Prohibit outdoor storage facilities.	
Only permit outdoor storage of goods and/or supplies of industrial and commercial properties with appropriate screening and fencing.	
Encourage property owners adhere to fire smart landscaping practices.	

ATTACHMENTS

NA

Regional District of Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of May 1, 2019

Water and Sewer Services

Report Prepared by: Ken Gobeil, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include statements and map dedications for the present and proposed public utility land uses. The purpose of this report is to outline recommendations for objectives and basic policies regarding Water and Sewer utilities in the Plan Area.

BACKGROUND

The current Official Community Plan does not include a specific policy on utility corridors. However, Section 2.10 'Water and Sewer Services' has objectives and policies specific to those utilities.

Current Bylaw

2.10 Water and Sewer Services
2.10.1 Goals

- *Land use is coordinated with water and sewer services.*
- *Adequate water services are provided to existing residential areas before new subdivisions are approved.*
- *Cost effective, environmentally and economically sustainable water and sewer systems are implemented.*
- *Water and sewer services are compatible with the neighbourhoods they serve and the whole community.*
- *New water and sewer services contribute to a safe community where a small town and rural atmosphere prevail.*
- *2.10.2 Objectives*
- *To ensure developments have appropriate water and sewer services for the proposed use and density.*
- *To encourage designs of water and sewer services which promote community safety and sustainability.*
- *To encourage service providers to consider the community's rural small town atmosphere and high quality of life in the design and provision of water and sewer services.*
- *To ensure that all private sewer systems needed to support development, are cost effective and efficient and will not eventually need to be replaced by expensive publicly funded services.*

2.10.3 Policies

1. Minimum parcel sizes for unserviced lots shall be large enough to sustain independent onsite water and sewer services.

2. Commercial campgrounds are encouraged to upgrade their sewage disposal systems to a standard which ensures the environment, including lake water quality and streams, is adequately protected. Campgrounds proposing a sewage treatment facility will require a rezoning to evaluate the treatment facility's compatibility with adjacent land uses. The rezoning is subject to the criteria stipulated by Policy 6 of this section. Additional development rights may be granted as part of the rezoning approval should it be demonstrated that the means of sewage disposal exceeds minimum Provincial standards.

3. Commercial campgrounds on the waterfront of Christina Lake or a tributary stream of Christina Lake are subject to the guidelines contained within the Waterfront Environmentally Sensitive Development Permit Area.

4. The implementing bylaws may permit higher density uses such as infill on existing residential lots, townhouses, apartments, multi-family buildings and manufactured home parks, by way of rezoning, if either of the following options are demonstrated to the Regional District's satisfaction:

a) *The proposed development is connected to an approved public community sewer system. The process for obtaining approval for a public community sewer system is explained by Policy 8 in this section.*

b) *The proposed development is connected to a private sewage disposal system which is approved by the Health Authority or is legally entitled to operate under the Municipal Sewage Regulations.*

5. The Regional District will not approve a rezoning, which allows for higher density developments served by a private sewer system until comprehensive engineering studies and financial analysis are provided, which demonstrate a private community sewer system can be established and operated in a cost effective and efficient manner to serve the requested higher density. The applicant must demonstrate to the Regional District that maintenance charges and a 20 year capital replacement fund are part of the service contract for the sewage disposal system.

6. The site for a private sewage disposal system, serving three or more lots or dwelling units, will require rezoning to evaluate its compatibility with adjacent land uses. In reviewing such a rezoning, the Regional District will require the following information to consider the proposal:

- *An assessment from a qualified Engineer that odours from the proposed treatment facility will not be evident off the premises. Further, the Engineer must state that the treatment facility's equipment is designed to not cause noise or vibration beyond the site's property boundary.*
- *A report which provides the following information:*

  a) *The facility's distance from developed land;*

b) Screening measures, which separate the site from adjacent land uses;

c) Proposed fencing and lighting;

d) Design of the facility including its exterior colour; and

e) Other measures, which help ensure the treatment facility's compatibility with adjacent land uses.

7. The Regional District will not assume responsibility for failed private sewage disposal systems.

8. The Regional District will not install a publicly operated sewer system until the following conditions have been met:

a) The Regional District has, by amendment to this OCP, approved a detailed secondary plan, which fully evaluates the benefits, consequences and costs of a proposed publicly operated community sewer system. The secondary plan shall identify candidate areas for higher density development and evaluate their potential influence on the community's longer term servicing needs.

b) The Regional District has received and approved comprehensive engineering studies and financial analysis, which demonstrate that the system can be established and operated in a cost effective and efficient manner.

c) The Regional District has established a Service Area for the collection, conveyance, treatment and disposal of sewage and received the assent of the electors within that area to raise revenue as necessary to provide that service.

d) The Regional District has adopted the appropriate subdivision servicing and other regulatory bylaws as required.

9. The Land Use Map (Schedule 'C') identifies a Crown owned parcel adjacent to the Kettle River for a publicly owned and operated community sewage treatment plant. This designation is placed on the parcel to protect the option for a Public sewage treatment facility. This designation is based on information contained in the "Report of Water Supply and Wastewater Disposal at Christina Lake" prepared by Kerr Wood Leidal in 1991. This engineering report investigated suitable locations and identified this site as favourable for sewage treatment lagoons in association with a collection system serving the South-End Townsite and Lavalley Point areas. Proposals for private sewage disposal systems serving three or more parcels or dwelling units are subject to Policy 2.9.3.6 of this Water and Sewer services section.

10. If a public community sewer system is established the Regional District will consider developing a regulated pump and haul program to service waterfront and boat access properties.

11. The Regional District supports the eventual integration of existing community water systems.

12. The Regional District shall require a minimum 2000 m2 parcel size for new subdivisions based upon means of sewage disposal other than a publicly owned and operated community sewer system.

SURVEY AND SEWAGE TREATMENT FEASABILITY

The Summer 2018 survey confirmed water quality and lake health are primary concerns for residents. Protecting water quality was also noted as the most important priority for environmental regulation.

The survey results also asked residents if they supported an updated feasibility study for a liquid waste management plan to explore options for a community-based system. 67% of survey respondents supported a new feasibility study.

A sewer feasibility study attempts to answer the question of whether a community sewer system is affordable. A Liquid Waste Management Plan determines whether a sewer system is really the best way of dealing with liquid waste.

In 1997 a plebiscite on was held on whether citizens wanted Liquid Waste Management Plan. The public did not support conducting a management plan.

A feasibility study for a water supply and wastewater disposal in Christina Lake was done by Kerr Wood Leidal Associates in 1991. The findings concluded that the capital costs of a wastewater collection and treatment system for the core area of the lake would cost $7-$8.4 million. To include the outlying areas an additional $6.3 million would be required.

Adjusted for inflation this would be $11.48-$13.78 million to service the core area and an additional $10.33 million to service outlying areas. This only includes capital costs. To date this is the only feasibility study for a sewage treatment plant in the Plan Area.

RECOMMENDATION

Staff recommend that water services and sewer services be separated into their own sections for the draft bylaw to organize policies for the appropriate use.

PROPOSED BYLAW

#Water Services and Community Watersheds

The Plan Area has five water systems: two community water systems (Christina Waterworks District, and the Sutherland Creek Waterworks District) and three private water systems (Christina Lake Water Suppliers Society, Deer Ridge Water Association, Fife Water Users Community). The Regional District owns and operates the Christina Waterworks District.

The Sutherland Creek Waterworks District uses groundwater source, The Christina Waterworks District and the Fife Water Users Community utilize surface water. The source for the Deer Ridge Water association and the Christina Lake Water Suppliers Society is not known (requests for information were made but a response wasn't received information in time for this report) (Map _ – Community Water Service Areas).

Community water systems are expensive to install and maintain, and because of their permanency, tend to have a profound and lasting effect on land use. In order to maintain an efficient service at a reasonable cost over the long term it is important that these systems be developed in relatively densely populated areas and in a manner which complements the anticipated rate and direction of growth. In order to do so it is preferable to coordinate the land use and servicing strategy.

Objectives

The objectives of the Board with respect to Utilities are as follows:

Objectives	Yes/No Comments
To ensure adequate services are provided and coordinated with the appropriate land use	
To ensure developments have appropriate water services for the proposed use and density.	
To encourage designs of water services which promote community safety and sustainability.	

Policies

The policies of the ***Board*** with respect to Water Services are as follows:

Policies	Yes/No Comments
Encourage utility providers to plan their long term facilities having regard for this Plan through referral to the Regional District	
Encourage utilities into multi-purpose corridors which, preferably, follow existing roads or other rights of way;	
Minimum parcel sizes for unserviced lots shall be large enough to sustain independent onsite water.	

The Regional District shall require a minimum 2000m^2 parcel size for new subdivisions connected to a community water system, and 1 hectare when not.	
New campgrounds must be connected to an approved water service.	
The Regional District supports the eventual integration of existing community water systems.	
The Regional District will not assume responsibility for failed private water systems.	
Support additional expansion areas for community water systems and corresponding increases in allowable density only if it can be demonstrated that there is sufficient capacity in the system and that there is a need for additional serviced land;	
Consider the capacity of the existing water services when considering permitted densities and minimum parcel size requirements for the creation of new parcels by subdivision;	
Strive to ensure that permitted land uses and densities in community watersheds and above aquifers used as a source of domestic water are appropriate for the protection of those resources;	
Develop a referral protocol for forestry related activities in community watersheds with the objective of facilitating ongoing communication between forestry companies, water purveyors, the Regional District, and water service providers;	
Support public outreach initiatives regarding water conservation measures;	
Encourage Improvement Districts and water providers to increase public awareness of the sensitivity of Community Watersheds and the location of their boundaries; and	
Encourage the Crown to retain in perpetuity the remaining publicly owned lands in Community Watersheds and to require that those lands be managed to the highest	

standard for water quality, quantity and timing of flow.	
Establish and maintain a direct link between water services and land use and density	
Support the implementation of the Kettle River Watershed Management Plan, and the provision of adequate quality and quantity of water to water users.	
Maintain effective communication links between the Regional District and the water service providers in the Plan Area	
Support public education and subsidy programs aimed at conserving water, protecting groundwater quality, capping abandoned wells, and protecting wellhead areas.	
Support the efforts of water service providers in the implementation of water conservation and drought management plans	
Support the efforts of water service providers in the development and implementation of well head protection plans.	
Discourage higher land use densities and uses that threaten groundwater quality in well head capture zones for community water systems.	
Require an assessment of the potential impacts of proposed land use changes that have a reasonable expectation to significantly influence ground and surface water quality and quantity.	
Work cooperatively with local and senior government agencies to develop watershed management plans that support groundwater recharge, retention and water recycling, and address water quality;	

#Sewage Treatment

Parcels in the Plan Area are serviced with on-site sewage disposal systems. Currently, there is no sewer utility in the Plan Area. The dispersed settlement pattern in the Plan Area means the type of services and utilities commonly found in urban area***s*** are difficult to provide economically and efficiently.

No new sewer systems are anticipated during the life of this Plan. However, there is a strong community interest investigating costs of a sewage treatment service. A sewer system feasibility may be considered if new initiatives arise, for health reasons or following further detailed study through the preparation of a Liquid Waste Management Plan (LWMP).

Objectives

The objectives of the Board with respect to Utilities are as follows:

Objectives	Yes/No Comments
To develop a coordinated land use and sewer servicing strategy.	
To protect groundwater from potential contaminants originating from on-site sewage treatment systems	
To identify and protect the best options for potential waste water treatment service in the Plan Area	
To encourage designs of water and sewer services which promote community safety and sustainability.	
To encourage service providers to consider the community's rural small town atmosphere and high quality of life in the design and provision of utility services.	
To ensure that all private sewer systems needed to support development, are cost effective and efficient and will not eventually need to be replaced by expensive publicly funded services.	

Policies

The policies of the ***Board*** with respect to Sewer Services are as follows:

Policies	Yes/No Comments
Encourage linear utilities into multi-purpose corridors which, preferably, follow existing roads or other rights of way;	
Encourage utility providers to consider the impacts of corridors on the natural environment, viewsheds, settlement patterns, and the long term or ultimate utility needs;	
Minimum parcel sizes for unserviced lots shall be large enough to sustain independent onsite water and sewer services.	
The Regional District shall require a minimum 2000m^2 parcel size for new subdivisions and 1 hectare when not, based upon means of sewage disposal other than a publicly owned and operated community sewer system.	
Commercial campgrounds on the waterfront of Christina Lake or a tributary stream of Christina Lake are subject to the guidelines contained within the Waterfront Environmentally Sensitive Development Permit Area.	
New campgrounds must be connected to an approved sewage disposal system.	
The Regional District will not approve a rezoning, which allows for higher density developments served by a private sewer system until comprehensive engineering studies and financial analysis are provided, which demonstrate a private community sewer system can be established and operated in a cost effective and efficient manner to serve the requested higher density. The applicant must demonstrate to the Regional District that maintenance charges and a 20 year capital replacement fund are	

part of the service contract for the sewage disposal system.	
If a public community sewer system is established the Regional District will consider developing a regulated pump and haul program to service waterfront and boat access properties.	
The implementing bylaws may permit higher density uses such as infill on existing residential lots, townhouses, apartments, multi-family buildings and manufactured home parks, by way of rezoning, if the proposed development is connected to an approved public community sewer system.	
The Regional District will not assume responsibility for failed private sewage disposal systems.	
The site for a private sewage disposal system, serving three or more lots or dwelling units, will require rezoning to evaluate its compatibility with adjacent land uses. In reviewing such a rezoning, the Regional District will require the following information to consider the proposal: An assessment from a qualified Engineer that odours from the proposed treatment facility will not be evident off the premises. Further, the Engineer must state that the treatment facility's equipment is designed to not cause noise or vibration beyond the site's property boundary. A report which provides the following information: a) The facility's distance from developed land; b) Screening measures, which separate the site from adjacent land uses; c) Proposed fencing and lighting; d) Design of the facility including its exterior colour; and	

e) Other measures, which help ensure the treatment facility's compatibility with adjacent land uses.	
The Regional District will not install a publicly operated sewer system until the following conditions have been met: a) The Regional District has, by amendment to this OCP, approved a detailed secondary plan, which fully evaluates the benefits, consequences and costs of a proposed publicly operated community sewer system. The secondary plan shall identify candidate areas for higher density development and evaluate their potential influence on the community's longer term servicing needs. b) The Regional District has received and approved comprehensive engineering studies and financial analysis, which demonstrate that the system can be established and operated in a cost effective and efficient manner. c) The Regional District has established a Service Area for the collection, conveyance, treatment and disposal of sewage and received the assent of the electors within that area to raise revenue as necessary to provide that service. d) The Regional District has adopted the appropriate subdivision servicing and other regulatory bylaws as required.	
The Land Use Map (Schedule '_') identifies a Crown owned parcel adjacent to the Kettle River for a publicly owned and operated community sewage treatment plant. This designation is placed on the parcel to protect the option for a Public sewage treatment facility. *This designation is based on information contained in the "Report of Water Supply*	

and Wastewater Disposal at Christina Lake" prepared by Kerr Wood Leidal in 1991. This engineering report investigated suitable locations and identified this site as favourable for sewage treatment lagoons in association with a collection system serving the South-End Townsite and Lavalley Point areas.	
Support an updated feasibility study for a liquid waste management plan to explore options for a community-based system.	

ATTACHMENTS

Map.

MAP 9. COMMUNITY WATER SERVICES AND KNOWN AQUIFERS

ELECTORAL AREA 'C' / CHRISTINA LAKE OFFICIAL COMMUNITY PLAN BYLAW NO. XXXX

DRAFT

Regional District of Kootenay Boundary

Legend

- Administrative Boundary
- Road
- Stream
- License Lot Line
- Gas Right of Way
- Highway Right of Way
- Hydro Right of Way
- Parcel Boundary
- Railway
- Railway Abandoned Right of way
- Provincial Park
- Known Aquifer
- Community Watershed
- Christina Waterworks District
- Private - Christina Lake Water Suppliers Society \ Mountain Range Utility Corporation?
- Private - Deer Ridge Water Association
- Private - Fife Water Users Community
- Sutherland Creek Waterworks District

Plot Date: October 26, 2016
Intended Plot Size: Arch D (24" x 36")

CONSOLIDATED FOR CONVENIENCE ONLY

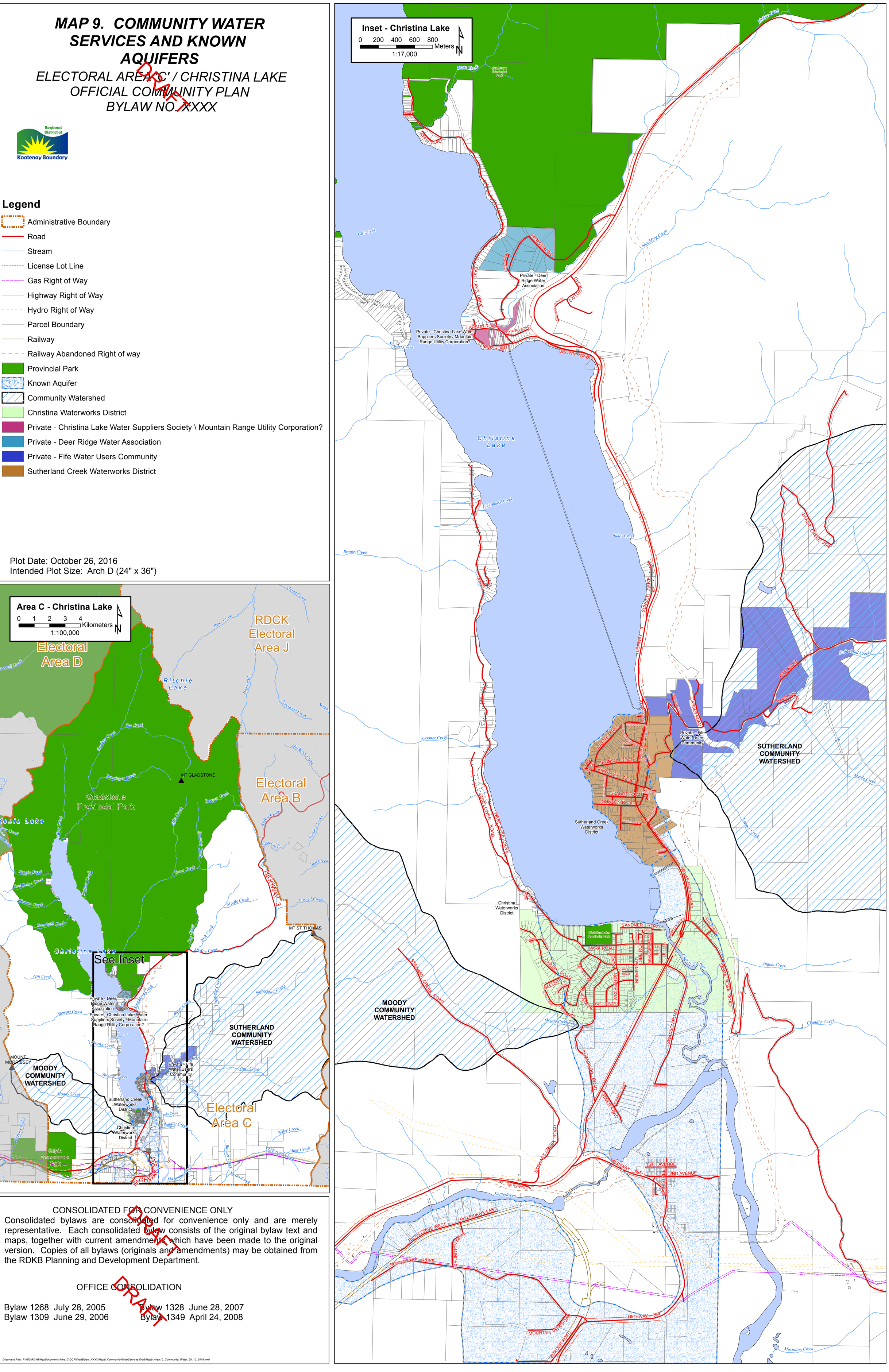
Consolidated bylaws are consolidated for convenience only and are merely representative. Each consolidated bylaw consists of the original bylaw text and maps, together with current amendments which have been made to the original version. Copies of all bylaws (originals and amendments) may be obtained from the RDKB Planning and Development Department.

DRAFT

OFFICE CONSOLIDATION

DRAFT

Bylaw 1268 July 28, 2005
Bylaw 1309 June 29, 2006
Bylaw 1328 June 28, 2007
Bylaw 1349 April 24, 2008



Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, May 1st, 2019

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Ken Gobeil - Senior Planner

Steering Committee Members: Donna Wilchynski, Lewis George, Phil Mody, Jeff Olsen, Jennifer Horahan, Butch Bisaro, Kathy O'Malley, Jason Taylor, Suzanne Paquette, Randy Gniewotta, Dave Bartlett

Regrets: Josh Strzelec, Dianne Wales, Dave Durand, Annie Rioux, Ken Stewart, Rupert Oldroyd, Arlene Peniuk

The meeting began at 3:31 pm.

1.0 Adoption of Agenda and Minutes

That the May 1, 2019 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

- Butch and Suzy accepted.

The April 3rd, 2019 Meeting Minutes were not attached and will be reviewed at the next meeting.

2.0 Public Engagement

- The Committee discussed questions presented in Public Engagement Staff Report.
- Questions require further work to capture information from the sector of Christina Lake not represented in the 2018 OCP Survey, which are the temporary residents including regular seasonal renters, campers, tourists, etc. Survey mostly reached owners.
- Further review of these questions is included in October 2, 2019 meeting notes.

3.0 Solid Waste Management

- The Committee wants there to be more communication and education on where to take recyclables.

    - There was support expressed for re-use centres at landfills;
    - Also, support was expressed for an expanded range of plastics that can be recycled and for a centralized location for all recyclables.
- The Committee also supports no fees for organics and un-treated wood as the tipping fees for these stop people from using the landfills.
- The Committee did not show a preference specifically for one policy or another amongst the options proposed, but they would like the duplicates removed and that the language used be firm and directive.

4.0 Affordable Housing

- The Committee had no comment beyond wanting the duplicates to be removed.

5.0 Property Maintenance and Safety

- Committee would like the duplicates removed from the proposed policies.
- The Committee supports the use of require instead of encourage wherever possible.
- The Committee supports enforcement of an unsightly premises bylaw and would like to understand the tools available to force people to finish their half-complete homes and buildings.

6.0 Water and Sewer

- Committee would like the duplicates removed from the proposed policies.
- No other comments.

7.0 Action Items

- The Committee requested policies around pop-up stores, seacans, and food trucks.
- The Committee feels that because these operations don't pay land taxes and therefore are not financially contributing to the community, they are given preferential treatment.

8.0 Adjournment

The meeting was adjourned at approximately 7:30pm.

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, October 2nd, 2019

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Jeff Olsen, Randy Gniewotta, Kathy O'Malley, Suzanne Paquette, Phil Mody, Dave Durand, Annie Rioux, Butch Bisaro

Regrets: Josh Strzelec, Dianne Wales, Arlene Peniuk, Jason Taylor, Donna Wilchynski, Jennifer Horahan, Lewis George, Rupert Oldroyd, Dave Bartlett,

The meeting began at 5:59pm.

1.0 Adoption of Agenda and Minutes

That the October 2nd, 2019 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

- Moved to include agenda item for an update on the Columbia Western Rail Trail proposed designation change
- Butch and Suzy accepted.

That the April 3rd, 2019 Electoral Area 'C'/Christina Lake OCP Review meeting minutes be approved.

- Annie and Suzy accepted

The May 1st, 2019 Electoral Area 'C'/Christina Lake OCP Review meeting minutes require further revision with input from committee members and will be presented for approval at the November 6th, 2019 meeting.

2.0 Timeline – past meetings and proposed

- The Committee confirmed that the first Wednesday of every month is a workable evening for members to meet at 6 pm. One member found the 6 pm time challenging meet at times, as it conflicts with work obligations.
- Committee suggested that a meeting on the first week of December could work, as would one on the first Wednesday of January.

- Committee suggested that late July or early August Open House would be the best time to reach the seasonal residents in Christina Lake.
- Homecoming is the 2nd weekend of July. Committee suggest having a booth set up at Homecoming, have a simple survey, with 5-10 questions, available on an iPad.
- Committee suggested online engagement tools be used to reach out to seasonal residents who are not property owners in Christina Lake. Have questions posted on JointheConversation.rdkb.com to gain input from people who would not have been included in the 2018 survey, including as stated in the March 6th, 2019 notes:
    - Type of resident (e.g. full time vs. seasonal residents)
    - Tenancy (e.g. own, rent, air bnb, camp)
    - Length of stay (year round, seasonal, weekly, etc.)
- Committee edited the questions included in the Public Engagement staff report prepared for the May 1, 2019 meeting were proposed and questions proposed are as follows:
    - Do you live at Christina Lake? Do you have your primary residence at Christina Lake?
    - What seasons do you spend at Christina Lake? For what length of time? (Could be listed month by month, or by number of days).
    - What type of accommodation do you have at Christina Lake (own home, rental home, motel/hotel/hostel, camping/tent/RV)?
    - Do you think there is a shortage in the following types of accommodation (House (to own); house (long term rental); house (short term rental); camping- RV; camping-tent; motel/hotel; hostel; other – please specify)?
    - If you are a seasonal or part time resident, how many years have you been to Christina Lake? (1 year; 2-5 years; 5-10 years; 10 years or more)
    - If you are a seasonal or part-time resident, does Christina Lake have the services/resources you need? (If not, what is missing?)
    - If you are a full-time resident, or considering a move to live full-time at Christina Lake, does Christina Lake have the services you want/need to stay? (If no, what is missing?)
    - What would you estimate the population is at Christina Lake on July 31st? How about on December 31st?
    - What do you view as the centre, or 'hub', of the community?
        - Welcome Centre; Highway commercial area; School and south end; pickle ball courts, marina, parks; other
    - Is there a need for more commercial space?
    - Where would you encourage new businesses to set up in this area?
    - Are you aware of the OCP and Zoning Bylaws for the Christina Lake area? If yes, where do you find them? If no, provide them with where they are located.
    - Are you aware of the OCP review and how the outcomes from the review may affect Zoning regulations?
- Committee suggested posting questions on JointheConversation and running the survey throughout the winter, up until a little after the Open House in July.

3.0 Update on Rail Trail proposed designation change

- No decision has been made yet on the designation change and more information is to come from Tara DeCourcy, District Manager with Forests, Lands, Natural Resource Operations and Rural Development.
- There are maintenance costs on stretches of the trail that are prohibitive, due to complex terrain and complex engineered features.
- Portions of the trail are being used by vehicles, including those of the forest industry.
- It is uncertain whether these trails could be safely maintained without the designation change, where the primary use would be by hikers and cyclists.

4.0 Transportation

- Committee did not have time for a full review of the Transportation Staff report, however a few additions were suggested for the list of transportation features in the Plan Area:
    - Railway (including addition of railway symbology to the Transportation map)
    - Promenade Trail
- Committee asked whether there was a distinction on the map between FSR roads and other types of resource roads and wondered whether mtn bike trails would be shown on the map too.
- It was suggested that perhaps we wouldn't put the mountain bike trails on the map unless we thought of them as trails used for transportation.
- Full review of policies deferred until next meeting.

5.0 Natural Resources

- Language in report confusing, conflating Environmental Sensitive Areas with Natural resources.

6.0 Action Items

- Policies around pop-up stores, seacans, and food trucks to be discussed at upcoming Steering Committee meeting once a range of policy options have been explored and compiled for consideration.
- Senior Planner to request GIS to make suggested additions to Transportation map.
- Senior Planner to make adjustments to the Transportation staff report for full review by Committee next meeting.
- Senior Planner to make adjustments to the Natural Resources staff report to clarify intent of report.

7.0 Adjournment

The meeting was adjourned at approximately 8:00pm.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue TBC
Christina Lake

6:00 pm, October 2, 2019

1. Adoption of Agenda and Minutes
    - Review of May 1, 2019 Meeting Minutes
    - Pop-up Stores, Seacans, Food Trucks
2. Progress to Date and Timeline
3. Transportation
4. Natural Resource
5. Adjournment

Tentative Schedule of Meetings – October 2019

Normal meeting schedule: 6:00PM, 1st Wednesday of every month

Summer hours: 7:00PM, 1st Wednesday of the Month (May-August)

Mtg. #	Month	Comment
2018		
--	January 2018	No Meeting
1	February 2018	Oct 2017 Table Talk Review Framework and Scope of OCP Community Overview
--	March 2018	No Meeting
2	April 2018	Guiding Principles Greenhouse Gas Reduction targets, policies and actions Natural Hazards
3	May 2018	Draft Survey
--	June 2018	No Meeting
--	July 2018	No Meeting
4	August 2018	Survey Results Open House (survey results)
--	September 2018	No Meeting
5	October 2018	Environmentally Sensitive Areas Heritage Resources
--	November 2018	No Meeting
--	December 2018	No Meeting
2019		
--	January 2019	No Meeting
--	February 2019	No Meeting
6	March 2019	Agricultural Resources Sand and Gravel Deposits

7	April 2019	Utilities
8	May 2019	Solid Waste Management Affordable Housing Property Maintenance and Safety Sewage Treatment and Water Services
--	June 2019	No Meeting
--	July 2019	No Meeting
--	August 2019	No Meeting
--	September 2019	No Meeting
Going Forward (Proposed):		
11	October 2019	Transportation Natural Resource
12	November 2019	Residential Land Use Designations Resource Land Use Designations Recreational Land Use Designations
--	December 2019	No Meeting
2020		
13	January 2020	Agricultural Land use Designations Commercial and Industrial Land Use Designations
14	February 2020	Development Permit Areas
15	March 2020	Catch-up Meeting (as required) – or – Draft Revised OCP
16	April 2020	Draft Revised OCP
--	May 2020 (Summer Hours)	Draft Revised OCP
--	June 2020	Open House
--	July 2020	Open House
--	August 2020	Referrals
--	September 2020	Public Meeting

Regional District of Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of October 2, 2019

Transportation

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

The *Local Government Act* requires that OCPs include statements and map dedications concerning Transportation within the Plan Area. The purpose of this report is to outline recommendations for objectives and basic policies regarding Transportation in the Plan Area.

Background

The Province is responsible for highways and roads in the Plan Area. The transportation network, which includes highways and secondary roads, and resource roads.

The existing transportation network in the Plan Area consists of the following:

- Highway 3.
- Highway 395, which accesses the border with the USA, south of Christina Lake.
- A number of secondary roads serving local needs.
- Resource Roads.
- The Trans Canada Trail, which connects the Plan Area to Grand Forks and to the Kootenays in the East.
- Recreation trails, for motorized and non-motorized activities.

There are no immediate plans to expand the existing system of highways and secondary roads.

The current Official Community Plan has Section 2.8, which outlines goals and objectives for Transportation in the Plan Area.

Current Bylaw

2.8 Transportation

2.8.1 Goals

- People and goods are able to move safely within and through the community

2.8.2 Objectives

- To encourage a transportation network comprised of roads and pathways for pedestrians, bicycles and other forms of non-motorized movement.
- To protect use of the lake surface as a transportation corridor and to ensure appropriate access is available for boat access residents.
- To seek and encourage alternative forms of environmentally sustainable means of transportation within and through the community.
- To support the development by the Ministry of Transportation of a functional and safe system of roads to serve both local and Provincial needs.

2.8.3 Policies

1. The Regional District will cooperate with the Ministry of Transportation in addressing transportation, safety and access issues throughout Area 'C'.
2. The Regional District shall maintain appropriate off-street parking standards in the implementing bylaws to help ensure vehicles are not parked on public roads impeding traffic flows.
3. Special consideration will be directed towards separating pedestrian and motorized traffic in the general commercial area at the South-End Townsite near the elementary school. This could be achieved through the subdivision and development permit process or more directly through the establishment of a subdivision servicing bylaw requiring the construction of walkways as a condition of development.
4. The Regional District will encourage the Province not to allow occupation of the lake surface by commercial uses without an appropriate land base which is permitted in the implementing zoning bylaws.
5. The Regional District is prepared to actively participate in the preparation of management plans for pedestrian walkways, trails and railway grades should such opportunities arise.
6. The Regional District does not support the extension of West Lake Drive or East Lake Drive beyond Lighthouse Point and Texas Point, respectively.
7. The Regional District will undertake an initiative to identify an appropriate location for a potential boat moorage area within walking distance of local businesses. The boat moorage area would be primarily intended for boat-access residents desiring

pedestrian access to stores and restaurants. The Regional District may consider developing the boat moorage area as part of a community parks service function, should one be established.

8. The Regional District may consider cooperating with the Ministry of Transportation to delineate and maintain a walkway along Kingsley Road for use by pedestrians.
9. Support the development and maintenance of trails for active transportation, including, but not limited to the Promenade Trail that is identified in the Christina Lake Parks Plan.
10. To support and encourage the Ministry of Transportation to include bike lanes and pedestrian walkways in the highway right of way when resurfacing the highway network.

Recommendation

Staff recommend that the following objectives and policies regarding 'Transportation' be included in the draft bylaw.

Objectives

The objectives of the Board with respect to the 'Transportation' are as follows:

Objectives	Yes/No Comments
To encourage the development of a safe, efficient and functional transportation network for vehicles and non-vehicular traffic that minimizes environmental harm.	
To encourage the Province and its contractors to apply Provincial Best Management Practices (Develop With Care) to road construction and maintenance activities.	
To encourage a healthy, active lifestyle through increased walking and biking, by encouraging the development and use of non-motorized transportation corridors.	

Policies

The policies of the ***Board*** with respect to the 'Transportation' are as follows:

Policies	Yes/No Comments
Support the Province's efforts to develop a safe and functional roadway system.	
Adequate off-street parking provisions shall be contained in the implementing bylaws to minimize congestion and promote the safe use of the transportation network.	
Support the planning and development of roads which best serve the traffic needs of the Plan Area while having a minimal impact on the area's existing residential, rural, agricultural and environmental qualities.	
Encourage the development of secondary emergency access routes for growth areas.	
Encourage the Ministry of Transportation and Infrastructure to refer subdivision plans within wildfire interface areas to the Fire Chief or the Emergency Management Coordinator.	
Support the development and maintenance of trails for active transportation.	
To support and encourage the Ministry of Transportation to include bike lanes and pedestrian walkways in the highway right of way when resurfacing the highway network.	
Encourage the Province to minimize soil disturbance and remediate disturbed soils in a timely manner following maintenance activities.	
Collaborate with the Province to manage the cumulative effects of resource road development and maintenance.	

Attachments

Maps – Transportation

Regional District of Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of October 2, 2019

Natural Resources

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

The *Local Government Act* does not require that OCPs include statements and map dedications concerning Natural Resources within the Plan Area. However, the current Official Community Plan has a large area designated as Natural Resource and has policies that give guidance on these areas. The purpose of this report is to outline recommendations for objectives and basic policies regarding Natural Resources in the Plan Area.

Background

The current Official Community Plan has Section 2.4, which outlines goals, objectives, and policies for Natural Resource in the Plan Area.

Current Bylaw

2.4 Natural Resource

2.4.1 Goals

- Natural resource areas are reserved for biological diversity, wildlife habitat and for resource-based activities.
- Natural resource lands are managed in a manner which enhances protection from wildfire.

2.4.2 Objectives

- To encourage Provincial agencies with jurisdiction to protect Crown Land from sale or lease in the Natural Resource designation.
- To encourage Provincial agencies having jurisdiction to manage natural resources in an environmentally sustainable manner.
- To recognize that protecting water quality and the natural environment is vital to the community's long term well being.
- To recognize that natural resource lands provide valuable recreational opportunities.
- To encourage public awareness of wildfire risks.

- To encourage preservation of agricultural land and encourage environmentally sustainable farming.

2.4.3 Policies

1. Those areas which are considered suitable as Natural Resource are identified on the Land Use Map.
2. The permitted uses within the Natural Resource Area shall be limited to include single family dwellings, agriculture and logging activities such as silviculture and woodlot operations.
3. The minimum parcel size for subdivision in Natural Resource Areas shall be 50 ha.
4. If the existing parcel is at least twice the area of the minimum parcel size required in the zoning bylaw for subdivision, a second dwelling shall be allowed provided it is sited in a manner that would allow for future subdivision which meets bylaw requirements. Parcels of land within the Agricultural Land Reserve are also subject to the regulations of the Agricultural Land Commission, which include limiting the second dwelling to a temporary dwelling.
5. Provincial agencies responsible for the resource management of Crown Land in Area 'C' are encouraged to recognize that the Christina Lake basin is a consumptive watershed and to manage the environment and view shed accordingly. Intact forested slopes surrounding Christina Lake are considered a community asset.
6. The Regional District will work with Provincial agencies and the local Fire Department to develop guidelines for new developments to reduce the risk of catastrophic wildfires, mudslides, floods and other natural hazards.

Environmentally Sensitive Areas and Natural Resources

The objectives and policies contained within the proposed Environmentally Sensitive Areas section of the draft bylaw include a number of the goals and objectives within the Natural Resources section of the current bylaw. These include objectives and policies for biodiversity and wildlife habitat, in the form of providing habitat for red- and blue-listed species, as well as supporting implementation of watershed plans, and preservation of riparian areas.

Since these concepts are being addressed in another section of the OCP, which provides guidance for the entire plan area, the focus of the natural resource policy can be on areas where Resource Use, as defined below, would be the primary use and interest for those areas.

Resource use means a use providing for the conservation, and management of natural resources and extraction and processing of primary forests materials, and the extraction, grading, crushing, and processing of mineral resource.

Recommendation

Staff recommend that Natural Resource be included as a designation for the draft bylaw which encompasses Crown Lands within the Plan Area primarily used for resource use as defined above.

Objectives

The objectives of the Board with respect to the 'Natural Resource' designation are as follows:

Objectives	Yes/No Comments
Natural resource areas are reserved for resource use.	
To encourage wise use of natural resources, ensuring long-term community stability and prosperity.	
Natural resource lands are managed in a manner which enhances protection from wildfire.	

Policies

The policies of the ***Board*** with respect to the 'Natural Resource' designation are as follows:

Policies	Yes/No Comments
Encourage Provincial agencies with jurisdiction to protect Crown Land from sale in the Natural Resource designation.	
Build public awareness of wildfire risks in natural areas.	
Build awareness of recreational resources available throughout the 'Natural Resource' designation.	
Encourage management of resource extraction activities in the 'Natural Resource' designation that takes into consideration the impacts of those activities on recreational activities and the natural environment.	
Work cooperatively with local and senior government agencies to develop watershed management plans that support groundwater recharge, retention and water recycling, and address water quality;	
In addition to resource use, permitted uses in the 'Natural Resource' designation may include, but not necessarily be limited to: agriculture, campground, and accessory building and structures.	
The minimum parcel area required for new parcels created by subdivision in the 'Natural Resource' designation is 50 ha.	

Attachments

Maps – current OCP Designations and Zoning
Staff Report for Environmentally Sensitive Areas

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of October 3rd, 2018

Environmentally Sensitive Areas

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

Official Community Plan (OCPs) must include restrictions on the use of land that is environmentally sensitive to development. The purpose of this report is to describe the approach used in the current OCP and present options for consideration for the draft revised OCP.

BACKGROUND

The current OCP recognizes that the community acknowledges it must protect the natural environment and rural character, which appeal to both the permanent and seasonal residents (Section 1.4 Community Values). However, the OCP includes some detail regarding what is considered environmentally sensitive, with the current emphasis being on the Environmentally Sensitive Waterfront Development Permit Area. There are policies regarding the environment and/or environmentally sensitive areas under the following Sections:

- 2.2 Waterfront Commercial
- 2.4 Natural Resource
- 2.7 Parks and Recreational
- 2.11 Lakeshore
- 2.12 Natural Hazards
- 2.13 Residential and Rural

The results of the Electoral Area 'C'/Christina Lake OCP Survey indicated the following with regards to environmental concerns, environmentally sensitive areas regulation and parks and recreation:

Environmental Concerns. Please indicate your level of concern regarding the following environmental issues[1]:

	1	2	3	4	5	Total	WA
a) Water Quality	11	2	12	46	412	483	**4.8**
b) Aquatic Invasive Species	14	10	25	68	366	483	**4.6**
c) Wildfire Risk	11	11	32	77	349	480	**4.6**
d) Land Based Invasive Species	19	14	81	119	249	482	**4.2**
e) Foreshore Erosion / Riparian Areas	33	25	97	101	216	472	**3.9**
f) Other: Flooding, light pollution, boats eroding shore, unmaintained and leaking septic systems, wildlife corridors, logging in watersheds							

Environmental Regulation. How important is it that the RDKB do the following:

	1	2	3	4	5	Total	WA
a) Continue to protect water quality within the Environmentally Sensitive Waterfront Development Permit Area (which applies to lands which border Christina Lake or any tributary stream).	19	18	48	85	314	484	**4.4**
b) Increase the amount of land for parks and trails (for recreation and environmental protection)	48	38	135	108	148	477	**3.6**

Parks and Recreation. What are the priorities for parks and open spaces in Electoral Area 'C'/Christina Lake?

	1	2	3	4	5	Total	WA
a) Protection and conservation of sensitive habitat and species at risk within parks and recreational areas	41	29	91	114	196	471	**3.8**

[1] On a scale of 1 to 5 how important it is for the OCP to address the following issues: (1 being not important, 5 being very important)

The BC Ministry of Environment describes Environmentally Sensitive Areas (ESAs) as: any parcel of land that already has, or with remedial action could achieve, desirable environmental attributes. These attributes contribute to the retention and/or creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover and similar vital ecological functions. ESAs range in size from small patches to extensive landscape features. They can include rare or common habitats, plants and animals.

Benefits of ESAs include, but are not limited to, the following:

- Enhanced quality of places where people live, work and play
- Improved value (properties worth 5-15% more near green-spaces)
- Free services: ecosystem services such as storm-water management, absorption of atmospheric pollutants, plant pollination, etc.
- Maintaining Biodiversity

Map # shows ***environmentally sensitive areas*** that have been identified in the ***Plan Area***, and Map # shows locations of selected ***red-*** and ***blue-listed species***. Benefits of environmentally sensitive areas include, but are not limited to, the following: enhanced quality of places where people live, work and play; improved value (properties worth 5-15% more near green-spaces); effective delivery of ecosystem services such as storm-water management, absorption of atmospheric pollutants, and plant pollination; and maintaining biodiversity. Environmentally sensitive areas are susceptible to damage and are in danger of disappearing.

The following protections of environmentally sensitive areas are already in place in the Plan Area:

- Provincial Parks: Gladstone, Gilpin Grasslands and Christina Lake Provincial Park
- Provincial Wildlife Habitat Areas
- Provincial UREPs (Use Recreation and Enjoyment of the Public) – North Bank of Kettle River at the end of Swanson Road (Dog Park), perimeter surrounding Christina Lake Golf Course to the natural boundary of the Kettle River
- Regional District owned, governed, or leased lands (e.g. Christina Lake Community and Nature Park)
- Other Provincial land
- Parcels owned by stewardship organizations (if any)
- Lands in the Agricultural Land Reserve and Rural Resource land use designation to some degree, due to the restrictions on subdivision in those land use designations
- Private land whose owners voluntarily use 'Beneficial Management Practices' on their farm or 'Best Management Practices' (Develop with Care: Environmental Guidelines for Urban and Rural Development in BC) on their land.

This Plan includes several measures to restrict the use of land in environmentally sensitive areas through policy direction such as:

- Maintaining high minimum parcel sizes for agricultural and other resource lands.
- Restricting permitted uses.
- Encouraging the use of 'Beneficial Management Practices' through the Environmental Farm Plan Program and 'Best Management Practices' (Develop with Care).
- Using re-zoning requests as a trigger to require land owners to identify and map environmentally sensitive areas, and present management plans that address how potential impacts will be addressed.
- Considering cluster development proposals that maintain environmentally sensitive areas as described in detail in Section # of this Plan.

Invasive plant species, both terrestrial and aquatic are increasingly a concern within the *Plan Area.* These species have been brought into the *Plan Area*, either accidently or intentionally. These plants are highly competitive and can take over native plant species relatively quickly, which can have negative consequences on the ecology of environmentally sensitive areas, as well as agricultural production systems.

RECOMMENDATIONS

Staff recommends that objectives and policies regarding 'Environmentally Sensitive Areas' be included in a new section in the revised Plan, which would include portions of the background information described above and the following objectives and policies which are presented below for discussion.

Objectives

The objectives of the *Board* with respect to environmentally sensitive areas are as follows:

Objectives	Comments	Yes or No Comments
To restrict development activities in the Plan Area that could have negative impacts on environmentally sensitive areas in order to maintain their long term benefits to the environment and the public	Modified from 2.12.2.2	
To identify environmentally sensitive areas, including corridors that provide linkages between those locations for red- and blue-listed species of plants and animals	New	
To encourage wise use of natural resources, ensuring long-term community stability and prosperity	Modified from 2.4.2.2 and 2.4.2.3	

Policies

The policies of the *Board* with respect to environmentally sensitive areas are as follows:

Policies	Comments	Yes or No Comments
Support the creation of a sensitive ecosystem inventory for the *Plan Area* including developing a connectivity strategy between those sensitive ecosystems	New	
Support the Province's use of existing legislative tools to protect environmentally sensitive areas on Crown land	New	
Share local knowledge of environmentally sensitive areas through the Provincial referral process	New	
Integrate environmental considerations into land use decision making	New	
Support the implementation of the Christina Lake Watershed Management Plan and the Kettle River Watershed Management Plan and consult the plans when reviewing development proposal within environmentally sensitive areas.	New	
Encourage and support a spirit of cooperation and stewardship between government agencies, private companies and individuals that use Crown land	Modified from 2.7.2.2 and 2.7.2.4	
Discourage the placement of new utility corridors, road rights of way, and other corridor uses that could negatively impact environmentally sensitive areas and connectivity between those areas	New	
Require, as part of re-zoning applications, inventories and management plans for riparian areas including wetlands; sensitive ecosystems; species at risk; grasslands;	Modified from 2.12.3.4	

migration routes; old growth management areas; and cliffs and bluffs		
Consider clustering and density bonuses for development proposals that protect and enhance environmentally sensitive areas and connectivity corridors	New	
Encourage protection of environmentally sensitive areas through the establishment of new parks where possible, and the management of existing parks, and consider the use of conservation covenants for the same	New	
Consider adding regulations within the implementing zoning bylaw for parcel coverage, which would restrict the amount of impermeable surface permitted on a parcel.	New	
Consider adding regulations within the implementing zoning bylaw for retaining walls, which would avoid the use of retaining walls at the natural boundary and require more natural treatment including rock, vegetation and other natural material to create stable slopes.	New	
Consider the use of legislative tools including additional development permit areas for protection of the natural environment, its ecosystems and biological diversity to protect environmentally sensitive areas	New	
Raise awareness of and encourage private land owners to use Provincial best management practices for development on their properties	New	
Raise awareness of terrestrial and aquatic invasive plants and animals and methods to control their spread	New	

Support the continuation of the Milfoil Control Program which is focused on the removal of invasive milfoil within Christina Lake	New	
Advocate to the Province to expand aquatic invasive species removal programs to include more species such as the fragrant water lily.	New	
Support the efforts of the Christina Lake Stewardship Society and other stewardship groups with similar mandates in their stewardship of the diverse ecosystems and habitats of the *Plan Area.* Forms of assistance may include in-kind support of RDKB staff, funding and letters of support for grant funding.	New	
Encourage farm operators to participate in the Environmental Farm Plan process for their operations	New	

ATTACHMENTS

Environmentally Sensitive Areas Map will be available at October 3rd meeting

Locations of Selected Red and Blue Listed Species Map will be available at October 3rd meeting

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, November 6th, 2019

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Kathy O'Malley, Suzanne Paquette, Phil Mody, Dave Durand, Annie Rioux, Dianne Wales, Jason Taylor, , Jennifer Horahan, Lewis George

Guest: Donna Wilchynski

Regrets: Josh Strzelec, Arlene Peniuk, Dave Bartlett, Jeff Olsen, Randy Gniewotta, Butch Bisaro

The meeting began at 6:01pm.

1.0 Adoption of Agenda and Minutes

That the November 6th, 2019 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

- Annie and Suzy accepted.

That the May 1st, 2019 Electoral Area 'C'/Christina Lake OCP Review meeting minutes be approved.

- Lewis and Suzy accepted.

That the October 2nd, 2019 Electoral Area 'C'/Christina Lake OCP Review meeting minutes be approved.

- Annie and Suzy accepted.

2.0 Timeline – past meetings and proposed

- Change to the date for the December 2019 meeting, to accommodate the Christina Lake Committees' Christmas Party. Meeting will now happen on Tuesday, December 3, 6:00-8:00pm.

3.0 Transportation

- Request was made for update on Trans-Canada Trail designation change and there was a discussion about the balancing of values for the use of trails.
- Maintenance costs for parts of the trail cannot be covered if the trail remains exclusively for recreation use, however if the Section 16 trail designation is cancelled this would permit the use of the trail for forestry transportation purposes and mean that forestry companies would be involved in the maintenance of the road.
- However, recreation on the trail is impacted by the use of the trail by trucks and cars.
- Committee member suggested that we could include a policy in the OCP that outlines the desire for the trail to be dedicated for non-motorized recreational use.
- Concerns were raised that this policy would impact those who use their ATVs on the trail and for property owners who can only access their properties along the rail trail.
- It was suggested that the question could be put to the public, either as part of the OCP survey that will be on the website or as a separate item so as not to conflate the two information gathering techniques.
- It was discussed that perhaps appropriate signage outlining activities allowed on different sections of the trail could help enforce trail usage policies on different parts of the trail.
- It was suggested that there should be a descriptor for the location of the Promenade trail.
- Include policies number 4 & 7 from the current OCP's Transportation section.
- Include a policy encouraging signage within community for directions to landmarks.
- Include a policy concerning signage for parking along busy roadways, where congestion is common.
- Reflect these three policy additions in the objectives, lake coverage, public dock, and signage.
- Change use of "active transportation" to non-motorized.
- Add "and Infrastructure" to Ministry of Transportation to proposed policy 7.

4.0 Natural Resource

- The name of the land use designation calls to mind a number of resources for committee members and a description of the land base and the types of materials considered to be natural resources may help to clarify this at the outset.
- Committee suggested the sentence, "Natural Resources reflect a desire for reserving lands for resource based activities while preserving biodiversity and habitat," under Intent for Natural Resource be included in objectives/policies with reference to responsible reclamation and sensitive implementation.
- Committee suggested that other natural hazards such as flood and drought be included alongside of wildfire (in third objective and in second policy).
- Committee suggested that in the fourth objective include language for water protection beyond just water quality.

- Committee suggested that the fourth policy include the mediation of impacts on neighbours well-being/homes.
- Committee suggested that the fifth policy include a reference to the Kettle Valley Watershed Plan.
- Committee suggested that seventh policy should include reference that forestry companies need to manage for wildfire, that the word ‘intact’ be removed and that forests must be managed accordingly to it being considered a community asset.

5.0 Action Items

1) Senior Planner to assess scope of survey to see if there is a place for question on Trans Canada Trail usage.

2) Senior Planner to define term natural resources.

3) Senior Planner will make edits throughout objectives and policies.

6.0 Adjournment

The meeting was adjourned at 7:49pm.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue:

Christina Lake
Welcome Centre

6:00 pm, November 6, 2019

1. Adoption of Agenda and Minutes
    - May 1, 2019 Meeting Minutes
    - October 2, 2019 Meeting Minutes
2. Timeline
3. Transportation
4. Natural Resource
5. Adjournment

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, May 1st, 2019

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Ken Gobeil - Senior Planner

Steering Committee Members: Donna Wilchynski, Lewis George, Phil Mody, Jeff Olsen, Jennifer Horahan, Butch Bisaro, Kathy O'Malley, Jason Taylor, Suzanne Paquette, Randy Gniewotta, Dave Bartlett

Regrets: Josh Strzelec, Dianne Wales, Dave Durand, Annie Rioux, Ken Stewart, Rupert Oldroyd, Arlene Peniuk

The meeting began at 3:31 pm.

1.0 Adoption of Agenda and Minutes

That the May 1, 2019 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

- Butch and Suzy accepted.

The April 3rd, 2019 Meeting Minutes were not attached and will be reviewed at the next meeting.

2.0 Public Engagement

- The Committee discussed questions presented in Public Engagement Staff Report.
- Questions require further work to capture information from the sector of Christina Lake not represented in the 2018 OCP Survey, which are the temporary residents including regular seasonal renters, campers, tourists, etc. Survey mostly reached owners.
- Further review of these questions is included in October 2, 2019 meeting notes.

3.0 Solid Waste Management

- The Committee wants there to be more communication and education on where to take recyclables.

DRAFT

Proposed Schedule of Meetings (2019-2020)

Normal meeting schedule: 6:00PM, 1st Wednesday of every month

Summer hours: 7:00PM, 1st Wednesday of the Month (May-August)

2019		
11	October 2	Public Engagement Transportation
12	November 6	Transportation Natural Resource
13	December 4	Resource Land Use Designations Agricultural Land Use Designations
2020		
14	January 8	Recreational Land Use Designations Commercial and Industrial Land Use Designations
15	February 5	Residential Land Use Designations
16	March 4	Development Permit Areas
17	April 1	Catch-up Meeting (as required) – or – Draft Revised OCP
18	May 6 (Summer Hours)	Draft Revised OCP
19	June 3	Draft Revised OCP
--	July	Open House (Homecoming Booth)
--	August	Open House
--	September	Referrals
--	October	Public Hearing

Electoral Area 'C'/Christina Lake OCP
Steering Committee Staff Report

Updated for meeting of November 6, 2019

Transportation
Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

The *Local Government Act* requires that OCPs include statements and map dedications concerning major roads within the Plan Area. The purpose of this report is to outline recommendations for objectives and basic policies regarding transportation in the Plan Area.

Background

The Province is responsible for highways and roads in the Plan Area. The transportation network, which includes highways and secondary roads, and resource roads.

The existing transportation network in the Plan Area consists of the following:

- Highway 3.
- Highway 395, which accesses the border with the USA, south of Christina Lake.
- A number of secondary roads serving local needs.
- Resource Roads.
- The Burlington Northern Railway.
- The Trans Canada Trail, which connects the Plan Area to Grand Forks and to the Kootenays in the East.
- The Promenade Trail.
- Recreation trails, for motorized and non-motorized activities.

There are no immediate plans to expand the existing system of highways, secondary roads or railways.

The current Official Community Plan has Section 2.8, which outlines goals and objectives for Transportation in the Plan Area.

Current Bylaw

2.8 Transportation

2.8.1 Goals

- People and goods are able to move safely within and through the community

2.8.2 Objectives

- To encourage a transportation network comprised of roads and pathways for pedestrians, bicycles and other forms of non-motorized movement.
- To protect use of the lake surface as a transportation corridor and to ensure appropriate access is available for boat access residents.
- To seek and encourage alternative forms of environmentally sustainable means of transportation within and through the community.
- To support the development by the Ministry of Transportation of a functional and safe system of roads to serve both local and Provincial needs.

2.8.3 Policies

1. The Regional District will cooperate with the Ministry of Transportation in addressing transportation, safety and access issues throughout Area 'C'.
2. The Regional District shall maintain appropriate off-street parking standards in the implementing bylaws to help ensure vehicles are not parked on public roads impeding traffic flows.
3. Special consideration will be directed towards separating pedestrian and motorized traffic in the general commercial area at the South-End Townsite near the elementary school. This could be achieved through the subdivision and development permit process or more directly through the establishment of a subdivision servicing bylaw requiring the construction of walkways as a condition of development.
4. The Regional District will encourage the Province not to allow occupation of the lake surface by commercial uses without an appropriate land base which is permitted in the implementing zoning bylaws.
5. The Regional District is prepared to actively participate in the preparation of management plans for pedestrian walkways, trails and railway grades should such opportunities arise.
6. The Regional District does not support the extension of West Lake Drive or East Lake Drive beyond Lighthouse Point and Texas Point, respectively.
7. The Regional District will undertake an initiative to identify an appropriate location for a potential boat moorage area within walking distance of local businesses. The boat moorage area would be primarily intended for boat-access residents desiring

pedestrian access to stores and restaurants. The Regional District may consider developing the boat moorage area as part of a community parks service function, should one be established.

8. The Regional District may consider cooperating with the Ministry of Transportation to delineate and maintain a walkway along Kingsley Road for use by pedestrians.
9. Support the development and maintenance of trails for active transportation, including, but not limited to the Promenade Trail that is identified in the Christina Lake Parks Plan.
10. To support and encourage the Ministry of Transportation to include bike lanes and pedestrian walkways in the highway right of way when resurfacing the highway network.

Recommendation

Staff recommend that the following objectives and policies regarding 'Transportation' be included in the draft bylaw.

Objectives

The objectives of the Board with respect to the 'Transportation' are as follows:

Objectives	Current/New/Modified	Yes/No Comments
To encourage the development of a safe, efficient and functional transportation network for vehicles and non-vehicular traffic that minimizes environmental harm.	Modified from 2.8.2 Objectives	
To encourage the Province and its contractors to apply Provincial Best Management Practices (Develop With Care) to road construction and maintenance activities.	Modified from 2.8.2 Objectives	
To encourage a healthy, active lifestyle through increased walking and biking, by encouraging the development and use of non-motorized transportation corridors.	Modified from 2.8.2 Objectives	

Policies

The policies of the ***Board*** with respect to the 'Transportation' are as follows:

Policies	Current/New/Modified	Yes/No Comments
Support the Province's efforts to develop a safe and functional roadway system.	Modified from 2.8.3.1 Policies	
Adequate off-street parking provisions shall be contained in the implementing bylaws to minimize congestion and promote the safe use of the transportation network.	Modified from 2.8.3.2 Policies	
Support the planning and development of roads which best serve the traffic needs of the Plan Area while having a minimal impact on the area's existing residential, rural, agricultural and environmental qualities.	New	
Encourage the development of secondary emergency access routes for growth areas.	New	
Encourage the Ministry of Transportation and Infrastructure to refer subdivision plans within wildfire interface areas to the Fire Chief or the Emergency Management Coordinator.	New	
Support the development and maintenance of trails for active transportation, including but not limited to the Promenade Trail.	Modified 2.8.3.9 Policies	
To support and encourage the Ministry of Transportation to include bike lanes and pedestrian walkways in the highway right of way when resurfacing the highway	Modified 2.8.3.10 Policies	

network.		
Encourage the Province to minimize soil disturbance and remediate disturbed soils in a timely manner following maintenance activities.	New	
Collaborate with the Province to manage the cumulative effects of resource road development and maintenance.	New	
The Regional District does not support the extension of West Lake Drive or East Lake Drive beyond Lighthouse Point and Texas Point, respectively.	Current	

Attachments

Maps – Transportation

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Updated for meeting of November 6, 2019

Natural Resource
Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

The *Local Government Act* does not require that Official Community Plans (OCP) include statements and map designations concerning natural resources within the Plan Area. However, the current OCP has a large area designated on the map as Natural Resource and has policies that give guidance on these areas. The purpose of this report is to outline recommendations for objectives and basic policies regarding Natural Resources in the Plan Area.

Background

The OCP defines the land that is part of the Natural Resource designation on the map labelled Schedule 'B' Electoral Area 'C' (Christina Lake) Official Community Plan Land Use Map Bylaw 1250. The OCP has Section 2.4, outlining goals, objectives, and policies for Natural Resource in the Plan Area.

Current Bylaw

2.4 Natural Resource

2.4.1 Goals

- Natural resource areas are reserved for biological diversity, wildlife habitat and for resource-based activities.
- Natural resource lands are managed in a manner which enhances protection from wildfire.

2.4.2 Objectives

- To encourage Provincial agencies with jurisdiction to protect Crown Land from sale or lease in the Natural Resource designation.
- To encourage Provincial agencies having jurisdiction to manage natural resources in an environmentally sustainable manner.
- To recognize that protecting water quality and the natural environment is vital to the community's long term well being.
- To recognize that natural resource lands provide valuable recreational opportunities.

- To encourage public awareness of wildfire risks.
- To encourage preservation of agricultural land and encourage environmentally sustainable farming.

2.4.3 Policies

1. Those areas which are considered suitable as Natural Resource are identified on the Land Use Map.
2. The permitted uses within the Natural Resource Area shall be limited to include single family dwellings, agriculture and logging activities such as silviculture and woodlot operations.
3. The minimum parcel size for subdivision in Natural Resource Areas shall be 50 ha.
4. If the existing parcel is at least twice the area of the minimum parcel size required in the zoning bylaw for subdivision, a second dwelling shall be allowed provided it is sited in a manner that would allow for future subdivision which meets bylaw requirements. Parcels of land within the Agricultural Land Reserve are also subject to the regulations of the Agricultural Land Commission, which include limiting the second dwelling to a temporary dwelling.
5. Provincial agencies responsible for the resource management of Crown Land in Area 'C' are encouraged to recognize that the Christina Lake basin is a consumptive watershed and to manage the environment and view shed accordingly. Intact forested slopes surrounding Christina Lake are considered a community asset.
6. The Regional District will work with Provincial agencies and the local Fire Department to develop guidelines for new developments to reduce the risk of catastrophic wildfires, mudslides, floods and other natural hazards.

Intent for Natural Resource

The goals, objectives and policies from the current OCP with regard to Natural Resources reflect a desire for reserving lands for resource based activities while preserving biodiversity and habitat. Some of the goals, objectives and policies in the current OCP for Natural Resource reflect similar objectives and policies in the Environmentally Sensitive Areas (ESA) section of the draft bylaw.

The ESA Section, previously reviewed by the Steering Committee, includes objectives and policies for biodiversity and wildlife habitat, in the form of providing habitat for red- and blue-listed species, as well as supporting implementation of watershed plans and preservation of riparian areas (see Attachments). The ESA provides direction for the entire plan area and is not specific to any particular designation or activity.

Since these concepts are being addressed in another section of the OCP, which provides guidance for the entire plan area, the focus of the natural resource policy can be on areas where Resource Use, as defined below, would be the primary use and interest.

Resource use means a use providing for the conservation, and management of natural resources and extraction and processing of primary forests materials, and the extraction, grading, and crushing of mineral resource.

Recommendation

Staff recommend that Natural Resource be included as a designation for the draft bylaw which encompasses Crown Lands within the Plan Area primarily used for resource use as defined above. Private lands currently designated as Natural Resource will be changed to a designation to be discussed and determined at a future date.

Objectives

The objectives of the Board with respect to the 'Natural Resource' designation are as follows:

Objectives	Current/New/Modified	Yes/No Comments
To reserve areas designated as Natural Resource for resource use.	Modified from 2.4.1 Goals.	
To encourage wise use of natural resources, ensuring long-term community stability and prosperity.	New	
To promote the management of natural resource lands in a manner that reduces threat of wildfire.	Modified from 2.4.1 Goals.	
To recognize that protecting water quality and the natural environment is vital to the community's well-being.	Modified from 2.4.2 Objectives.	

Policies

The policies of the ***Board*** with respect to the 'Natural Resource' designation are as follows:

Policies	Current/New/Modified	Yes/No Comments
Encourage Provincial agencies with jurisdiction to protect Crown Land from sale in the Natural Resource designation.	Modified from 2.4.2 Objectives.	
Build public awareness of wildfire risks in natural areas.	Modified from 2.4.2 Objectives.	
Build awareness of recreational resources available throughout the 'Natural Resource' designation.	Modified from 2.4.2 Objectives.	
Encourage management of resource extraction activities in the 'Natural Resource' designation that takes into consideration the impacts of those activities on recreational activities and the natural environment.	New	
Work cooperatively with local and senior government agencies to develop watershed management plans that support groundwater recharge, retention and water recycling, and address water quality;	New	
In addition to resource use, permitted uses in the 'Natural Resource' designation may include, but not necessarily be limited to: agriculture, campground, and accessory building and structures.	Modified from 2.4.3.8 Policies	
Provincial agencies responsible for the resource management of Crown Land are encouraged to recognize that the Christina Lake is a consumptive	Current 2.4.3.11 Policies	

watershed and to manage the environment and viewshed accordingly. Intact forested slopes surrounding the community are considered a community asset.		
The minimum parcel area required for new parcels created by subdivision in the 'Natural Resource' designation is 50 ha.	Current 2.4.3.9 Policies	

Attachments

Staff Report for Environmentally Sensitive Areas

Electoral Area 'C'/Christina Lake OCP
Steering Committee Staff Report

Prepared for meeting of October 3rd, 2018

Environmentally Sensitive Areas

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

Official Community Plan (OCPs) must include restrictions on the use of land that is environmentally sensitive to development. The purpose of this report is to describe the approach used in the current OCP and present options for consideration for the draft revised OCP.

BACKGROUND

The current OCP recognizes that the community acknowledges it must protect the natural environment and rural character, which appeal to both the permanent and seasonal residents (Section 1.4 Community Values). However, the OCP includes some detail regarding what is considered environmentally sensitive, with the current emphasis being on the Environmentally Sensitive Waterfront Development Permit Area. There are policies regarding the environment and/or environmentally sensitive areas under the following Sections:

- 2.2 Waterfront Commercial
- 2.4 Natural Resource
- 2.7 Parks and Recreational
- 2.11 Lakeshore
- 2.12 Natural Hazards
- 2.13 Residential and Rural

The results of the Electoral Area 'C'/Christina Lake OCP Survey indicated the following with regards to environmental concerns, environmentally sensitive areas regulation and parks and recreation:

Environmental Concerns. Please indicate your level of concern regarding the following environmental issues[1]:

	1	2	3	4	5	Total	WA
a) Water Quality	11	2	12	46	412	483	**4.8**
b) Aquatic Invasive Species	14	10	25	68	366	483	**4.6**
c) Wildfire Risk	11	11	32	77	349	480	**4.6**
d) Land Based Invasive Species	19	14	81	119	249	482	**4.2**
e) Foreshore Erosion / Riparian Areas	33	25	97	101	216	472	**3.9**
f) Other: Flooding, light pollution, boats eroding shore, unmaintained and leaking septic systems, wildlife corridors, logging in watersheds							

Environmental Regulation. How important is it that the RDKB do the following:

	1	2	3	4	5	Total	WA
a) Continue to protect water quality within the Environmentally Sensitive Waterfront Development Permit Area (which applies to lands which border Christina Lake or any tributary stream).	19	18	48	85	314	484	**4.4**
b) Increase the amount of land for parks and trails (for recreation and environmental protection)	48	38	135	108	148	477	**3.6**

Parks and Recreation. What are the priorities for parks and open spaces in Electoral Area 'C'/Christina Lake?

	1	2	3	4	5	Total	WA
a) Protection and conservation of sensitive habitat and species at risk within parks and recreational areas	41	29	91	114	196	471	**3.8**

[1] On a scale of 1 to 5 how important it is for the OCP to address the following issues: (1 being not important, 5 being very important)

The BC Ministry of Environment describes Environmentally Sensitive Areas (ESAs) as: any parcel of land that already has, or with remedial action could achieve, desirable environmental attributes. These attributes contribute to the retention and/or creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover and similar vital ecological functions. ESAs range in size from small patches to extensive landscape features. They can include rare or common habitats, plants and animals.

Benefits of ESAs include, but are not limited to, the following:

- Enhanced quality of places where people live, work and play
- Improved value (properties worth 5-15% more near green-spaces)
- Free services: ecosystem services such as storm-water management, absorption of atmospheric pollutants, plant pollination, etc.
- Maintaining Biodiversity

Map # shows ***environmentally sensitive areas*** that have been identified in the ***Plan Area***, and Map # shows locations of selected ***red-*** and ***blue-listed species***. Benefits of environmentally sensitive areas include, but are not limited to, the following: enhanced quality of places where people live, work and play; improved value (properties worth 5-15% more near green-spaces); effective delivery of ecosystem services such as storm-water management, absorption of atmospheric pollutants, and plant pollination; and maintaining biodiversity. Environmentally sensitive areas are susceptible to damage and are in danger of disappearing.

The following protections of environmentally sensitive areas are already in place in the Plan Area:

- Provincial Parks: Gladstone, Gilpin Grasslands and Christina Lake Provincial Park
- Provincial Wildlife Habitat Areas
- Provincial UREPs (Use Recreation and Enjoyment of the Public) – North Bank of Kettle River at the end of Swanson Road (Dog Park), perimeter surrounding Christina Lake Golf Course to the natural boundary of the Kettle River
- Regional District owned, governed, or leased lands (e.g. Christina Lake Community and Nature Park)
- Other Provincial land
- Parcels owned by stewardship organizations (if any)
- Lands in the Agricultural Land Reserve and Rural Resource land use designation to some degree, due to the restrictions on subdivision in those land use designations
- Private land whose owners voluntarily use 'Beneficial Management Practices' on their farm or 'Best Management Practices' (Develop with Care: Environmental Guidelines for Urban and Rural Development in BC) on their land.

This Plan includes several measures to restrict the use of land in environmentally sensitive areas through policy direction such as:

- Maintaining high minimum parcel sizes for agricultural and other resource lands.
- Restricting permitted uses.
- Encouraging the use of 'Beneficial Management Practices' through the Environmental Farm Plan Program and 'Best Management Practices' (Develop with Care).
- Using re-zoning requests as a trigger to require land owners to identify and map environmentally sensitive areas, and present management plans that address how potential impacts will be addressed.
- Considering cluster development proposals that maintain environmentally sensitive areas as described in detail in Section # of this Plan.

Invasive plant species, both terrestrial and aquatic are increasingly a concern within the *Plan Area.* These species have been brought into the *Plan Area*, either accidently or intentionally. These plants are highly competitive and can take over native plant species relatively quickly, which can have negative consequences on the ecology of environmentally sensitive areas, as well as agricultural production systems.

RECOMMENDATIONS

Staff recommends that objectives and policies regarding 'Environmentally Sensitive Areas' be included in a new section in the revised Plan, which would include portions of the background information described above and the following objectives and policies which are presented below for discussion.

Objectives

The objectives of the *Board* with respect to environmentally sensitive areas are as follows:

Objectives	Comments	Yes or No Comments
To restrict development activities in the Plan Area that could have negative impacts on environmentally sensitive areas in order to maintain their long term benefits to the environment and the public	Modified from 2.12.2.2	
To identify environmentally sensitive areas, including corridors that provide linkages between those locations for red- and blue-listed species of plants and animals	New	
To encourage wise use of natural resources, ensuring long-term community stability and prosperity	Modified from 2.4.2.2 and 2.4.2.3	

Policies

The policies of the *Board* with respect to environmentally sensitive areas are as follows:

Policies	Comments	Yes or No Comments
Support the creation of a sensitive ecosystem inventory for the *Plan Area* including developing a connectivity strategy between those sensitive ecosystems	New	
Support the Province's use of existing legislative tools to protect environmentally sensitive areas on Crown land	New	
Share local knowledge of environmentally sensitive areas through the Provincial referral process	New	
Integrate environmental considerations into land use decision making	New	
Support the implementation of the Christina Lake Watershed Management Plan and the Kettle River Watershed Management Plan and consult the plans when reviewing development proposal within environmentally sensitive areas.	New	
Encourage and support a spirit of cooperation and stewardship between government agencies, private companies and individuals that use Crown land	Modified from 2.7.2.2 and 2.7.2.4	
Discourage the placement of new utility corridors, road rights of way, and other corridor uses that could negatively impact environmentally sensitive areas and connectivity between those areas	New	
Require, as part of re-zoning applications, inventories and management plans for riparian areas including wetlands; sensitive ecosystems; species at risk; grasslands;	Modified from 2.12.3.4	

migration routes; old growth management areas; and cliffs and bluffs		
Consider clustering and density bonuses for development proposals that protect and enhance environmentally sensitive areas and connectivity corridors	New	
Encourage protection of environmentally sensitive areas through the establishment of new parks where possible, and the management of existing parks, and consider the use of conservation covenants for the same	New	
Consider adding regulations within the implementing zoning bylaw for parcel coverage, which would restrict the amount of impermeable surface permitted on a parcel.	New	
Consider adding regulations within the implementing zoning bylaw for retaining walls, which would avoid the use of retaining walls at the natural boundary and require more natural treatment including rock, vegetation and other natural material to create stable slopes.	New	
Consider the use of legislative tools including additional development permit areas for protection of the natural environment, its ecosystems and biological diversity to protect environmentally sensitive areas	New	
Raise awareness of and encourage private land owners to use Provincial best management practices for development on their properties	New	
Raise awareness of terrestrial and aquatic invasive plants and animals and methods to control their spread	New	

Support the continuation of the Milfoil Control Program which is focused on the removal of invasive milfoil within Christina Lake	New	
Advocate to the Province to expand aquatic invasive species removal programs to include more species such as the fragrant water lily.	New	
Support the efforts of the Christina Lake Stewardship Society and other stewardship groups with similar mandates in their stewardship of the diverse ecosystems and habitats of the *Plan Area.* Forms of assistance may include in-kind support of RDKB staff, funding and letters of support for grant funding.	New	
Encourage farm operators to participate in the Environmental Farm Plan process for their operations	New	

ATTACHMENTS

Environmentally Sensitive Areas Map will be available at October 3rd meeting

Locations of Selected Red and Blue Listed Species Map will be available at October 3rd meeting

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue
Christina Lake
Welcome Centre

6:00 pm, January 8, 2020

1. Adoption of Agenda and Minutes
2. Updates
3. Recreation Resources
4. Rural Land Use Designation
5. Adjournment

Proposed Schedule of Meetings (2019-2020)

Normal meeting schedule: 6:00PM, 1st Wednesday of every month

Summer hours: 7:00PM, 1st Wednesday of the Month (May-August)

Mtg. #	Date	Comment
2019		
11	October 2	Public Engagement Transportation
12	November 6	Transportation Natural Resource
13	December 3	Meeting Cancelled
2020		
14	January 8	Resource Land Use Designations Recreational Land Use Designations
15	February 5	Commercial and Industrial Land Use Designations Residential Land Use Designations
16	March 4	Development Permit Areas
17	April 1	Catch-up Meeting (as required) – or – Draft Revised OCP
18	May 6 (Summer Hours)	Draft Revised OCP
19	June 3	Draft Revised OCP
--	July	Open House (Homecoming Booth)
--	August	Open House
--	September	Referrals
--	October	Public Hearing

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of December 3, 2019

Recreation Resources

Report Prepared by: **Liz Moore, Senior Planner**

Issue Introduction

The *Local Government Act* requires that OCPs include statements and map designations for the approximate location, amount and type of present and proposed recreational land. The purpose of this report is to outline the approach in the current OCP and suggest changes to incorporate into the revised OCP.

Background

Approximately 37% of the Plan Area is park land, most of which is within Provincial Parks. There is also a large amount of public land that is used by residents and visitors for recreational purposes including trails. The use of public land for recreation 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.
The current OCP land use designations and policies related to recreation are in the Parks and Recreational land use designation.
The following are currently designated as Parks and Recreational:

- Gladstone Provincial Park
- Gilpin Grasslands Provincial Park
- Christina Lake Provincial Park
- Christina Lake Community and Nature Park
- Use, Recreation and Enjoyment of the Public Reserves (UREP) located on West Lake Drive and on the North Bank of the Kettle River, at the end of Swanson Road
- Neighbourhood Parks – e.g. properties on Chase Rd. and Ness Rd.
- Dog Park
- Golf Course

The following properties also have recreation resources located on them, but have other designations:

- Pickle Ball Courts/Tennis Courts (designated Core Commercial)
- Community Hall Grounds (designated Core Commercial)
- Road Ends – e.g. Johnson Road (Provincial land – no designation)
- Rail-Trail (designated Natural Resource, Rural and Parks and Recreational in various sections)
- Christina Lake (no designation)

Current Bylaw

The current OCP Bylaw has the following section, Parks and Recreational, which outlines the goal, objectives and policies for recreation resources in Electoral Area 'C'/Christina Lake.

Goal

➢ *Suitable land is available to meet the active and passive recreational needs of the resident population and visitors to the area.*

Objectives

➢ *To develop a system of community parks and trails under control of the Regional District or a community group such as the Chamber of Commerce, which are designed to meet the needs of local residents and visitors.*

➢ *To encourage the Province to develop and manage provincial parks in a manner which is environmentally sensitive while serving the needs of local residents and visitors.*

➢ *To support the preservation of land and water with high scenic, natural and recreational values for public use and enjoyment.*

➢ *To enhance and encourage the public's access to and use of Christina Lake in a manner which minimizes detrimental effects on the environment and adjacent land uses.*

Policies

1. *Provincial park lands have been identified on the Land Use Map and will be zoned in the implementing bylaws to further protect their public value.*
2. *In order to help meet the community's long term park needs, the Regional District will consider establishing a community parks service and requiring the dedication of land or cash in lieu of park land as a condition of subdivision. These dedications will then be directed towards the development of the system of community parks identified on the Land Use Map. The system consists of the following elements:*
    a) *A Central Community Park - encompassing and supplementing the existing lands and facilities in the vicinity of the community centre (i.e. the tennis courts, lawn bowling greens and ball diamond).*

b) *Neighbourhood Parks - providing safe areas for quiet recreational activities serving the needs of residents in that particular area (e.g. children's playgrounds and walking paths).*

c) *Special Feature Parks - intended to protect and allow for the development of unique areas or features present within the plan area (e.g. McCrae Creek potholes, the Fife Quarry, the Cascade Falls and the Santa Rosa lookout.*

d) *Road End Parks – intended to provide access to the Lake for the use and enjoyment of residents and visitors.*

3. *The Province, in cooperation with local community groups and in open consultation with the community, will be encouraged to prepare a development and management plan for that part of DL 498 which encompasses a portion of the Christina Creek lowlands.*
4. *That part of DL 498 which encompasses part of the Christina Creek lowlands will be designated as Park on the Land Use Map. The area will remain in a natural state until the Province, Regional District or a community group undertakes development and management of the land. A portion of DL 498, across Christina Creek from Kimura Road, is also designated as Park to protect its possible use as a site for a footbridge.*
5. *Should the Regional District establish a parks function, the development of a multi-purpose recreational trail network within the Plan area shall be supported. Some important elements of this system could include the Badger Trail, the historic Dewdney Trail, the Park Reserve along the South bank of the Kettle River and the former CPR railway grade. In addition, the Regional District will consider requiring linear park dedications where appropriate in order to secure access to adjoining Crown Land.*
6. *The Regional District will maintain an inventory of Crown Land and Road-Ends to assist in developing a long-term strategy for their use.*
7. *The Regional District will consider rezoning specific parcels for park purposes where the land is owned, and to be developed, by a non-profit society with those intentions.*
8. *The UREP Reserve along the North Bank of the Kettle River, at the end of Swanson Road, shall be designated as Community Park to protect and highlight its value for Public use and enjoyment.*

Survey Results

The 2018 Survey of Christina Lake property owners included the following question on Parks and recreation: What are the priorities for parks and open spaces in Electoral Area 'C'/Christina Lake?

The following table displays the weighted results:

-	1	2	3	4	5	Total	WA
a) Protection and conservation of sensitive habitat and species at risk within parks and recreational areas	41	29	91	114	196	471	3.8
b) Identifying trails for non-motorized use	56	34	94	106	178	468	3.7
c) Improving amenities (benches, trailheads, parking, kiosks) and trails within existing parks and recreational areas	51	43	128	118	129	469	3.5
d) Acquiring more public access to Christina Lake	81	41	109	76	163	470	3.4
e) Acquiring new linear trails and greenways	59	45	131	100	123	458	3.4
f) Providing active recreation (playgrounds, picnic tables, multi-use trails) within parks and recreational areas	52	48	161	111	98	470	3.3
g) Acquiring new park spaces	87	71	141	69	94	462	3.0

The top three priorities for Parks and Recreation in the Christina Lake Area as identified by the results to this question indicates an interest in parks and recreational areas being used to protect and conserve sensitive habitat and species at risk; identifying trails for non-motorized use; and improving the trails and amenities on those trails within existing parks and recreational areas. However, while those are the three top priorities as determined by the weighting of the results, there is reasonable support for the three following priorities of: acquiring more public access to Christina Lake; acquiring new trails and greenways; and providing active recreation within parks.

Recommendation

Staff recommend the following with regard to recreation resources:

- That a "Recreation Resources" section be included to describe the Board's objectives and policies for Recreation Resources throughout the Plan Area,

- That descriptions of recreation resources in Electoral Area 'C'/Christina Lake and their locations be included in the Recreation Resources Section
- That the "Parks and Recreational" Land Use Designation be carried over from the current OCP with the updates to objectives and policies, and be renamed "Parks and Recreation".
- That a "Rail/Trail Corridor" Land Use Designation be included to describe the Board's objectives and policies for the Columbia and Western Railway right of way and other railway right of ways that are operational or that have been converted into trails for recreational use.
- That the following proposed objectives and policies for the above mentioned sections be reviewed for inclusion in the draft bylaw.

Recreation Resources

Objectives

The objectives of the Board with respect to Recreation Resources are as follows:

Objectives	Yes/No Comments
To encourage the provision of appropriate parks and facilities for residents and visitors of the Plan Area.	
To strive to legalise access to areas presently used by residents and visitors of the Plan Area for recreational purposes, through formal land agreements or land acquisition.	
To foster the continued collaborative development and stewardship of recreation resources among stakeholders.	

Policies

The policies of the ***Board*** with respect to Recreation Resources are as follows:

Policies	Yes/No Comments
Support the development of a Parks Plan for the Plan Area to identify existing and future needs for parks.	
Support the creation of a Trails Master Plan that includes both non-motorized and motorized trail uses.	
Encourage respectful use of recreation lands that minimize impact on the environment.	
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, adjacent property owners, other recreational users, and other matters that the Board may consider relevant.	
Encourage recreation groups to document and legalise use of public land for recreational purposes.	
Support non-profit community recreation facilities, programs and partnerships in the Plan Area due to their importance to local residents and residents of the surrounding area.	
Future parks may include trails, conservation areas, heritage parks, UREPs, as well as Provincial, regional and community parks. These parks may be designated as 'Park and Recreation' or 'Rail/Trail Corridor'. If future development or demographics warrant, the Regional District may also consider land or cash-in-lieu for a small neighbourhood park.	

Parks and Recreation Land Use Designation

Objectives

The objectives of the Board with respect to the Parks and Recreation Land Use Designation are as follows:

Objectives	Current/New/Modified	Yes/No Comments
To support the preservation of land and water with high scenic, natural and recreational values for public use and enjoyment.	Current objective	
To encourage the Province to develop and manage provincial parks in a manner which is environmentally sensitive while serving the needs of local residents and visitors.	Current objective	
To legalise access to areas presently used by residents of the Plan Area for recreational purposes, possibly through land acquisition.	New	

Policies

The policies of the ***Board*** with respect to the Parks and Recreation Land Use Designation are as follows:

Policies	Current/New/Modified	Yes/No Comments
Parkland dedications will be directed towards the development of the system of community parks as identified on the Land Use Map. The system consists of the following elements: a) Community Parks - encompassing and supplementing the existing lands and facilities in the vicinity of the community centre (i.e. the tennis courts, lawn bowling greens and ball diamond), the vicinity of the Welcome Centre, and the dog park. b) Neighbourhood Parks - providing safe areas for quiet recreational activities serving the needs of residents in that particular area (e.g. children's playgrounds and walking paths). c) Special Feature Parks - intended to protect and allow for the development of unique areas or features present within the plan area (e.g. McCrae Creek potholes, the Fife Quarry, the Cascade Falls and the Santa Rosa lookout. d) Road End Parks – intended to provide access to the Lake for the use and enjoyment of	Modified policy 2	

residents and visitors.		
Support the development of a multi-purpose recreational trail network within the Plan Area. . Some important elements of this system could include the Badger Trail, the historic Dewdney Trail, the Park Reserve along the south bank of the Kettle River and the former CPR railway grade.	Modified Policy 5	
The Regional District will maintain an inventory of Crown Land and Road-Ends to assist in developing a long-term strategy for their use.	Current	
The Province, in cooperation with local community groups and in open consultation with the community, will be encouraged to prepare a development and management plan for that part of DL 498 which encompasses a portion of the Christina Creek lowlands.	Current	
In addition to uses otherwise permitted in all designations, permitted uses in the 'Parks and Recreation' designation may include but not necessarily be limited to: wildlife reserves; ski lodge; eating and drinking establishments; hotel/motel and guest cabins; camping; recreational vehicle accommodation; public assembly uses; recreation facilities; and accessory buildings and structures.	New	
Reserve the right to determine whether park land dedication pursuant to Section 510(2)(b) of	New	

the *Local Government Act* will be in the form of land or money.		
Consider amendments to this Plan and the Zoning Bylaw to recognize additional park land should it be established.	New/Modified Policy 7	
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	

Rails/Trails Corridor Land Use Designation

Objectives

The objectives of the Board with respect to the Rails/Trails Corridor Land Use Designation are as follows:

Objectives	Yes/No Comments
To protect the integrity of the railway rights of way in the Plan Area for corridor type uses.	
To recognize the importance of railway corridors for economic activity in the Christina Lake area.	

Policies

The policies of the ***Board*** with respect to the Rails/Trails Corridor Land Use Designation are as follows:

Policies	Yes/No Comments
Support the continued use of existing railways in the Plan Area for rail transportation purposes and endeavour to protect the continued operation of such railways under the implementing zoning bylaw.	

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; and accessory buildings and structures.	
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.	

Attachments

Map – Current Land Use Map – to be brought to meeting

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of December 3, 2019

Rural Land Use Designation

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Rural land use designations are a common element in OCPs for rural areas, though is it not a requirement as outlined in the *Local Government Act*. The purpose of this report is to outline recommendations for updates to the objectives and policies regarding the Rural Land Use Designations in the Plan Area.

Background

The current Official Community Plan has three designations that incorporate aspects of rural land use. The first is Natural Resource, the second is Rural and the third is Rural Residential.
Section 2.4 outlines goals, objectives and policies for a Natural Resource land use designation in the Plan Area. The Christina Lake OCP Review Steering Committee reviewed the Natural Resource land use designation for the draft OCP at the November 6, 2019 meeting. Objectives and Policies for this land use designation have been updated and discussed accordingly. The Natural Resource land use designation will include Crown Land that is remote from residential developments and has the primary permitted land use of resource use.

The Rural land use designation generally includes lands that are privately owned and are remote from more densely populated residential areas. Some properties designated as Rural are within the Agricultural Land Reserve (ALR), while most properties are not.

The ALR has policies and regulations that are administered by the Agricultural Land Commission, which have overarching authority on ALR lands. These are better represented in our planning documents when these lands are given a separate land use designation. The Christina Lake OCP Review Steering Committee reviewed the Agricultural Resource land use designation for the draft OCP at the March 6, 2018 meeting. This designation is proposed to cover the ALR lands within the Christina Lake area and this will change the designation of some of the lands currently designated as Rural.

The current OCP also has Section 2.13, Residential and Rural, which outlines goals, objectives and policies for the Residential and Rural land use designations in the Plan Area.

Current OCP Content

Below you will find the general goals, objectives and policies for both residential and rural land use designations and in this section, wording specific to the Rural land use designation is highlighted. The section that follows outlines the goals, objectives and policies specific to the Rural land use designation.

General Residential and Rural

General Residential and Rural goals, objectives and policies apply to all land use designations where the primary permitted use is residential.

Goals

- *Suitable land is available to meet anticipated residential needs.*
- *A range of residential accommodation is available including affordable, rental and special needs housing.*
- *Residential areas are protected from commercialization and industrialization.*
- *Rural areas are protected from urbanization.*
- *Protection of lake water quality and the natural environment are paramount in residential and rural development.*

Objectives

- *To encourage the use of existing residential lots for new house construction.*
- *To encourage separation between residential and commercial land uses.*
- *To consider higher density residential developments within existing residential areas.*
- *To encourage awareness of wildfire risk and the use of construction materials and property layout to lessen the risk of loss.*

Policies

1 *A maximum of three bedrooms in a single family dwelling may be used for boarders or lodgers. "Bed and Breakfast" operations, which propose more than three bedrooms for accommodation, may be permitted by way of rezoning, provided the facility meets all Provincial standards and is generally accepted within the neighbourhood.*

2 *Public parks, playgrounds, and pedestrian walkways will be permitted in all designations since they support and enhance neighbourhoods.*

3 *Home occupations refer to small scale economic activities which can be conducted within a dwelling or an accessory building by the occupants. They tend to*

strengthen and diversify the local economy and provide opportunities for businesses to commence and mature without requiring large investments in land and buildings. However, they should only operate at a scale and in a manner, which is entirely compatible with predominantly residential neighbourhoods. Large and growing home occupations should relocate to proper commercial or industrial zones if they can no longer meet this criteria. It shall be the policy of the Regional District to permit home occupations in all residential areas subject to regulations which are designed to limit their scale and impact on the neighbourhood.

4 *Uses such as community halls, places of worship and neighbourhood convenience stores can support, and be compatible with residential areas, if they are carefully located and regulated. Therefore, such uses may be permitted by way of rezoning or special zones in the implementing bylaws. In considering such uses particular attention will be paid to the degree of acceptance with the neighbourhood at the time of the proposal.*

5 *Christina Lake's rural and small town character is considered to be very important and should be protected. Therefore, the implementing bylaws will contain regulations which encourage buildings which are in scale with existing neighbourhoods and don't crowd the lot.*

6 *Christina Lake is a community which, among other things, is attracting retirees and people with special needs. Careful attention to housing design and siting at the time of original construction can result in a degree of flexibility, which allows for easy adaptation to changing personal circumstances. It shall be a policy of the Regional District to encourage the design of houses, which can meet such special needs and design guidelines may be prepared to provide guidance in this regard.*

7 *The implementing bylaws will permit the establishment of a non-residential outbuilding on a residential parcel provided that the building is used for the non-commercial/industrial storage of personal goods or vehicles belonging to the owner. Such buildings shall be subject to the regulations for accessory buildings in the zone within which they are located and shall have a maximum gross floor area of 30m2 for properties accessed by water only; and 60m2 for all other properties.*

8 *The implementing bylaws will permit the non-commercial use of recreational vehicles or tents in all residential zones for temporary accommodation not exceeding six continuous months.*

9 *A maximum of one bedroom with an associated bathroom per parcel may be located in a building, which is accessory to an existing single family dwelling provided the maximum size of the bedroom and bathroom does not exceed 20 m^2 and there is an approved sewage disposal permit for the subject property which applies to this use. This policy applies to all Residential, Rural and Natural Resource zones.*

10 *The Regional District will work with the Ministry of Forests, other Provincial*

Agencies and the local Fire Department to develop guidelines for residential construction, which reduce the risk of catastrophic fire and identify construction materials and techniques, which lessen the risk of loss. These guidelines shall be applicable to every land use designation of this Plan.

11 *The Regional District will favourably consider rezoning applications for affordable, rental or special needs housing in existing residential areas. Rezoning applications which propose higher densities other than those permitted by the applicable zone are subject to Policy 2.9.4 under the Water and Sewer Services section.*

12 *Encourage residents to take advantage of incentive programs such as the Woodstove Exchange Program to replace old appliances with more efficient, cleaner burning ones.*

Rural

Objectives

- *To recognize and protect the rural character, values, lifestyles and economic pursuits that currently predominate in Fife, along the Kettle River / U.S. border corridor, the Stuart Creek Road and the Santa Rosa Road.*

Policies

1. *The Rural areas are identified on the Land Use Map.*
2. *The permitted uses within the Rural area shall be limited to include all types of single family dwellings, home occupations, silviculture, agriculture uses including commercial greenhouses, nurseries, apiaries, kennels and similar uses, resource extraction (but no on-site storage or processing of extracted materials) parks and similar extensive outdoor recreational uses.*
3. *Retreats, guest ranches and similar assembly uses which result in a higher concentration of people and vehicles may be permitted by way of rezoning provided it can be demonstrated that:*

    a) *the impacts on neighbouring properties can be minimized;*

    b) *adequate methods of treating effluent are in place;*

    c) *the particular location is of strategic importance to the proposed use.*

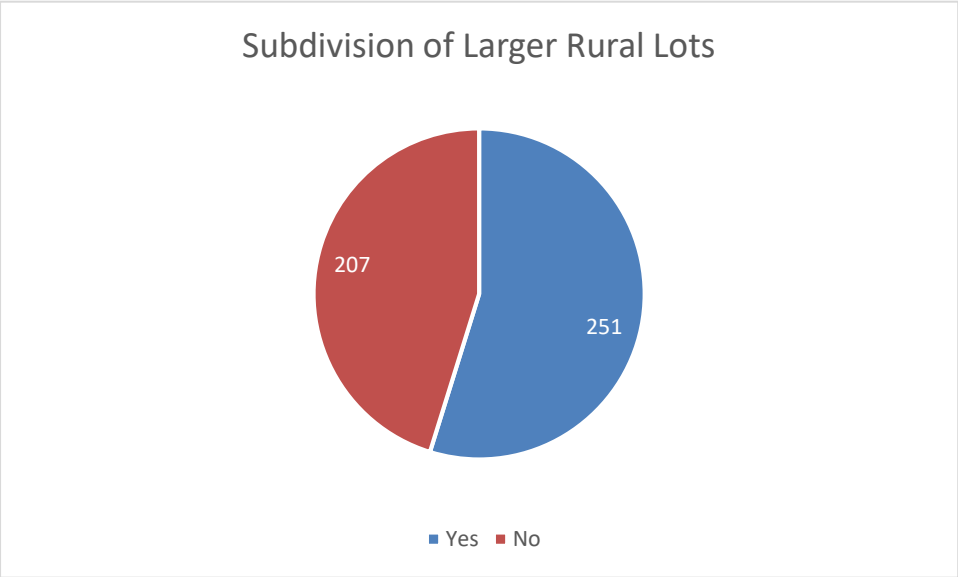
    Evidence that the proposal will economically benefit the rural area in particular and Electoral Area 'C' in general would also be considered to be a supporting argument. This policy shall not apply to the Italy/Sutherland Creek watershed where retreats, guest ranches and similar assembly uses will not be permitted.
4. *The minimum parcel sizes within the Rural area shall be 10 ha and a maximum of 1 dwelling per parcel shall be permitted in the implementing bylaws.*
5. *If the existing parcel is at least twice the area of the minimum parcel size required in the zoning bylaw for subdivision, a second dwelling shall be allowed provided it is sited in a manner that would allow for a future subdivision which meets bylaw*

requirements. Parcels of land within the Agricultural Land Reserve are also subject to the regulations of the Agricultural Land Commission, which include limiting the second dwelling to a temporary dwelling.

Survey Results

The 2018 Christina Lake OCP Survey asked one specific question on rural land, which was to assess whether there was support for the subdivision of larger rural lots. The results are shown below:

Q18: Do you support subdivision of larger rural lots?



If yes, where: all zones/anywhere (x37), Cascade (x33), Ponderosa (x31), Fife (x24), South Townsite (x13), Santa Rosa (x7), Sunflower (x3), uncertain (4), where services can support subdivision, not on waterfront, on waterfront, Lavalley, Lighthouse, family estate divisions

Also, there was a question about what residents at Christina Lake value about their life there. A large number of the responses included references to the quiet, rural quality with access to nature, a clean environment, and the lack of crowds.

From looking at the results of these two questions, it indicates that a majority of respondents would be open to rural lots being further subdivided, but not at the expense of their enjoyment of the rural landscape and preservation of outdoor recreation sites from development.

Recommendation

Staff recommend that the Rural land use designation be carried forward as a designation in the OCP review. This land use designation will include properties within the Plan Area that are further removed from more concentrated residential areas, but that are privately owned and primarily used for residential purposes. However, it is

likely these properties may also have activities such as agriculture, recreational use, or resource use. These properties will likely also be close to or adjacent to Crown Land designated as Natural Resource.

Staff also recommends that we discuss Rural Residential land use designation in a broader discussion of residential designations at a future meeting.

Objectives

The objectives of the Board with respect to the 'Rural' land use designation are as follows:

Objectives	Current/New/Modified	Yes/No Comments
To retain the low density of the Rural area by limiting the intrusion of higher density residential development.	Modified General Rural/Residential Goal 3	
To protect the rural character, values, lifestyles and economic pursuits that predominate in Fife, the Santa Rosa Road, the Stuart Creek Road and along the Kettle River/U.S. border corridor.	Modified Rural Objective	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
The permitted uses within the Rural area shall be limited to include all types of single family dwellings, home occupations, agriculture, nurseries, apiaries, kennels, resource use, parks and outdoor recreation.	Modified Rural policy 2	
The minimum parcel sizes within the Rural area shall be 10 ha and a maximum of 1 dwelling per parcel shall be permitted in the implementing bylaws.	Current	

Avoid, where possible, considering lands in the 'Rural' land use designations for re-designation and re-zoning to a 'Rural Residential' land use designation, given the likelihood of more appropriate land in other more densely populated residential zones.	New	

Attachments

Maps – to be brought to meeting - current OCP Designations and Zoning
Map –ALR lands and Parks in Electoral Area 'C'/Christina Lake

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, January 8, 2020

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Kathy O'Malley, Phil Mody, Dave Durand, Annie Rioux, Dianne Wales, Lewis George, Jeff Olsen, Randy Gniewotta, Butch Bisaro, Donna Wilchynski

Regrets: Suzanne Paquette, Josh Strzelec, Jason Taylor, Arlene Peniuk, Dave Bartlett, Jennifer Horahan

The meeting began at 5:58 pm.

1.0 Adoption of Agenda and Minutes

That the January 8, 2020 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

- Lewis and Annie accepted.

That the November 6th, 2019 Electoral Area 'C'/Christina Lake OCP Review meeting minutes be approved.

- Amendments to minutes
  - Under Transportation second point confusing with regard to Section 16 – clarify that Section 16 is for the trail designation.
  - Point 4 - Remove term "exclusionary policy" – confusing.
- Kathy and Butch accepted as amended.

2.0 Updates

- Timeline to be updated to reflect that an Agricultural Resource Land Use Designation has not been reviewed by the Steering Committee.
- A number of applications reviewed by APC on January 7, 2020 were discussed with regard to considerations for OCP review, in particular for expectations around noise

levels from industrial zones and how appropriate levels can be defined, non-permanent structures in the commercial zone, and the visual/noise expectations in commercial zones.

3.0 Recreation Resources

- Question: If we have designations/zoning on Crown Land can bylaw enforcement operate on that land?
    - Could bylaw enforcement enforce restrictions around activities that take place in recreational areas on crown land, such as road ends? Beaches?
- Remove first policy – not necessary as Parks Plan has been developed already. A copy of plan will be located for review.
- Support for all other objectives and policies.

Parks and Recreation Land Use Designation

- Support for objectives as written.
- Under Community Parks change lawn bowling greens to pickle ball courts, bike pump track and outdoor fitness equipment.
- Special Features Parks are located on private land and are not park and recreation facilities, so they should not be included in the land use designation. Identify elsewhere.
- Cascade Falls is listed as an identified Special Feature Park – it recently sold. What was the arrangement concerning creating a community park on that property (025-481-479) that was made with Sea Breeze, when they were proposing a power development? Is that still legally binding?
- Under Policy 2 on page 8 of report, remove reference to Park Reserve along the south bank of the Kettle River. This area contains habitat for various species and it would be better identified as an environmentally sensitive area rather than part of the trail system.

Rail/Trail Designation

- Committee supported the Objectives as presented.
    - Comment that the second objective would be better suited in the Transportation section.
- Some discussion was held about the policies, in particular the appropriateness of having active railways in the rail/trails designation. Wouldn't this be better considered under the transportation policies?

- Suggestion that the trails and the rails be considered as separate designations, so that the policies could be better tailored to the use.

- Second policy not supported for trails designation, but would be appropriate for the rails designation.

- Discussion on the third policy mentioning the requirement of fencing. Committee questioned who would be responsible to pay for the fencing and whether there are conflicts with neighbouring farmers, would the province be willing to pay.

4.0 Rural Land Use Designation

- To be discussed at February meeting, alongside Agricultural Resources Land Use Designation.

5.0 Action Items

- Timeline to be updated to reflect change of meeting date in February and to shift topic discussion dates.

- Follow up on questions – re: bylaw enforcement on Crown Land and re: special feature park identified at Cascade Falls

- Locate copy of Park Plan - contact Manager of Grand Forks Recreation

- Correct statement in Rural Land Use Designation which mentions a date that Agricultural Resource Land Use Designation was discussed by Steering Committee. This discussion did not occur and is scheduled for the next Steering Committee meeting.

6.0 Adjournment

The meeting was adjourned at 8:01 pm.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue
Christina Lake
Welcome Centre

6:00 pm, February 12, 2020

1. Adoption of Agenda and Minutes
2. Updates
3. Agricultural Resources Land Use Designation
4. Rural Land Use Designation
5. Adjournment

Proposed Schedule of Meetings (2019-2020)

Normal meeting schedule: 6:00PM, 1st Wednesday of every month

Summer hours: 7:00PM, 1st Wednesday of the Month (May-August)

Mtg. #	Date	Comment
2019		
11	October 2	Public Engagement Transportation
12	November 6	Transportation Natural Resource
13	December 3	Meeting Cancelled
2020		
14	January 8	Recreational Land Use Designations
15	February 12	Rural Land Use Designation Agricultural Resource Land Use Designation
16	March 4	Commercial and Industrial Land Use Designations
17	April 1	Residential Land Use Designations
18	May 6 (Summer Hours)	Development Permit Areas
19	June 3	Draft Revised OCP and Summer Engagement
--	July	Open House (Homecoming Booth)
--	August	Open House
20	September 2	Catch-up Meeting (as required) – or – Draft Revised OCP
21	October 7	Draft Revised OCP
--	November	Referrals
--	December	Public Hearing

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of February 12, 2020

Agricultural Resources Land Use Designation

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

The *Local Government Act* requires that OCPs include statements and map dedications for the present and proposed agricultural land uses. The purpose of this report is to outline background information and staff recommendations for objectives and basic policies regarding an Agricultural Resources Land Use Designation in the Plan Area.

Background

The Christina Lake OCP Review Steering Committee previously reviewed objectives and policies for Agricultural Resources for the Plan Area on March 6, 2019. These policies related to the plan area as a whole.

Electoral Area 'C'/Christina Lake has the smallest number of farmland and farms in the Regional District. According to the 2016 census, there are 10 farms operating in the 12.26 km^2 of Agricultural Land Reserve (ALR) land in the Plan Area, approximately 2.3%. The ALR includes land that has been identified as agriculturally suitable and is to be preserved for agriculture through the legislation and regulations administered by the Agricultural Land Commission (ALC).

The map available here shows the extents of the ALR around Christina Lake as well as the different land uses associated with properties assessment that are atypical of permitted uses in the ALR. Some of these parcels received non-farm use permits for these activities. There are a number of parcels within the ALR that have been assessed for other uses, including the Cascade golf course that is assessed as commercial, Lot 35 in the Ponderosa Estate's neighbourhood assessed as light industrial, and the transfer station assessed as commercial.

Much of the ALR is currently designated in the current OCP as Rural throughout the plan area, although the golf club is designated as Parks and

Recreational, while the rest of Cascade is designated Rural Residential. Lot 35 of Ponderosa Estates is designated Industrial.

There is one property outside of the ALR that is assessed as a farm, located near Lavalley Point. This property is designated as Neighbourhood Commercial.

Administration of ALR Lands

The ALC's mandate is to protect agricultural land for current and future uses and to promote agricultural activities. The Agricultural Land Commission Act (ALCA) requires that local government adopt bylaws that are supportive of farm activities and of compatible uses in the ALR. Specific objectives for ALR lands include the following:

- Enable a broad range of agriculture specific land uses

The ALR Use, Subdivision and Procedure Regulation lists the activities that are permitted by the ALC on ALR land. Local government policies cannot infringe on the right to farm.

Local governments have some discretion with regard to uses on ALR lands, including the size and location of buildings, accessory uses and as home based business and agri-tourism.

- Discourage conversion of agricultural land to other uses

The conversion of agricultural land such as residential and commercial development tends to be an issue where agricultural land is near populated areas. This can have long term impacts on the future use of that land for agricultural activities.

- Reduce expectation for subdivision approval

Subdivision in the ALR is another way that future agricultural uses can be limited. The ALC does not regulate minimum parcel sizes, although, local governments can through land use bylaws. The ALC reviews each subdivision separately and there is no guarantee that a subdivision that meets local government bylaw requirements will be permitted.

- Restrictions on secondary suites

The ALCA permits secondary suites in two forms:

1. One secondary suite within a single family dwelling;
2. One manufactured home, up to 9 metres in width for use by a member of the owner's immediate family (this provision is currently only in place until December 31, 2020 after which placement of manufactured homes as a secondary dwelling will no longer be permitted).

There is currently a discrepancy between what is permitted by ALCA and our Zoning Bylaw. The current zoning bylaw permits secondary suites in accessory buildings, however, this does not meet what is permitted in the ALR as described above. Secondary suites located on top of an existing accessory building that were in place prior to February 22, 2019 are subject to grandfathering provisions.

- Restrictions on floor are of residence, second residences and non-adhering residential use

The ALCA also restricts the total floor area of a residence to 500 m^2 (approximately 5350 square feet) and does not permit a second residence on the same parcel. In order to build a larger residence or a second residence, permission for a non-adhering residential use must be granted by the ALC. This cannot be granted for a second residence unless it is shown that the additional residence is necessary for farm use.

Non-agricultural land uses in the ALR:

- Cascade Townsite

  Cascade is the only area within the ALR in our current OCP that does not have agriculture as a permitted use. Cascade has a unique history and the creation of Cascade predates the Agricultural Land Reserve.

  The industries and businesses, railway development, forestry and mining, which built Cascade city, are no longer there and much of the original town site is a golf course. Lot sizes in Cascade outside the golf course reflect the former town layout. Most lots are between 0.14 to 0.28 acres.

- Lot 35 adjacent to Ponderosa Estates

  The ALC granted permission for select industrial activities to be conducted on this parcel and this is reflected in the property's current designation and zoning (Industrial 2).

Summer 2018 Survey Results:

In the survey distributed in the summer of 2018, included generalized questions with agriculture. Overall, responses show strong support for agriculture, and policies to protect and enhance agriculture in Christina Lake:

- Agriculture and related activities were considered the best opportunity for economic development.
- Encouraging local food production and retaining agricultural land for agricultural purposes were top priorities regarding agricultural policies.

- Retaining a 10-hectare minimum parcel size for parcels in the ALR.
- When asked about challenges in accessing nutritional food 'lack of local food was the third most popular response.

Encouraging agricultural production in the plan area and support of local initiatives can help achieve some of the community's interests as outlined in the survey results, including ensuring a 10 hectare minimum parcel size for subdivision of land within the ALR.

Current Official Community Plan Bylaw No. 1250

The following Goals, Objectives and Policies are what are in the current OCP.

2.5 Agricultural

2.5.1 Goal

➢ *Agricultural lands within and outside the Agricultural Land Reserve are protected for agricultural-based activities.*

➢ *Agriculture is encouraged within the Agricultural Land Reserve.*

2.5.2 Objectives

➢ *To encourage the protection of lands within and outside the Agricultural Land Reserve with a high value for agriculture.*

➢ *To ensure agricultural practices respect land, air and water quality.*

➢ *To encourage agriculture within the Agricultural Land Reserve.*

2.5.3 Policies

1. *The Regional District supports the maintenance of a viable agricultural sector in the local economy and shall strive to minimize the opportunity for conflict between agricultural and residential interests in Area 'C'.*
2. *Agriculture shall be a permitted use in the Rural and Natural Resource designations and on Lot 35 adjacent to Ponderosa Estates which is designated Industrial.*
3. *The Agricultural Land Reserve boundaries are established by the Provincial government and alteration to those boundaries can occur without amending this Plan.*
4. *All uses and subdivision of Agricultural Land Reserve lands shall be in accordance with decisions of the Commission in terms of the Agricultural Land Commission Act, Regulations thereto and Orders of the Commission.*

5. *Land excluded from the Agricultural Land Reserve is still subject to this Plan and all implementing bylaws.*

The Boundary Area Agricultural Plan

The Boundary Area Agricultural Plan, 2011, identified three shortcomings with the current Official Community Plan regarding ambiguous language to do with agriculture:

- Goals/Objectives of agricultural lands are vague;
- Agriculture is supported within the ALR but not outside of the ALR;
- What is meant by "value for agriculture";
- Identified that policies 3-5 are not policies.

Recommendation

That a land use designation within the Electoral Area 'C'/Christina Lake OCP corresponds with where ALR lands are located in order to provide consistency in the regulation of ALR land at the local government level and that the Steering Committee consider the following policies with regards to land within the ALR, designated as Agricultural Resource 1.

Agricultural Resource 1 Land Use Designation

The majority of the land in the Agricultural Land Reserve (ALR) is designated as 'Agricultural Resource 1'. The ALR boundaries are established by the Provincial government and alteration to those boundaries can occur without amending this Plan.

All uses and subdivision of Agricultural Land Reserve lands shall be in accordance with decisions of the Commission in terms of the Agricultural Land Commission Act, Regulations thereto and Orders of the Commission.

Land excluded from the Agricultural Land Reserve is still subject to this Plan and all implementing bylaws.

There are lands in the ALR, which are designated for other uses. Some of these parcels and their associated uses predate the ALR, such as the Cascade townsite. Others have been approved for non-farm use such as Lot 35 adjacent to Ponderosa Estates which has been approved for industrial uses by the ALC.

Objectives

The objectives of the Board with respect to lands designated 'Agricultural Resource 1' are as follows:

Objectives	Yes/No Comments
To encourage agriculture within the Agricultural Land Reserve.	
To preserve agricultural land in the Plan Area.	
To recognize that some land uses in the ALR are atypical of ALR land because they were in place prior to 1972.	
To establish minimum parcel size requirements that provide for a wide range of farming opportunities and discourage expectations for future subdivision.	
To strive to minimize the opportunity for conflict between	

agricultural and other land uses in the Plan Area.	

Policies

The policies of the Board with respect to lands designated 'Agricultural Resource 1' are as follows:

Policies	Yes/No Comments
Designate all lands that are within the ALR as 'Agricultural Resource 1'	
Allow exceptions to the above policy where: land uses pre-date the ALR; the ALC has supported non-farm uses on a parcel of land; and public lands are either within a Provincial Park or are recognized for their conservation or recreational importance.	
Consider amending this Plan to reflect changes in the ALR boundary.	
In addition to uses otherwise permitted in all land use designations, permitted uses in the 'Agricultural Resource 1' designation may include but not necessarily be limited to: one single family dwelling; agriculture; bed and breakfasts; home-based businesses; agri-tourism; secondary suites contained within the single family dwelling; and accessory buildings and structures.	
While ALR exclusion applications will generally not be supported, consider supporting applications for non-farm use and exclusion from the ALR if the proposed land use supports and is	

beneficial to agriculture and no other suitable land is available.	
The minimum parcel size for parcels created by subdivision is to be at least 10 hectares.	
Notwithstanding the above, consideration may be given to permitting a second dwelling upon an application for a zoning bylaw amendment. Such applications will be evaluated on criteria that includes, but is not necessarily limited to the following: a) the size and location of the subject property; b) the provision of a guarantee (for example a covenant, housing agreement), that may include, but not necessarily be limited to a description of who may occupy the residence and what would trigger removal or decommissioning of the residence in the future, may be considered; c) the submission of supporting information that demonstrates that the second dwelling is required to support a farm operation; d) approval from the Agricultural Land Commission for a non-adhering residential use.	
Notwithstanding the above, consideration may be given to permitting additional dwellings for farm labour in the Agricultural designation, upon an application for a zoning bylaw amendment. Such applications will be evaluated on criteria that includes, but	

is not necessarily limited to the following: a) the productive capacity and size of the subject property; b) the operational needs of the farm; c) accessibility to farm help residing in a nearby municipality or elsewhere in the area; d) the provision of a guarantee (for example covenant undertaking with security), by the owner that may include, but not necessarily be limited to the requirement that the structure will be removed or decommissioned should it no longer be required for agricultural purposes, may be considered; e) approval from the Agricultural Land Commission for a non-adhering residential use.	

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of December 3, 2019

Rural Land Use Designation

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Rural land use designations are a common element in OCPs for rural areas, though is it not a requirement as outlined in the *Local Government Act*. The purpose of this report is to outline recommendations for updates to the objectives and policies regarding the Rural Land Use Designations in the Plan Area.

Background

The current Official Community Plan has three designations that incorporate aspects of rural land use. The first is Natural Resource, the second is Rural and the third is Rural Residential.
Section 2.4 outlines goals, objectives and policies for a Natural Resource land use designation in the Plan Area. The Christina Lake OCP Review Steering Committee reviewed the Natural Resource land use designation for the draft OCP at the November 6, 2019 meeting. Objectives and Policies for this land use designation have been updated and discussed accordingly. The Natural Resource land use designation will include Crown Land that is remote from residential developments and has the primary permitted land use of resource use.

The Rural land use designation generally includes lands that are privately owned and are remote from more densely populated residential areas. Some properties designated as Rural are within the Agricultural Land Reserve (ALR), while most properties are not.

The ALR has policies and regulations that are administered by the Agricultural Land Commission, which have overarching authority on ALR lands. These are better represented in our planning documents when these lands are given a separate land use designation. The Christina Lake OCP Review Steering Committee reviewed the Agricultural Resource land use designation for the draft OCP at the March 6, 2018 meeting. This designation is proposed to cover the ALR lands within the Christina Lake area and this will change the designation of some of the lands currently designated as Rural.

The current OCP also has Section 2.13, Residential and Rural, which outlines goals, objectives and policies for the Residential and Rural land use designations in the Plan Area.

Current OCP Content

Below you will find the general goals, objectives and policies for both residential and rural land use designations and in this section, wording specific to the Rural land use designation is highlighted. The section that follows outlines the goals, objectives and policies specific to the Rural land use designation.

General Residential and Rural

General Residential and Rural goals, objectives and policies apply to all land use designations where the primary permitted use is residential.

Goals

- *Suitable land is available to meet anticipated residential needs.*
- *A range of residential accommodation is available including affordable, rental and special needs housing.*
- *Residential areas are protected from commercialization and industrialization.*
- *Rural areas are protected from urbanization.*
- *Protection of lake water quality and the natural environment are paramount in residential and rural development.*

Objectives

- *To encourage the use of existing residential lots for new house construction.*
- *To encourage separation between residential and commercial land uses.*
- *To consider higher density residential developments within existing residential areas.*
- *To encourage awareness of wildfire risk and the use of construction materials and property layout to lessen the risk of loss.*

Policies

1 *A maximum of three bedrooms in a single family dwelling may be used for boarders or lodgers. "Bed and Breakfast" operations, which propose more than three bedrooms for accommodation, may be permitted by way of rezoning, provided the facility meets all Provincial standards and is generally accepted within the neighbourhood.*

2 *Public parks, playgrounds, and pedestrian walkways will be permitted in all designations since they support and enhance neighbourhoods.*

3 *Home occupations refer to small scale economic activities which can be conducted within a dwelling or an accessory building by the occupants. They tend to*

strengthen and diversify the local economy and provide opportunities for businesses to commence and mature without requiring large investments in land and buildings. However, they should only operate at a scale and in a manner, which is entirely compatible with predominantly residential neighbourhoods. Large and growing home occupations should relocate to proper commercial or industrial zones if they can no longer meet this criteria. It shall be the policy of the Regional District to permit home occupations in all residential areas subject to regulations which are designed to limit their scale and impact on the neighbourhood.

4 *Uses such as community halls, places of worship and neighbourhood convenience stores can support, and be compatible with residential areas, if they are carefully located and regulated. Therefore, such uses may be permitted by way of rezoning or special zones in the implementing bylaws. In considering such uses particular attention will be paid to the degree of acceptance with the neighbourhood at the time of the proposal.*

5 *Christina Lake's rural and small town character is considered to be very important and should be protected. Therefore, the implementing bylaws will contain regulations which encourage buildings which are in scale with existing neighbourhoods and don't crowd the lot.*

6 *Christina Lake is a community which, among other things, is attracting retirees and people with special needs. Careful attention to housing design and siting at the time of original construction can result in a degree of flexibility, which allows for easy adaptation to changing personal circumstances. It shall be a policy of the Regional District to encourage the design of houses, which can meet such special needs and design guidelines may be prepared to provide guidance in this regard.*

7 *The implementing bylaws will permit the establishment of a non-residential outbuilding on a residential parcel provided that the building is used for the non-commercial/industrial storage of personal goods or vehicles belonging to the owner. Such buildings shall be subject to the regulations for accessory buildings in the zone within which they are located and shall have a maximum gross floor area of 30m2 for properties accessed by water only; and 60m2 for all other properties.*

8 *The implementing bylaws will permit the non-commercial use of recreational vehicles or tents in all residential zones for temporary accommodation not exceeding six continuous months.*

9 *A maximum of one bedroom with an associated bathroom per parcel may be located in a building, which is accessory to an existing single family dwelling provided the maximum size of the bedroom and bathroom does not exceed 20 m^2 and there is an approved sewage disposal permit for the subject property which applies to this use. This policy applies to all Residential, Rural and Natural Resource zones.*

10 *The Regional District will work with the Ministry of Forests, other Provincial*

Agencies and the local Fire Department to develop guidelines for residential construction, which reduce the risk of catastrophic fire and identify construction materials and techniques, which lessen the risk of loss. These guidelines shall be applicable to every land use designation of this Plan.

11 *The Regional District will favourably consider rezoning applications for affordable, rental or special needs housing in existing residential areas. Rezoning applications which propose higher densities other than those permitted by the applicable zone are subject to Policy 2.9.4 under the Water and Sewer Services section.*

12 *Encourage residents to take advantage of incentive programs such as the Woodstove Exchange Program to replace old appliances with more efficient, cleaner burning ones.*

Rural

Objectives

- *To recognize and protect the rural character, values, lifestyles and economic pursuits that currently predominate in Fife, along the Kettle River / U.S. border corridor, the Stuart Creek Road and the Santa Rosa Road.*

Policies

1. *The Rural areas are identified on the Land Use Map.*
2. *The permitted uses within the Rural area shall be limited to include all types of single family dwellings, home occupations, silviculture, agriculture uses including commercial greenhouses, nurseries, apiaries, kennels and similar uses, resource extraction (but no on-site storage or processing of extracted materials) parks and similar extensive outdoor recreational uses.*
3. *Retreats, guest ranches and similar assembly uses which result in a higher concentration of people and vehicles may be permitted by way of rezoning provided it can be demonstrated that:*

    a) *the impacts on neighbouring properties can be minimized;*

    b) *adequate methods of treating effluent are in place;*

    c) *the particular location is of strategic importance to the proposed use.*

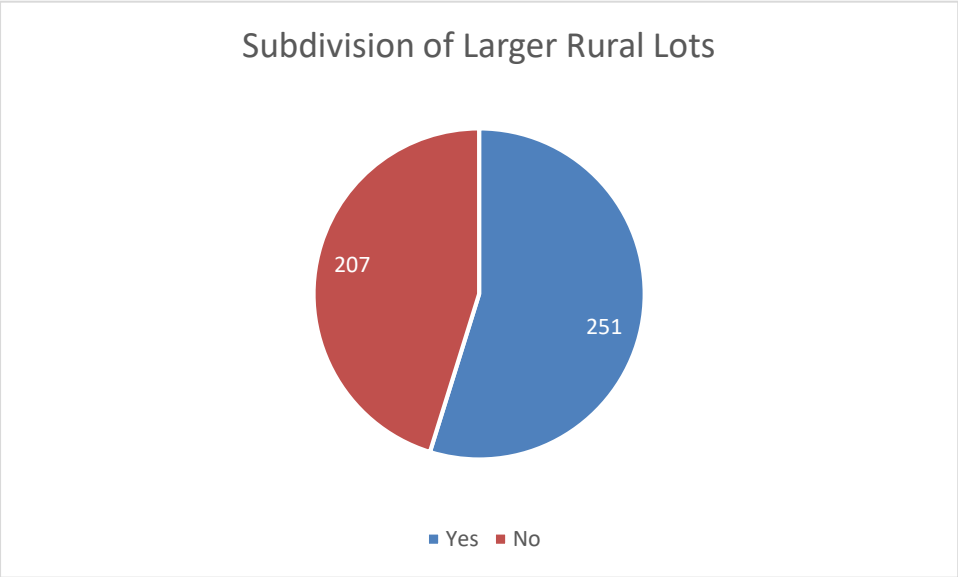
    Evidence that the proposal will economically benefit the rural area in particular and Electoral Area 'C' in general would also be considered to be a supporting argument. This policy shall not apply to the Italy/Sutherland Creek watershed where retreats, guest ranches and similar assembly uses will not be permitted.
4. *The minimum parcel sizes within the Rural area shall be 10 ha and a maximum of 1 dwelling per parcel shall be permitted in the implementing bylaws.*
5. *If the existing parcel is at least twice the area of the minimum parcel size required in the zoning bylaw for subdivision, a second dwelling shall be allowed provided it is sited in a manner that would allow for a future subdivision which meets bylaw*

requirements. Parcels of land within the Agricultural Land Reserve are also subject to the regulations of the Agricultural Land Commission, which include limiting the second dwelling to a temporary dwelling.

Survey Results

The 2018 Christina Lake OCP Survey asked one specific question on rural land, which was to assess whether there was support for the subdivision of larger rural lots. The results are shown below:

Q18: Do you support subdivision of larger rural lots?



If yes, where: all zones/anywhere (x37), Cascade (x33), Ponderosa (x31), Fife (x24), South Townsite (x13), Santa Rosa (x7), Sunflower (x3), uncertain (4), where services can support subdivision, not on waterfront, on waterfront, Lavalley, Lighthouse, family estate divisions

Also, there was a question about what residents at Christina Lake value about their life there. A large number of the responses included references to the quiet, rural quality with access to nature, a clean environment, and the lack of crowds.

From looking at the results of these two questions, it indicates that a majority of respondents would be open to rural lots being further subdivided, but not at the expense of their enjoyment of the rural landscape and preservation of outdoor recreation sites from development.

Recommendation

Staff recommend that the Rural land use designation be carried forward as a designation in the OCP review. This land use designation will include properties within the Plan Area that are further removed from more concentrated residential areas, but that are privately owned and primarily used for residential purposes. However, it is

likely these properties may also have activities such as agriculture, recreational use, or resource use. These properties will likely also be close to or adjacent to Crown Land designated as Natural Resource.

Staff also recommends that we discuss Rural Residential land use designation in a broader discussion of residential designations at a future meeting.

Objectives

The objectives of the Board with respect to the 'Rural' land use designation are as follows:

Objectives	Current/New/Modified	Yes/No Comments
To retain the low density of the Rural area by limiting the intrusion of higher density residential development.	Modified General Rural/Residential Goal 3	
To protect the rural character, values, lifestyles and economic pursuits that predominate in Fife, the Santa Rosa Road, the Stuart Creek Road and along the Kettle River/U.S. border corridor.	Modified Rural Objective	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
The permitted uses within the Rural area shall be limited to include all types of single family dwellings, home occupations, agriculture, nurseries, apiaries, kennels, resource use, parks and outdoor recreation.	Modified Rural policy 2	
The minimum parcel sizes within the Rural area shall be 10 ha and a maximum of 1 dwelling per parcel shall be permitted in the implementing bylaws.	Current	

Avoid, where possible, considering lands in the 'Rural' land use designations for re-designation and re-zoning to a 'Rural Residential' land use designation, given the likelihood of more appropriate land in other more densely populated residential zones.	New	

Attachments

Maps – to be brought to meeting - current OCP Designations and Zoning
Map –ALR lands and Parks in Electoral Area 'C'/Christina Lake

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, February 12, 2020

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Kathy O'Malley, Dave Durand, Annie Rioux, Dianne Wales, Lewis George, Jeff Olsen, Randy Gniewotta, Butch Bisaro, Jason Taylor, Donna Wilchynski

Regrets: Suzanne Paquette, Phil Mody, Arlene Peniuk, Jennifer Horahan, Josh Strzelec, Dave Bartlett

The meeting began at 6:00 pm.

1. Adoption of Agenda and Minutes

That the February 12, 2020 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

- Dianne and Annie accepted.

That the January 8, 2020 Electoral Area 'C'/Christina Lake OCP Review meeting minutes be approved.

- Dianne and Annie accepted as amended.

2. Updates

- APC discussions on shoreline encroachments
- Ministry of Agriculture – Residential Flexibility in the ALR

3. Agricultural Resource Land Use Designation

- Committee members expressed concern that having a separate land use designation/zone for ALR land would cause confusion, particularly

where this would result in parcels having two zones. Committee member was concerned that this would create confusion about what was allowed where.

    - There would be few properties where the designation/zoning would reflect the activities that are currently happening on the ground, as there are currently few properties in the ALR where farming is happening.

- Planner mentioned that specifying where the ALR is in designations/zoning shows where the restrictions that are specific to ALR lands are present, and a committee member stated that this would allow greater flexibility for regulations on portions of properties that are not in the ALR.

- Committee member suggested that the same can be accomplished by just showing where the ALR boundary is on land use designation/zoning maps.

- Committee members agreed to maintain the current Rural designation/zoning structure without separating out the ALR in a separate designation/zone. Suggested AGR objectives/policies should be included in Rural designation, excluding first three policies.

- Committee members discussed the possibility of including non-ALR land in an agricultural land use designation and whether the Regional District should be allowed to identify lands for inclusion in the ALR. Committee decided that that responsibility for inclusions should not lie with the local government.

- Kennels should be maintained as a suggested permitted use in Rural land use designation. Consider including sleeping quarters as suggested permitted use.

4. Rural Land Use Designation

- Discussion of policy in current OCP concerning non-commercial use of recreational vehicles or tents and whether the language in the current Zoning Bylaw is clear on what is allowed.

- Objectives and policies were supported.

- Committee member suggested that there be a policy around wild fire risk in rural areas.

5. Action Items

- Roll objectives/policies from Agricultural Land Use Designation into Rural Land Use Designation.

6. Adjournment

The meeting was adjourned at 8:00 pm.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue

Zoom

https://zoom.us/j/96141076360

6:00 pm, May 6, 2020

1. Adoption of Agenda and Minutes
2. Updates
3. Zoom meetings – discussion of effectiveness
4. Pop-up shops, Food Trucks and Sea Cans
5. Adjournment

Proposed Schedule of Meetings (2019-2021)

Normal meeting schedule: 6:00PM, 1st Wednesday of every month

Summer hours: 7:00PM, 1st Wednesday of the Month (May-August)

Mtg. #	Date	Comment
2019		
11	October 2	Public Engagement Transportation
12	November 6	Transportation Natural Resource
--	December 3	Meeting Cancelled
2020		
13	January 8	Recreational Land Use Designations
14	February 12	Rural Land Use Designation Agricultural Resource Land Use Designation
--	March 4	Meeting Cancelled
--	April 1	Meeting Cancelled – Online engagement
15	May 6	Zoom trial and discussion Pop-ups, Food Trucks, Shipping containers
--	June	No meeting
--	July	Homecoming Booth?
--	August	Open House?
16	September 2	Commercial and Industrial Land Use Designations
17	October 7	Residential Land Use Designations
18	November 4	Development Permit Areas
19	December 2	Draft Revised OCP
2021		
20	January 6	Draft Revised OCP
21	February 3	Draft Revised OCP, Legal Review
--	?	Provincial referrals, Open Houses, Public Hearing

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of May 6, 2020

Pop-up Stores, Food Trucks, Sea Cans

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

The Steering Committee requested information on how temporary businesses and structures, such as those listed above, can be addressed through the Official Community Plan review process.

Background

Committee members raised concerns at a few different meetings with staff about some land uses they are witnessing in and around the community of Christina Lake. In particular, concerns were expressed around practices in the commercial areas of the community where non-permanent structures are being set up out of which people run a business for a few days to a number of weeks. A number of committee members take issue with the idea that these businesses might operate in the community without paying taxes, benefiting from the commercial opportunities in Christina Lake without contributing to the tax base. Pop-up stores, food trucks and temporary businesses operating out of sea cans were mentioned by Committee members as examples of some of these businesses they have seen in Christina Lake.

Pop-up stores are roughly defined as temporary retail spaces that sell merchandise of any kind, generally for a day to three months. One example mentioned of this type of business in the Christina Lake area include the fish store that operates out of a bus and travels around the Kootenay-Boundary area.

Sea cans, which are also known as shipping containers, can be defined as a large portable metal or steel unit that is intended for the transport of materials, products, and/or goods from one mode of transport to another without unloading and reloading the contents of the container, whether or not it is actually used for that purpose (CSRD Bylaw definition).

Food trucks would be another form of temporary business structure, which were mentioned at these meetings with committee members.

Recommendation

That the steering committee discuss the following information and provide direction to staff on how they wish to address non-permanent businesses in the review of the Official Community Plan with regard to the outlined restrictions and considerations and consider how this information can be formed into objectives and policies to guide the future development of zoning regulations for the upcoming review of the zoning bylaw.

Pop-up Stores and Food Trucks – Non-permanent businesses

Business Licenses

The most effective way to manage business such as these would be through business licenses and regulations, however RDKB does not have that authority to issue business licenses. The authority to regulate businesses in British Columbia is held by municipalities and one regional district, the Regional District of Central Okanagan, which includes the rural areas around Kelowna and West Kelowna.

The Local Government Act (LGA) provides regional districts the authority to operate as local governments for rural areas, while municipalities gain their authority to operate from the LGA and the Community Charter. The Community Charter provides a different level of authority compared to those authorized under the LGA. One of those powers includes the ability to issue business licenses and put in place bylaws which regulate business activities.

In order for a Regional District to be able to issue business licenses, it would require an amendment to the Community Charter as well as the LGA. This would most likely only occur on the scale of the entire regional district and would require the provision of a service for issuing business license. This would in turn require staff capacity. There is little precedence of Regional Districts taking on business licensing. Only one of the 29 regional districts has undertaken the issuing of business licenses.

Regulation of Land Use – Zoning

While RDKB is unable to regulate business, it is able to regulate land uses through Zoning and Development Permit Areas.

That being said, we can only regulate uses that occur on lands we have authority over. If a pop-up is set up in the right-of-way of the highway or a road, then the authority lies with the Ministry of Transportation and Infrastructure to permit or prohibit the presence of a business or structure. It is also their authority to enforce their permitting system.

Should a pop-up store be located on a parcel of land that is regulated by the Regional District, then the zoning would need to permit sales or retail in order for the store to be compliant with the zoning bylaw.

Currently, the zoning bylaw permits some types of sales and retail in specific zones. A number of permitted commercial activities are listed below as alongside of the zones in which they are permitted. The permitted uses most likely to permit some form of retail or sales have been listed, while less relevant uses have been omitted. The following are the current commercial and industrial zones:

Commercial Zoning	**Permitted Commercial Uses** (Not all permitted uses in each zone are listed)
Core Commercial 1 and 1A (Core Commercial 1A differs in that it permits senior supportive housing)	- Club, lodge and facilities for fraternal or charitable organizations; - Eating and drinking establishment including take-out restaurants; - Hotel; - Indoor recreation including bowling alley, pool hall, arcade, theatre or other similar uses; - Office; - Personal service establishment; - Printing and publishing establishment; - Retail store; - Shopping centre.
Highway Commercial 2	- Eating and drinking establishments including take-out restaurants; - Hotel; - Motel; - Motorized and non-motorized vehicle sales and rental; and service facilities which are customarily associated therewith; - Office; - Personal Service Establishment; - Plumbing, heating and upholstery shop; - Printing and publishing establishment; - Retail store; - Shopping centre; - Service station.
Highway Commercial 3	Same as Highway Commercial, and includes: - Mini-storage warehouse

Neighbourhood Commercial 4	- Campground; - Commercial greenhouse and/or nursery; - Eating and drinking establishments including take-out restaurants; - Motel; - Retail store;
Seasonal Resort Commercial 5	- Resort Campground; - Eating and drinking establishment excluding take-out restaurants. Permitted Secondary Uses: - Indoor and outdoor recreation and amusement facilities, which are for the sole use of occupants or attendees of a permitted principal use; - Watercraft servicing facilities, which are for the sole use of occupants or attendees of a Resort Campground; - Retail store.
Marina Commercial 6	- Marina Permitted Secondary Uses: - Retail store; - Eating and drinking establishment.
Campground Commercial 7	- Campground. Permitted Secondary Uses: - One convenience store, not exceeding 100m^2 in retail floor area;
Industrial 1	- Automobile and truck wash; - Auction marts - Automobile wrecking yard; - Building supply and lumber yard; - Commercial greenhouse and/or nursery; - Eating and drinking establishment excluding take-out restaurants; - Plumbing, heating, air conditioning and refrigeration shop;

	- Tire and wheel sales and repair; - Wholesale Warehouse
Industrial 2	- Same as permitted uses listed for Industrial 1 above - Campground - Window and glass shop

Currently the zoning bylaw does not define a retail store, nor does it specify that a shopping centre must be located in a specific type of structure. Without a distinction between the type of stores that are considered pop-up and those that area not, it will be very challenging to define them in

For a pop-up store located in a commercial or industrial zone, concerns about the business not paying into the tax base can be assuaged, as there would be taxes associated with that property's assessed value. If that property is located in a commercial zone, it will likely be assessed, as least partially, as a business property and will pay taxes associated with that categorization.

In order for a use such as a non-permanent business, a pop-up business or food truck, to be restricted in a zoning bylaw, one approach would be to try to define what they are as a use and either prohibit that use or restrict it to certain zones. A definition can be drafted that characterizes a pop-up business and through that process define the qualities of that type of business to the community. Once defined, the locations where this type of retail can occur can be limited by zone in the zoning bylaw. Land use regulations can be used to limit uses of land. If we're able to effectively define a use that shows that it is distinctly different from permitted uses in the Zoning Bylaw, this may enable a restriction of where those businesses are able to operate.

The areas designated as industrial and commercial in the current OCP are almost all included in one of five development permit areas. Most of the guidelines for how the requirements of a development permit could be met outline how *buildings* must meet these requirement and do not provide guidelines for *structures*. The guidelines could perhaps address some of the concerns around non-permanent stores (pop-up stores), if the concerns about these businesses are about their appearance. Currently the terms *building* and *structure* are not defined in the OCP. Definitions for *building* in the Zoning Bylaw are as follows:

BUILDING means a structure wholly or partly enclosed by a roof or roofs supported by air, walls, or columns and used for the shelter or

accommodation of persons, animals, chattels or things, excluding tents, trailers or recreational vehicles;

Structure is not defined in Christina Lake's Land Use bylaws, but the Area D/Rural Grand Forks Zoning Bylaw defines them as such:

STRUCTURE means any construction fixed to, supported by, or sunk into land or water;

The current guidelines for Development Permit Areas at Christina Lake are attached as appendices for reference.

During our current process, the OCP review, the actions that can be taken would be to have policies describing the issue to be addressed and give guidance for how that will be addressed in the upcoming zoning bylaw review. Alternatively, additional language can be included in Development Permit guidelines. Further considerations for this are included in a *Policy Considerations* section below.

Shipping Containers

There have been a number of different approaches to the presence of shipping containers in communities. RDKB's current approach is to consider them a structure in line with what they were manufactured to do, which is to store and transport goods. This applies up to the point that a container is being used like a building, such as someone using it as a workshop or a living space, at which point a building permit is required.

As shipping containers are not currently defined within the BC Building Code, there are no guiding principles with regard to their material strength. Thus should someone wish to be issued a building permit to convert a shipping container into a building, the Building Inspectors will likely require a report from a structural engineer showing that the shipping container will have the required structural integrity and safety to ensure a healthful dwelling/living space.

Other local governments have chosen to define shipping containers and establish regulations around them. Municipal governments such as Maple Ridge and Squamish have moved towards defining shipping containers as buildings and requiring that a building permit be issued prior to placing a container onto a parcel. In RDKB's context this would require an amendment to the building bylaw and would apply across the regional district. This approach is not in the scope of the Planning and Development Department's work and would require an alternate route to accomplish outside of a land use bylaw review.
Other municipalities have put in place an outright ban of shipping containers throughout their areas, while others have narrowed the zones where shipping containers are permitted.

The Regional District of Columbia Shuswap has included regulations in the Zoning Bylaw for their Electoral Area D on the length of time that shipping containers can be located on a property for the purposes of storage. They allow a three month maximum and also define the allowable combined length of all shipping containers to 12.2 m. In this bylaw they specify that should the container be reconstructed or structurally modified in any way, is placed on a foundation, or remains on a property for more than three months, it will be considered an accessory building and must meet BC Building Code.

Policy Considerations

Within the scope of the OCP review, we can suggest that these items be regulated in the Christina Lake Zoning Bylaw review which will follow the OCP review.

Some considerations are whether there are specific land use designations where the Steering Committee suggests that we consider prohibiting these types of temporary structures or businesses, or whether they will be permitted in all zones with time limitations. These types of considerations can be included in an appropriate location in the OCP, suggesting a path forward for regulating the above mentioned items with the upcoming zoning review.

Suggestion	**Comments**
Consider defining pop-up stores, so as to clearly distinguish them from other retail/sales outlets. - This definition could include elements such as the nature of being wholly or partially enclosed, or whether the store resides in a building or a structure. And suggest some or all of the following approaches: - prohibition; - limit the zones in which they can operate; - for a set length of time; - considerations for community events and festivals. - policies to be included in commercial and industrial land	

use designation sections of OCP, or in broader policies for Land Use.	
Consider including language in the development permit guidelines for relevant development permit areas to guide siting, form, exterior design and finish of buildings and other structures; - This would include defining whether the building or structure was partially or fully enclosed and outlining the general character for that area.	
Consider defining food trucks, so as to clearly distinguish them from restaurants and take-out restaurants; And suggest some or all of the following approaches: - prohibition; - limit the zones in which they can operate; - for a set length of time; - considerations for community events and festivals. - policies to be included in commercial and industrial land use designation sections of OCP, or in broader policies for Land Use.	
Consider prohibiting shipping containers in all zones. – could include in property maintenance and safety.	
Consider limiting shipping containers as permitted structures to rural and industrial zones.	

– could include this policy in the rural and industrial zones.	
Consider limiting the time that a shipping container can be located on a property to 60 days, for the purposes of storage. – could include in property maintenance and safety.	

Attachments

Electoral Area C/Christina Lake Official Community Plan Schedule C: Development Permit Areas

3 DEVELOPMENT PERMIT AREA REQUIREMENTS

In order to protect neighbourhood values and to maintain a neat appearance, the Regional District will consider adopting an unsightly premises bylaw, which would establish minimum acceptable standards.

There are a total of six mandatory Development Permit Areas in Electoral Area 'C' including: Environmentally Sensitive Waterfront, Neighbourhood Commercial, Waterfront Commercial, General Commercial, Industrial, and Ponderosa Industrial. Each Development Permit Area is discussed below in terms of the area it applies to and the requirements of the Development Permit. The Development Permit Areas are identified on the Development Permit Area Map (Schedule C).

Development proposals within Development Permit areas will be reviewed by the Regional District, using the guidelines outlined in this section. Conditions or restrictions may be imposed on the proposed development by the Regional District following such a review. A Development Permit must be approved by the Regional District of Kootenay Boundary Board of Directors before a Building Permit can be obtained. The Regional District may require, by Resolution of the Board, the deposit of a security in the form of an Irrevocable Letter of Credit, to be held until the requirements of a permit have been executed to the Regional District's satisfaction.

3.1 Environmentally Sensitive Waterfront Development Permit Area

Area: All legal parcels of privately owned land which border on Christina Lake or any tributary stream as shown on Schedule 'C'.

Category: Designated pursuant the *Local Government Act* – Section 919.1(a) protection of the natural environment, its ecosystems and biological diversity.

Justification: Christina Lake and its tributary systems are domestic water sources for most residents and visitors. Christina Lake also has very high recreational values, which adds strength to the local economy. Water quality is therefore of utmost importance to the community. Careful management of this area to protect these values is necessary.

Application: A Development Permit shall be required for projects which involve any of the following:

the construction or establishment of a new building containing a dwelling unit or sleeping quarters;

the conversion of a non-residential building into a dwelling unit or sleeping quarters; and

an addition to an existing building containing a dwelling unit or sleeping quarters which increases the habitable floor area by more than $20m^2$. Only one addition per parcel, with a total habitable floor area of $20m^2$ or less, shall be permitted to commence without a Development Permit in any twelve month period.

Exemptions: 1. A Development Permit shall not be required for either of the projects listed above where any of the following conditions can be met:

- the sewage disposal system serving the new or existing building is located more than 100 m beyond the natural boundary of Christina Lake or the tributary stream;
- if the property on which the subject building is located is only accessible by watercraft, the means of disposing of liquid wastes is by an on-site pit toilet which has been approved by the authority having jurisdiction and the buildings on the property do not have internal pressurized plumbing systems discharging directly to ground or water.

2. A Development Permit will not be required to immediately facilitate the undertaking of a repair required to address an emergency situation (such as a failed sewage disposal system or a major structural defect). An emergency repair is only considered to include the minimal work required to avoid imminent harm to persons or property as determined by the Building Inspector or the Environmental Health Officer. The owner shall apply for a Development Permit within 7 days of commencing the repair and will be expected to acknowledge that any conditions attached to the Permit, when it is subsequently issued, will apply and may result in additional works in order to comply therewith.

Guidelines: Where a Development Permit is required before construction can take place, the owner must submit a professional report demonstrating, to the Board's satisfaction, that the method of sewage treatment and disposal for the subject parcel is sufficient to avoid undue impacts on the quality of water in the adjoining lake or watercourse. Having regard for the unique characteristics of each lot and the nature of the existing or proposed development, it is expected that this professional report will seek to advance a method of sewage treatment and disposal that, wherever possible, exceeds the minimum standards required by Provincial regulation.

The suggested format for these professional reports is as follows:

Section 1 - Introduction

This section should provide an overview of the project and include specifics as to property ownership, report authorship, legal description, existing and proposed land use, etc.

Section 2 - Site Description

This section should include a general location plan as well as a specific site plan drawn to scale. All relevant existing features of the site should be shown including outbuildings, driveways, water source, dwellings, underground piping (i.e. gas, perimeter drains, etc.), high water mark, etc. The site description should also include a general discussion of obvious site features that have a bearing on sewage disposal options such as exposed cuts, rock outcrops, adjacent property characteristics, topography, surface water location/direction, assumed groundwater flow direction, etc.

Section 3 - Flows

The purpose of this section is to gain an understanding of the existing and projected sewage flows associated with the project. In order to do so information is required with respect to existing and proposed land uses (e.g. size of the dwelling, number of bedrooms, number of fixtures, and other relevant details that might effect flows). This should then be followed by a discussion of the existing and expected sewage flows (including, where applicable, an assessment of the anticipated lifespan of existing systems under this flow regime). Details on frequency of occupation should also be noted if, for example, seasonal use only is proposed. Any unusual conditions that may alter typical sewage quality (e.g. use of garberators) should also be noted along with the expected impact on sewage strength and quality.

Section 4 - Field Investigations

The level of detail for field investigations is initially left to the discretion of the qualified professional. However, it is very important that the report clearly explain why certain investigations were selected or omitted. The Regional District will evaluate this explanation carefully and may require additional investigations should there appear to be an inadequate effort assigned to this important element of the report. Only independent third party testing will be accepted (i.e. testing conducted by a property owner that is not witnessed by a qualified professional will not be accepted).

This section should contain detailed discussions of all field and laboratory investigations including such items as on-site personnel and equipment employed to undertake them. For some reports, the investigations can be limited to test pits, percolation tests and soil grain size analyses as required by the health authorities. In such cases logs and certificates should be included as well as documentation of seasonal high water table in relation to proposed design elevations. For more detailed reports, the field investigations could include those requirements discussed previously as well as the following matters where justified: effluent flow path, infiltration capacity, groundwater mounding, natural discharge capacity, ultimate discharge point, effluent travel time, soil nutrient removal, soil stability (on and off-site), impact on basements, effluent attenuation, impact on surface water, impact on groundwater, and seasonal water balance.

For all investigations/assessments noted, the report must show all assumptions and calculations.

Section 5 - Assessment of Alternatives

Once the site has been assessed, the report should discuss available options. It is suggested that the discussion be broken down into the following categories: sewage collection (e.g. water conservation, sewage strength, gravity vs. pump, etc.), sewage treatment (e.g. septic package treatment, etc.), and sewage disposal (e.g. pump vs. gravity, seepage bed, tile field, raised bed, imported fill, evaporation system, etc.). This section should also include a discussion on monitoring requirements (e.g. groundwater, surface water, analytical parameters, service contracts, pumpout records, etc.). In all cases, cost estimates should be provided.

Section 6 - Recommendations and Justification

The report should conclude with a recommendation for the preferred option(s) for the subject site. Clear justification for the recommended option(s) must be provided. In particular the report should specifically identify which aspects of the system are an improvement over Provincial regulations and, if there are none, an explanation as to why. For some more obvious situations the recommendation could be made in light of site constraints, cost, maintenance requirements, etc., and could rely on a qualitative explanation of how the system will meet the stated objective of protecting water quality. For the more difficult or questionable situations the recommendation should be followed with a quantitative explanation of how the system will meet the stated objective of protecting water quality. Similar to the requirements of Section 5, separate recommendations should be made for sewage collection, sewage treatment, effluent disposal and monitoring requirements. All reports must be sealed by a licensed professional."

3.2 Neighbourhood Commercial Development Permit Area

Area: All land identified as "Neighbourhood Commercial" on the Land Use and Development Permit Area Maps.

Category: Designated pursuant to Sections 919(d)(f) of the *Local Government Act* - Commercial Area.

Justification: In the Lavalley Point area there are a number of existing commercial establishments along Highway 3 and/or intermingled with residential areas. This Plan recognizes these existing uses and allows for their conversion to other compatible neighbourhood and highway commercial uses. The intent of this development permit area is to ensure proposed uses or conversions are compatible with surrounding residential areas and have an appropriate aesthetic and functional relationship with the highway.

Application: A Development Permit shall be required for new buildings and structures. A Development Permit is not required for the following:

a) subdivision or boundary adjustment;

b) site preparation and maintenance including the alteration of land;

c) minor alterations to buildings not involving additional floor area;

d) addition of outdoor appendages including decks and stairs.

The Development Permit process may vary certain regulations contained in the implementing bylaw, but may not be used to vary use or density. A request for a variance will be considered if the proposed variance:

a) is consistent with the guidelines of this section;

b) is shown to enhance the proposal;

c) is necessary due to an unavoidable physical constraint;

d) does not adversely impact an adjacent property.

Guidelines: The form, character and siting of buildings should complement and respect the surrounding residential uses and present an aesthetically pleasing appearance to Highway 3, public roads and/or adjoining residential properties.

Screening in the form of permanent vegetative buffers, fences or a combination thereof may be required between commercial and residential properties.

Service and storage areas shall be screened so as to diminish their appearance or impact.

Lighting for parking and security purposes should be designed so as to not intrude into adjoining residential areas. Low level lighting is preferred.

Traffic and circulation routes shall be shown. Access points located away from residential properties will be favoured. Parking areas and driveways should be surfaced with a material which minimizes dust. The site plan will be referred to the Ministry of Transportation for their approval.

Appropriate fire-truck and other emergency vehicle access must be ensured. The Christina Lake Fire Chief may be asked to comment on applications.

Signs should be consistent with building designs and complement their surroundings.

3.3 Waterfront Commercial Development Permit Area

Area: All land identified as "Waterfront Commercial" on the Land Use and Development Permit Area Maps.

Category: Designated pursuant to Sections 919(a)(d)(f) of the *Local Government Act* Commercial Area.

Justification: These areas are presently occupied by intensive commercial activity primarily adjacent to the sensitive shoreline of Christina Lake. These areas are also adjacent to predominantly residential areas. It is possible these waterfront commercial areas may be redeveloped in the future. The intent of this development permit area is to manage this transition in a manner which promotes compatibility with adjacent residential neighbourhoods, protects the lake and sensitive shore and enhances the appearance and functionality of these lands.

Application: A Development Permit shall be required for new buildings and structures. A Development Permit is not required for the following:

a) subdivision or boundary adjustment;

b) site preparation and maintenance including the alteration of land;

c) minor alterations to buildings not involving additional floor area;

d) addition of outdoor appendages including decks and stairs.

The Development Permit process may vary certain regulations contained in the implementing bylaw, but may not vary use or density. A request for a variance will be considered if the proposed variance:

a) is consistent with the guidelines of this section;

b) is shown to enhance the proposal;

c) is necessary due to an unavoidable physical constraint;

d) does not adversely impact an adjacent property.

Guidelines: Development Permits issued in this area will be in accordance with the following:

Resort developments should be designed to blend into and complement surrounding neighbourhoods.

Buildings should be of a low profile and setback as far as reasonably possibly from Christina Lake or a tributary stream.

Building designs, colours and materials, which harmonize with and accentuate the natural setting of Christina Lake, are preferred.

Buildings shall have safe, practical access and parking areas for passenger vehicles. A plan showing parking areas with proposed traffic circulation patterns must be provided. The site and parking plan will be referred to the Ministry of Transportation for their approval.

Appropriate fire-truck and other emergency vehicle access must be ensured. The Christina Lake Fire Chief may be asked to comment on applications.

Landscaping should be implemented to enhance the appearance of the commercial area.

Signs should be consistent with building designs and complement their surroundings.

If the property borders on Christina Lake or a tributary stream, the Environmentally Sensitive Waterfront Development Permit Area guidelines also apply.

3.4 General Commercial Development Permit Area

Area: All lands within the area identified as "General Commercial" and "Highway commercial" on the Land Use and Development Permit Area Maps.

Category: Designated pursuant to Sections 919(d)(f) of the *Local Government Act* - Commercial Area.

Justification: Residents of Area 'C' have indicated they desire well planned new commercial developments and revitalization of existing commercial areas. This development permit area is intended to benefit the community by ensuring functional, attractive and safe commercial areas.

Application: A Development Permit shall be required for new buildings and structures. A Development Permit is not required for the following:

a) subdivision or boundary adjustment;

b) site preparation and maintenance including the alteration of land;

c) minor alterations to buildings not involving additional floor area;

d) addition of outdoor appendages including decks and stairs.

The Development Permit process may vary certain regulations contained in the implementing bylaw, although it may not be used to vary use or density. A request for a variance will be considered if the proposed variance:

a) is consistent with the guidelines of this section;

b) is shown to enhance the proposal;

c) is necessary due to an unavoidable physical constraint; and

d) does not adversely impact an adjacent property.

Guidelines: Development Permits issued in this area will be in accordance with the following:

Buildings should be sited to face a public road or open space such as a square. The rear walls of buildings should not be visible from a public road or street.

Buildings shall be finished on all sides with consistent exterior materials and colours to be used on all building facades. An artistic rendering showing the building in colour shall be provided.

Buildings shall have safe, practical access and parking areas for passenger vehicles. A plan showing parking areas with proposed traffic circulation patterns must be provided. Parking areas and driveways for new developments on vacant land should have paved or concrete surfaces. Expansions to existing developments should be surfaced with a material which minimizes dust. Paved or concrete surfaces are encouraged. The site and parking plan will be referred to the Ministry of Transportation for their approval.

The design and layout of buildings and parking areas shall address and promote pedestrian activity and should include features such as low profile lighting, sidewalks, landscaping, street furniture, obvious building access points and parking areas that emphasize pedestrian safety and convenience.

Safe pedestrian connections shall be provided from parking areas to the building's main entry.

Appropriate fire-truck and other emergency vehicle access must be ensured. The Christina Lake Fire Chief may be asked to comment on applications.

Landscaping should be implemented to enhance the appearance of the commercial area.

Developments which involve multiple uses on one property are strongly encouraged. Any development, which incorporates the concept of a well designed central gathering place and focus for the community, will be favourably received.

Signs should be consistent with building designs and complement their surroundings.

3.5 Industrial Development Permit Area

Area: All privately owned land shown on the Development Permit Area Map as Industrial Development Permit Area.

Category: Designated pursuant to Section 919.1(1)(f) of the *Local Government Act*, which authorizes establishment of objectives for the form and character of industrial development.

Justification: It is a primary objective of this Plan to ensure all industrial noise, vibration, odours, glares and similar consequences of industrial activity are not detectable beyond the boundaries of an industrial property. It is also an objective of this plan to ensure that views of industrial activities are screened from all other land uses.

Exemptions: Emergency repairs, which are necessary for health or safety reasons shall be exempt from the development permit process. Subdivision and alteration of land shall also be exempt from the development permit process.

Guidelines: An application for a Development Permit shall be accompanied by the following materials in graphic and/or written form:

A Report prepared by an accredited Professional(s) which describes measures to mitigate effects of the proposed industrial activity. The report must state that noise, odours, glare, dust and similar consequences of the activity will not be detectable beyond the property boundary.

The applicant must demonstrate that the proposed industrial activity is located within a wholly enclosed building.

The applicant must demonstrate the industrial building is adequately screened from adjacent lands.

The applicant must demonstrate that lighting from the proposed industrial activity will not adversely impact adjacent properties.

Appropriate emergency vehicle access must be provided. Development Permit applications will be referred to the local Fire Department for comment. Any recommendation made by the local Fire Department may be incorporated as a condition into a development permit approval.

3.6 Ponderosa Industrial Development Permit Area

Area: All lands identified as "Ponderosa Industrial" on the Land Use and Development Permit Area Maps.

Category: Designated pursuant to Section 919.1(1)(f) of the *Local Government Act* - Industrial Area.

Justification: This Development Permit area is located adjacent to Ponderosa Drive, which provides access to several rural residential properties. It is important that access to this area from Ponderosa Drive be controlled to limit the impact of industrial traffic on the rural residential neighbourhood.

Application: A Development Permit shall be required for projects which involve any of the following:

subdivision of land;

the erection of a new building with a total floor area greater than $20m^2$;

an addition to any existing building with a total floor area greater than $20m^2$.

Notwithstanding the preceding, a maximum of only one construction project resulting in an additional total floor area less than $20m^2$ shall be permitted to commence without a Development Permit on any one parcel in any twelve month period.

For the purpose of interpreting this section, any new roofed area covering either an open or enclosed space shall be deemed to be a building or addition and covered ground area shall be considered to be floor area in the case of an open

or partially open space.

Exemptions: A Development Permit is not required for:

the erection of a new building with a total floor area less than 20 m^2, subject to the provisions described above relating to application of the Development Permit requirements; or

alteration of land.

Guidelines: Development Permits issued in this area will be in accordance with the following access guidelines:

Road and driveway access to the Ponderosa Development Permit Area from Ponderosa Drive will be limited to a single access point, to be located within 100m of the Burlington Northern Railway crossing. Access to all developments within the Ponderosa Development Permit Area will be provided via an internal road to minimize the impact of industrial traffic upon rural residential use of adjacent areas. Additional access directly from Ponderosa Drive will be permitted if required for fire protection purposes, as confirmed by the local Fire Chief, subject to the Fire Chief's approval, additional accesses should be gated to ensure that they are utilized for emergency purposes only.

Where the internal road is proposed to be a frontage road running parallel to Ponderosa Drive, a minimum separation of 80m between the roads shall be provided where it is possible to do so.

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Zoom Meeting

Wednesday, December 2, 2020

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Kathy O'Malley, Annie Rioux, Dianne Wales, Butch Bisaro, Donna Wilchynski, Suzanne Paquette, Phil Mody, Jennifer Horahan

Regrets: Dave Bartlett, Jason Taylor, Arlene Peniuk, Jeff Olsen

The meeting began at 6:03 pm.

1. Adoption of Agenda and Minutes

That the December 2, 2020 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

- Donna and Butch accepted.

That the May 6, 2020 Electoral Area 'C'/Christina Lake OCP Review meeting minutes be approved.

- Minutes amended to incorporate edits.
- Jennifer and Phil accepted minutes as amended.

2. Updates

- Absence of committee member's name from minutes addressed– member had not attended meetings and is no longer a committee member.
- Three other members have recently stepped down from committee.
- Signage in ROW, brought up by Gateway Board, how to regulate these? Would need to be done through Ministry of Transportation and Infrastructure (MOTI).

- Christina Lake e-blast including bylaw chit-chat generated a lot of public comments on potential regulations for Christina Lake area.
- OCP amendment application has gone to APC and will be going to the Board of Directors for their December 9 meeting. Amendment was to remove a specific Commercial policy that prevents properties along Kingsley Rd from amending their zoning to Commercial. Senior Planner asked if there were comments from the APC members present on why the removal was supported, so as to better understand direction the APC took in their discussions, for consideration in OCP steering committee discussions of commercial areas. The Director and Alternate explained that there was concern that the policy was too restrictive of economic development and that policies such as that did not exist for other areas in Christina Lake. This policy resulted from an application in 2004 which had raised community concerns about increased commercial activity on Kingsley Rd worsening traffic concerns that already exist.
- Comments provided by two steering committee members by email as they were unable to attend. Their comments will be included in the minutes.

- Emailed comments on matters in the minutes:
    - ***It was suggested that there could be different approaches to regulating those market style 'pop-up' businesses rather than mobile vendors, such as food trucks*.**
      I think this is a great idea as mobile and pop-up style operations are operationally different and present different underlying concerns which should be treated separately/differently. I see this as an opportunity to promote and facilitate new business opportunities in the area.
    - ***Committee member expressed interest in sea cans being permitted within commercial areas, as long as they are discrete or meet an agreeable aesthetic.***
      I think this issue needs to be considered in the context of the first point above, as well as in terms of general application, as there is certainly going to be overlap as some potential pop-up operations and/or mobile operations might require some cheap storage space to lower capital requirements for market access. I think some of the aesthetic concerns are addressed, in part, by merely facilitating the concentration of commercial properties in certain areas and as aesthetic expectations are generally somewhat lower in such areas, creating a relatively low bar for aesthetics inside the commercial areas could address the committee's aesthetic concerns without necessarily requiring recourse to grants.

- ***Enforcement concerns for development permit guidelines already in place. How can a process involving Irrevocable Letters of Credit (ILOCs) be used in Christina Lake to ensure adherence to the rules? ● How can old signs from closed businesses be addressed?***
  While I entirely agree this is a current issue of concern, I think we need to address it methodically as it could be a bit of a minefield. My suggestion which in no way constitutes legal advice, is that now there's by-law officer, it be preferable for them to issue fines/citations which could be become a charge on the property in question when they go unpaid. I am not sure how Letters of Credit would work in this context but would like to discuss in more depth.

3. Survey Results

- Committee reviewed report on survey results.

- Committee member suggested that a number of the comments regarding a desire to have a hardware store are probably from people who remember when there used to be a hardware store as part of the gas station.

- Housing challenges discussed – limited long-term rentals, as rentals are made available for summer season rentals for tourism. Committee member expressed interest in seeing multi-unit housing available for all age ranges. Another member stated that millennials would move to Christina Lake, but find it challenging to locate housing.

- Committee expressed interest in posting the results and allowing community members to comment further on results. Committee members expressed interest in having as many people being able to engage as possible.

- Emailed comment: *After reviewing the materials and the survey in particular, I believe the underlying issue here is that the population is somewhat bifurcated, into temporary and long-term residents which creates some unaligned interests and economic instability among other challenges. That being the case, I believe the long-term solution to all of these issues is to stabilize the seasonality of the town's economic activity which should start with facilitating the creation of residential properties for lease and sale in the low to mid-range of the housing market to encourage more people to relocate on a full-time basis. As more people move here, commercial activities will inevitably increase, addressing many of the concerns raised in the survey. Of course, this*

is predicated on the availability of employment opportunities but my understanding is that there are several jobs in the area that are going unfilled as a result of the lack of housing. That being the case, I think we need to address/facilitate residential developments to bring new families to the area as a starting point.

4. Commercial

- Committee discussed the designation of a property that is designated as commercial on the east shore of the lake along Highway 3. Committee identified it as Friday at the Lake, where RVs camp during summer time.

- Committee members stated that there are too many permitted uses listed and it would be less confusing if there were more general categories outlined. A committee member thought that institutional uses should be included as one of the overall categories of the commercial permitted use and how this would have impacted previous applications. Planner mentioned that generally institutional uses is permitted everywhere, which prompted a discussion about previous applications.

- The commercial signage policy received support, though there was concern expressed that this policy should be generalized to all areas in the OCP. Comments included changing the current regulations for properties that have multiple businesses on one commercial parcel (such as in a plaza) that each business should be allowed to have their own sign above the business without having to get a development variance permit.

- Committee discussed the policy concerning design guidelines in the context of the previous charrette exercise that did not result in adoption of the guidelines. A discussion concerning the success of that exercise and how it may be best if it was led by a community group rather than the local government. Committee decided that this should be brought to the community at an Open House. It was felt that a more unified look in the community would help build a sense of place. Suggested wording change from "if process…" to "and process".

- *Emailed comment:* ***For those respondents that supported expansion of commercial areas, the majority indicated they wished to see an expansion in the highway commercial and the core commercial areas, and relatively few indicated an interest in expanding the neighbourhood commercial areas in Lavalley Point. This would indicate a move towards densifying current***

commercial areas in the current core and highway commercial land use designations and focusing any future expansions of commercial designations into these areas.
I fully support this idea and believe all the foregoing is beginning to flesh out a comprehensive approach to commercial and residential development needs/requirements. As such, I also feel a consolidation of zones can facilitate development while addressing stated concerns concurrently.

- Committee agreed that there is no need for the policy concerning neighbourhood stores outside designated commercial areas. Remove this proposed policy.

- Committee had extensive discussion of the policy concerning artisan workshops. Committee member asked how the determination between industrial activity, light industrial activity and commercial activity is made. Concerns were expressed around the inclusion of warehousing and storage in commercial areas. Committee supported this policy being removed, however to include artisan workshops as a permitted use.

- Committee stopped discussion of policies at policy concerning artisan workshops. Will return to these policy discussions at February 2021 meeting.

5. Action Items

- Parking lot item – at future engagements, provide an outline of what Regional District's jurisdiction is with regard to issues at Christina Lake, which government body is responsible for what (e.g. ROW concerns – Ministry of Transportation and Infrastructure).

- Senior Planner to follow up on comment in email from one committee member to clarify what is meant.

- Remainder of Commercial policies to be reviewed at upcoming meeting on February 3, 2021.

- Housing Needs Report will be distributed at upcoming meeting for Committee members to review.

6. Adjournment

The meeting was adjourned at 8:07 pm.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue

Zoom

https://zoom.us/j/91232997875?pwd=bUY0ZW1ZQ04vcWJzTHZxNEdoKy80dz09

6:00 pm, December 2, 2020

1. Adoption of Agenda and Minutes
2. Updates
3. Survey Results
4. Commercial
5. Adjournment

Proposed Schedule of Meetings (2021)

2021		
--	January 6	No Meeting
17	February 3	Industrial Land Use Designations Institutional and Community Facilities
18	March 3	Residential Land Use Designations
19	April 7	Development Permit Areas - Environmentally Sensitive Waterfront - Commercial Waterfront Summer Engagement Strategy
	May 5	Development Permit Areas - Neighbourhood Commercial - General Commercial - Industrial - Ponderosa Industrial
20	June 2	Draft Revised OCP
--	?	Open Houses
21	?	Engagement Summary Report Draft Revised OCP
22	?	Draft Revised OCP
--	?	Legal Review, Provincial referrals, Public Hearing

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of December 2, 2020

Summer 2020 Survey Results

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

In 2018, a survey was sent to all property owners in Electoral Area C/Christina Lake. As this survey was sent to property owners, the OCP Review Steering Committee suggested that a second survey be administered in an effort to reach people that frequent Christina Lake who might not be property owners.

A second, shorter survey was designed for online distribution. This survey was posted to the RDKB's Join the Conversation online engagement page and was open to responses from April until August 2020.

Respondents

- 68 respondents
- Of these respondents 62 were property owners and 6 were not.
- 39 respondents had not participated in the OCP review up to this point, while 29 had.
- 21 respondents stated that they had filled out the first survey, 12 stated they had attended an open house, 10 had talked to steering committee members, 10 had talked to RDKB staff, 5 had looked at the RDKB website, and 4 selected other, but did not specify.

Results

On the question of what is valued most in Christina Lake the following themes were most prevalent:

- Clean environment
- Social activities
- Outdoor activities
- The lake
- Peaceful
- Scenery
- The people
- Lifestyle

- Nature (access to nature) and being rural
- Trails
- Safety
- The sense of community and small town feel
- The climate
- Community amenities/services (Welcome Centre, health care services, golf course)

One statement was hard to define and perhaps encompasses all of the above in one phrase:

> *Living in Christina Lake is the equivalent to savouring a meal that appeals to all the taste sensations.*

For the question concerning what type of accommodation you have when you're at Christina Lake, the following table outlines the results:

Accommodation	**Number**	**Percentage**
Stay in the home that I own	59	86.8%
Rent a home	2	2.9%
Stay in Motel/Hotel	1	1.5%
Stay at a resort	1	1.5%
Stay in an RV	2	2.9%
Day trip (no accommodation required)	1	1.5%
Other	2	2.9%
Stay with family at their home	0	0%
Stay in a tent	0	0%

The other responses included the following comments:

- We own our own cabin
- Live with family

For the respondents who said that they stay in an RV, one responded that they either stay at the Provincial Park or their property, while the other stated that they stay at a friend/family member's property.

Only two respondents mentioned that they had had difficulty finding accommodation at Christina Lake. They both reported that they had had difficulty finding a long-term rental, one for a house to rent and the other for both a house and an apartment to rent.

Of the total number of respondents, 44 stated that they were at Christina Lake year-round, while the remainder indicated which months they spent at Christina Lake. The majority of those responses included the months of

June, July and August, with a higher number for the months of May and September as well.

Question 11 asked those respondents who marked themselves as year-round residents whether the services that they want/need are available at Christina Lake. A majority (27, 61.4%) said yes, while 9 (20.5%) respondents said no and 8 (18.2%) picked other, with the following comments:

- *A small general store with hardware and home goods would be beneficial to save the drive to Grand Forks. A produce and meat market.*
- *It would be great to see some kind of a fitness or activity centre that could be used year round (aside from the classes that are offered at the welcome center & school), however I understand that the lower winter population might make that impossible to sustain. Childcare has also been a tough one around here - the Little Lakers does their best to keep open (and for that and the funding that supports them, I am thankful), but I know for many others who need their kids to be watched during extended hours (earlier than 8:30 am, later than 5:00 pm), it is hard to find care.*
- *I am missing a bus/ taxi service, a hardware store, a pub, an amphitheater at the Welcome Centre and more law enforcement*
- *I see Christina Lake as an outdoor enthusiast paradise. It would be nice to have access to more outdoor activity products locally. The lake could use some form of hardware store so you don't have to travel to GF or Castlegar to get a nail or a screw.*
- *The basics are available-beyond that we would travel to a larger center. The things that are more wants than needs are difficult for a town this small to offer.*
- *Most of the basics are available at Christina Lake or in Grand Forks. For more specialized items (certain food items, special health/medical needs, needs for home - appliances, furniture, building materials, etc.) they may or may not be available locally, and need to be sourced in other parts of the Kootenays, or Okanagan.*

Those who responded no, included the following comments (summarized – original comments in attachment):

- Welcome Centre that operates year-round, that allows for a larger gathering place;
- More restaurants;
- A Fields Store and a hardware store;
- Public transportation to Grand Forks;
- Residential snow clearing (driveway, walkway, roof), small pool for physiotherapy;

- Bottle depot, animal rescue, year-round fast food restaurant;
- Subsidized and non-subsidized senior housing;
- Centralized town center; variety of eateries; amenities that other small towns/lakes offer;
- Hardware store, healthier food choices, more organics at grocery.

Of the 24 respondents who did not specify that they were year-round at the lake, they indicated the following as the length of time they spend:

Length of time	**Number**	**Percentage**
0-1 week	0	0%
1-2 weeks	1	4.2%
2-4 weeks	4	16.7%
1-2 months	2	8.3%
3-4 months	5	20.8%
Other	12	50.0%
• 4-6 months	6	25.0%
• 6-8 months	3	12.5%
• 9-12 months	2	8.4%
Comment: We come for a few days a week, but I try to be away the long weekend in August	1	4.2%

These respondents we asked if the services and amenities that they want and need are available at Christina Lake. The majority (14, 58.3%) said yes, while 10 (41.7%), said no.

The 'no' respondents included the following comments (summarized – original comments in attachment):

- Restaurants, bars, pub
- Hardware store
- Barber/hair salons, nail salons
- Boat moorage
- Better monitoring of boats being launched for milfoil
- Regular garbage pick-up
- Sewage treatment
- More efficient recycling system
- More retail, boutique shops
- A main street off the highway

In response to the question, of the three main commercial areas, (Lavalley Point neighbourhood, highway commercial, core commercial at West Lake

Drive and Highway 3), which commercial area do you use the most, the majority of respondents (54, 79.4%) stated that they use the highway commercial area the most along Sandner Frontage Rd, with the neighbourhood commercial listed as the second most used (9, 13.2%), and the core commercial area at West Lake Drive and Highway 3 having the smallest group of people using it the most regularly (5, 7.4%).

In response to question 16, (do you see a need for more commercial space at Christina Lake?), 47 respondents (69.1%) said no, 13 (19.1%) said yes, and 8 (11.8%) selected other and provided the following comments:

- *Plan ahead!*
- *Yes, more commercial property needed for the future.*
- *We need to make better use of the existing commercial space we have, and plan for future commercial enterprises to use these locations.*
- *Not really at this time, as there are three vacant commercial properties on Sandner Frt. Road that are not developed yet.*
- *Multi Family or Commercial/Residential mix use buildings would be beneficial to grow the community and provide people with different housing options*
- *The space currently available seems kind of empty and should be filled with urban sprawl, commuting and environmental issues in mind.*
- *Concentrating in the current areas is better. Also, I visit the nursery and get gas. I use all three, but have to visit the post office/grocery the most.*
- *Not necessarily more space, but actually develop the pre-existing spaces.*

For those respondents who stated there should be an increase in commercial areas, the majority of respondents selected the highway commercial area (7 selections), while half selected the core commercial area at West Lake Drive (6 selections). The Lavelley Point neighbourhood was selected twice for increase in commercial area. There were three selections of other, though no areas were specified in the comments.

Question 18, asked about signage in the community and if signs were put up around Christina Lake, what there should be signs for. There were 64 respondents who participated in this question, with the majority of selections being for recreational areas including public beaches, hiking trails, the dog park, and Provincial Park swimming. There was less support for the Post Office, restaurants and grocery store being sign posted. Roughly a third of respondents (21) selected other as an option, but did not specify what other signs they would like to see.

Implications

What these results tell us

The results from this survey further enforce the values identified for the community at Christina Lake, which help guide the policies we develop for the OCP.

- Access to nature
- Clean environment
- Beautiful scenery
- Rural character
- The community and its people
- The Lake

These values reflect the ones outlined in the guiding principles of the plan.

The survey results indicate that some of the most engaged citizens are property owners, but that there are engaged members of the community who are renters and visitors.

Of the 68 respondents, only 2 identified themselves as renters. Similarly, those renters identified that they had had troubles finding places to rent at Christina Lake. This may present a topic to be explored further, including looking at housing options in the residential land use designations.

For commercial considerations, most respondents indicated that there was not a need for more commercial land in Christina Lake. A number of the comments indicating that the commercial land that is currently in place should be filled before more is provided for and to concentrate and diversify the current areas.

For those respondents that supported expansion of commercial areas, the majority indicated they wished to see an expansion in the highway commercial and the core commercial areas, and relatively few indicated an interest in expanding the neighbourhood commercial areas in Lavalley Point. This would indicate a move towards densifying current commercial areas in the current core and highway commercial land use designations and focusing any future expansions of commercial designations into these areas.

Most respondents indicated that the services and amenities they want and need are available at Christina Lake, which was true of year-round residents and those who are at Christina Lake for part of the year.

Of those who indicated a want or a need not available locally, a number of respondents showed interest in more restaurant options, in a greater number of personal care services, including hair salons and nail salons and a physio-therapy pool. As well, a number of respondents indicated an interest

in increased retail options, e.g. boutiques, a department store, a greater variety of grocery options (organic, healthier).

A few respondents mentioned non-commercial services, including sewage, more efficient recycling

Furthering Public Engagement

This survey provided responses from 47 people who had not participated in the initial survey.

Promotion of the survey occurred primarily through the Christina Lake e-blast. A total of 168 people have come to the Join the Conversation website at this stage.

Roughly 540 people have been engaged in this OCP review process through answering surveys (493 respondents from the original survey and 47 new respondents from this most recent survey).

At this stage in the review process, following the incorporation of the information gained from the surveys into the OCP document, the next step would be outreach and consultation on what has been written to this point, ideally in the form of an open house.

Next Steps

The survey results and this report will be posted to the Join the Conversation page to communicate the outcome to the public. This will also be included in an overall engagement summary report.

The Planner will consult with RDKB's Communications Officer to further promote the Join the Conversation page in an attempt to reach more community members.

For future engagement, based on this survey's results: a preference for filling out surveys was shown (51 selections), followed by attending an open house (35), Join the Conversation (32), Talking to Steering Committee members (25), and finally talking to RDKB staff (21).

Planning for next engagement – ideally a couple of open houses in summer 2021 (health crisis permitting). This may be complemented by other engagement activities throughout the summer in Christina Lake.

Attachments

Christina Lake OCP Review Survey – Survey Response Report

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting on December 2, 2020

Commercial Land Use Designations

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Commercial land use designations are a required element in OCPs as set out in the *Local Government Act*. The purpose of this report is to outline recommendations for updates to the objectives and policies regarding the Commercial Land Use Designations in the Plan Area (see Appendix A).

Background

The current OCP also has Section 2.1, *Commercial*, which outlines goals, objectives and policies for the Commercial land use designations in the Plan Area, and details the different commercial land use designations. The commercial land use designations mostly include lands that are privately owned and are centrally located at Christina Lake. They are generally adjacent to or surrounded by more densely populated residential areas.

The current Official Community Plan has five designations that incorporate aspects of commercial land use. They are summarized in the table below:

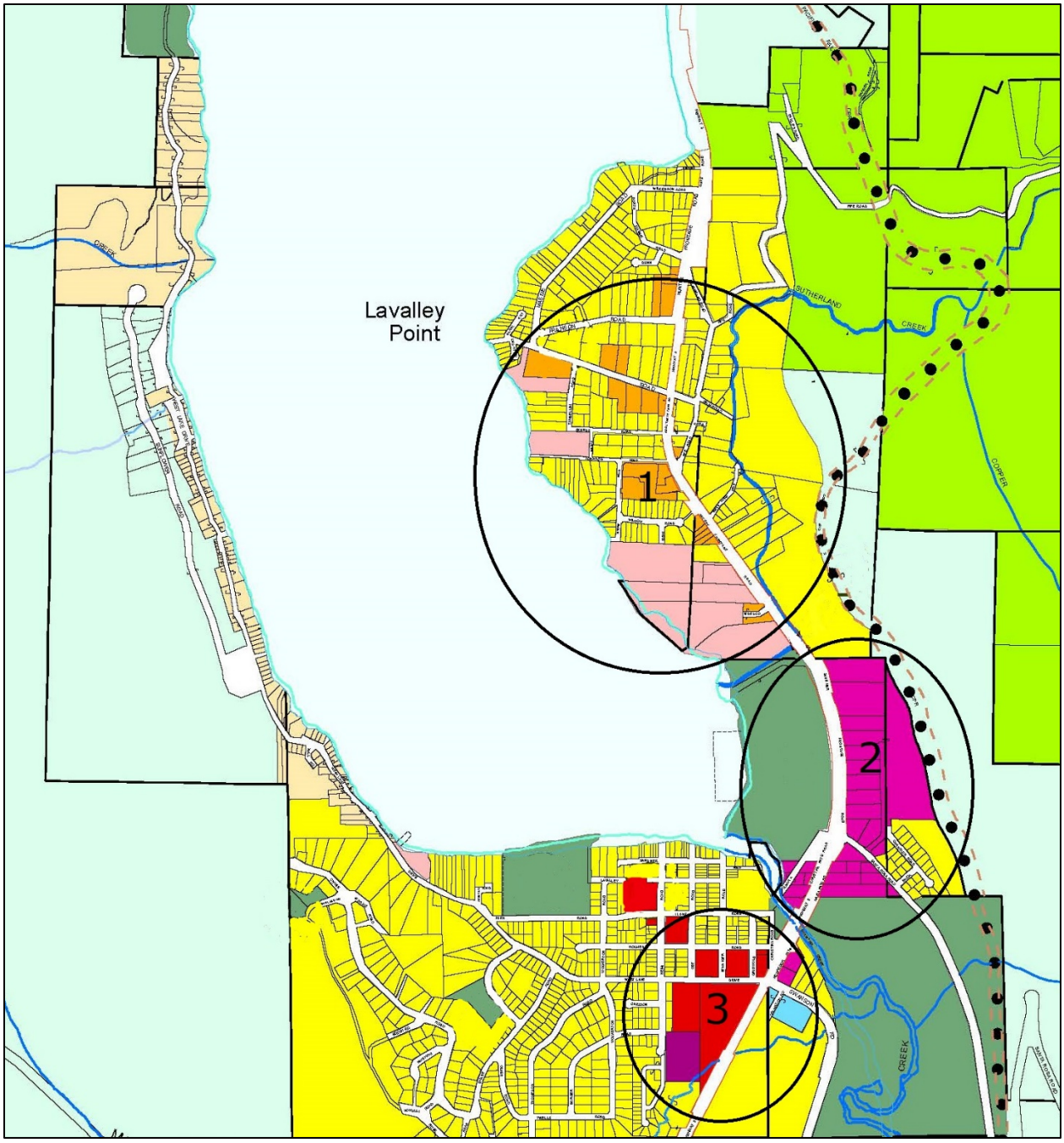
Designation	Purpose	Areas Applied
Core Commercial	Permitted Uses: - General retail; - Eating and drinking establishments; - Personal services; - Offices; - Tourist accommodation; - Recreational; - Entertainment; - Institutional;	South of the lake, near Highway 3, centred around the old hotel (the Village), shown as red on the map below (number 3).

	- Parking Facilities; - Dwelling unit.	
Highway Commercial	Permitted Uses: - General retail; - Eating and drinking establishments; - Offices; - Tourist accommodation; - Automotive servicing; - Parking Facilities; - Dwelling unit.	Main commercial area, along Sandner Frontage Road, Kimura Rd. and intersection of Santa Rosa Road with the highway. Shown in fuchsia on the map below (number 2).
Neighbourhood Commercial	Permitted Uses: - General retail; - Eating and drinking establishments; - Tourist accommodation; - Recreation facilities; - Campgrounds; - Personal services; - Commercial greenhouses; - Nurseries; - Parking Facilities; - Dwelling unit.	Clusters of parcels throughout the Lavalley Point neighbourhood. Shown in orange on the map below (number 1).
Waterfront Commercial	Limiting commercial use of waterfront to what is already there. To encourage upgrading of existing commercial areas with respect to matters such	Clusters of parcels throughout the Lavalley Point neighbourhood. One parcel is located on the south shore of the lake, west of Christina Lake Provincial Park. Shown

	as aesthetics, environmental impacts, safety and access. To consider the development of well-planned year round resort facilities, which could strengthen the local economy. Permitted Uses: - Campgrounds (subject to size limitations and setbacks) - Recreation uses (as a secondary use) - Moorage for patrons of a permitted use - Existing Marina at Texas Point, including sales, rental, repair and other associated uses. - Modest expansions to the marina may be permitted by way of re-zoning. ○ Must demonstrate that will not impact neighbouring uses or the environment. - Campgrounds may increase denisities and other permitted uses, by way of rezoning, if sewage disposal system is upgraded	in light pink on the map below (number 1).

	and exceeds provincial standards. Not permitted: - Retail sales of gas and oil; - Rental and service of watercraft	
Campground Commercial	Commercial campground should integrate into the natural environment and trail systems. - Maximum density 50 campsites per hectare (minimum area of 125m^2 per site) - To provide temporary accommodation for the traveling public. Permitted Uses: - Campground - Cabins Secondary uses: - 1 convenience store (not to exceed 100m^2 in retail floor area) - Single family dwelling	Three parcels: - one on Neimi Road, neighbouring the Village hotel property and the school property, shown as purple on the map below (number 3); - the second property is not shown on the map, but is the Cascade Cove Campground; and - the third neighbours Cascade Cove Campground and is only a portion of a larger Crown parcel which includes the dog park.

The main commercial areas are shown on the map below, which was included in the 2020 Christina Lake OCP review online survey. One parcel that is missing from this map is the Cascade Cove Campground.

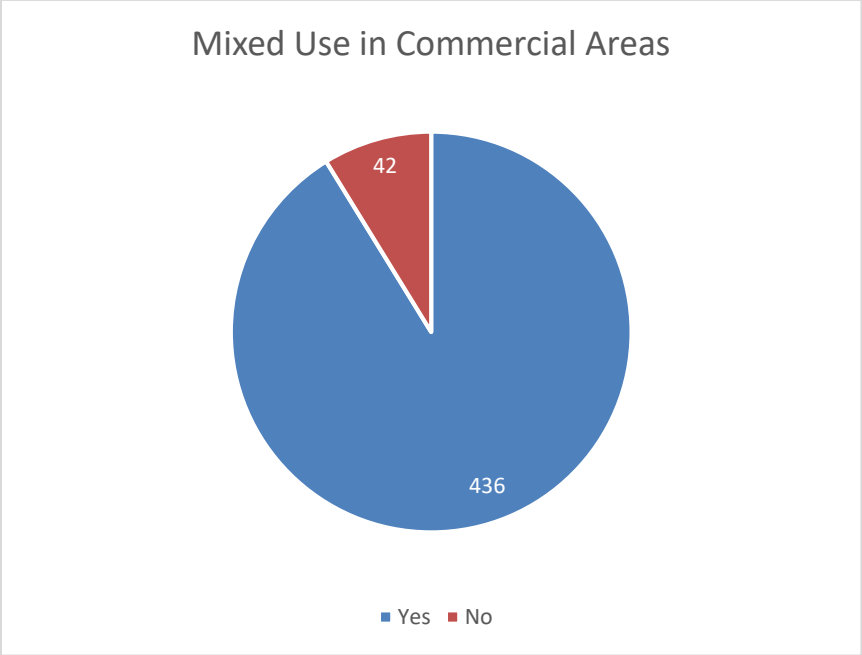


From the 2020 Christina Lake OCP review online survey, respondents were asked if they thought there was a need for more commercial area at Christina Lake. Most respondents indicated that there was not a need for more commercial land with a number of the comments indicating that the commercial land that is currently in place should be filled before more is provided for and to concentrate and diversify the current areas.

In the 2018 Christina Lake OCP review community survey identified a few areas of interest regarding commercial areas.

One area is some level of interest is mixed-use commercial/residential. There were 192 respondents (39% of respondents overall) who supported this as a form of higher density housing (question 17). This was also mentioned in question 24 with the results shown below:

Q24: Would you support mixed use (commercial businesses on ground floor and residential units above) in the highway commercial and core commercial designations?



Identified Issues

Some of the concerns with commercial areas identified by some steering committee members and members of the Advisory Planning Commission include the following:

- Development permit guidelines are not being followed by certain businesses in commercial areas
    - Sea Cans in commercial areas are not addressed in DP guidelines
- Bylaw enforcement concerns:
    - Signage left after businesses close.
- MOTI ROW concerns – boats in right of way

Current OCP Content

In Appendix A, you will find the goals, objectives and policies for commercial uses in the Plan Area and the five land use designations that are described in the current OCP.

Recommendation

Staff recommend that the Commercial land use designations be reviewed for accuracy of location and intention of policy. These land use designations will include properties within the Plan Area that are centralized, but that are privately owned and primarily used for commercial activities, such as retail, business, restaurants and short-term accommodation. These properties will likely also be close to or adjacent to residential land use designations.

Staff also recommends that the structure of how the policies be updated to be in line with the reviewed sections up to this point. This includes:

- Combining goals with objectives to be objectives moving forward;
    - Some goals and objectives were removed as they are reflected in objectives and policies in other sections, including pedestrian and cycling infrastructure and safety considerations, which are in the transportation and safety and maintenance sections of the plan that have been previously reviewed. These sections apply to the whole of the plan area.
- Reduce the number of commercial land use designations from five to three by:
    - Integrating the three retail commercial designations into one with associated zones; and
    - Retaining campground commercial and waterfront commercial land use designations with associated zones.
- To remove certain properties and uses from the Core Commercial including recreational and institutional uses, and have those uses focused in appropriate land use designations.
    - These properties include the community hall, the school, the recreational facilities on Park Road, and the community playground on the corner of Park Road and Neimi Rd.
- To remove parking facilities as a permitted use from all of the land use designations and include as an overarching policy that parking be required to be provided onsite of all commercial developments.
    - This reflects how it is in the current zoning bylaw and how it will likely be moving forward.

Commercial Land Use Designation

Objectives

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

Objectives	Current/New/Modified	Yes/No Comments
To promote a core commercial area that provides a sense of community, that is contiguous with other commercial development as well as community institutions and recreation.	Goals combined and modified to be objective.	
To encourage the use of green space and design for commercial development that is attractive and environmentally sustainable.	Goals and objectives combined and modified to be one objective.	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
Include all lands designated as commercial into commercial development permit areas that address safe vehicle access, building design, landscaping and parking in the guidelines to create attractive, safe and functional commercial areas.	Modified - Removed "*and access for physically challenged people and others with wheelchairs and similar conveyances."* - Accessibility requirements are now a part of the BC Building Code.	

	- Simplified language for clarity.	
Permitted uses in the Commercial designation may include, but not be limited to: retail; restaurants (or eating and drinking establishments); personal services; offices, tourist accommodation; entertainment facilities; recreation facilities; automotive servicing; commercial greenhouses and nurseries; and day care centres.	Modified - Combined proposed uses for all "retail commercial designations" - Excluded campgrounds, which will be included in the Campground Commercial	
Commercial signage will be regulated as to the number, size, type, form, appearance and location.	Modified - Simplified language. Recommendation would be to include a signage policy that would apply to all land use designations in a different section: - Property	
Guidelines for preferred designs for commercial development will be considered for inclusion in this Plan if process is led by a community group.	Modified - Simplified language.	
Neighbourhood stores may be allowed outside the designated commercial areas by a zoning amendment, provided it is demonstrated that the proposed use is compatible with the uses	Modified - Clarified language.	

of the neighbouring properties.		
Some light industrial uses such as artisan workshops, storage and warehousing may be permitted by way of rezoning if the following guidelines are clearly demonstrated: a) that they support the primary commercial character of the area; b) add to the functional mix of activities; and c) that the proposed use is compatible with the uses of the neighbouring properties.	Modified - Clarified language.	
Seniors' housing may be permitted within the designated Commercial areas upon submission of a zoning amendment application where such use is considered to be compatible with and complimentary to neighbouring commercial uses.	Modified - No longer specific to Core Commercial.	
Mixed commercial/residential uses may be permitted by way of a zoning amendment, provided that: a) This amendment occurs on a property located at the south end of the lake; and b) That the majority of the street level floor	New – Mixed Use Policy	

space will be used for commercial activity.		
Privately owned land North of Christina Creek along Kimura Road will be designated as Commercial. Existing residential properties will be zoned residential and may be used or developed for residential purposes until the owners elect to apply for commercial zoning.	Current	
Notwithstanding the other commercial policies, the Regional District will not allow the amendment of lands designated as residential to commercial along Kingsley Road.	Modified - Clarified language.	
The existing marina at English Point will be a permitted use in the implementing bylaws. The permitted use includes sales, rental, repair and other associated uses. Modest expansions to this marina may be permitted by way of a zoning amendment, provided it can be demonstrated that the expansion will not adversely impact neighbouring uses or the environment.	Current - Moved from Waterfront Commercial.	

Waterfront Resort Commercial

The waterfront resort commercial designation covers properties that currently or are proposed to have resort businesses that border on the foreshore of Christina Lake.

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

Objectives	Current/New/Modified	Yes/No Comments
To ensure that waterfront commercial developments are consistent with the rural small town character of to the community.	Modified	
To encourage attractive, environmentally sensitive development.	Modified	
To limit the commercial use of the waterfront to those already designated commercial.	Modified	
To consider the development of well-planned year round resort facilities, which could strengthen the local economy.	Current	
To encourage restoration of lakeshore habitats.	New - Maybe better to add this to the Environmentally Sensitive Areas section, to the policy that reads: - "May require, as part of re-zoning applications, inventories and management plans for riparian areas including wetlands; sensitive ecosystems;	

	species at risk; grasslands; migration routes; old growth management areas; and cliffs and bluffs.”	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
Permitted uses for the Waterfront Commercial designation include but are not limited to resorts and restaurants as principal uses and for secondary uses retail and entertainment.	New	
Include all lands designated as waterfront commercial into development permit areas that address the environmentally sensitive nature of proximity to the lake and the form and character of developments.	Modified	
Campgrounds are a permitted use in the Waterfront Commercial designation by zoning amendment.	Modified	
Retail sales of gas and oil, and the rental, sales and maintenance of watercraft will not be considered	Current	

appropriate for waterfront commercial areas.		
Moorage for patrons of a permitted use will be supported.	Current	

Campground Commercial

The campground commercial designation covers properties that are currently or are proposed to have privately owned commercial campground businesses that are located away from the lake.

Objectives

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

Objectives	Current/New/Modified	Yes/No Comments
To encourage development of campgrounds that integrate into the natural environment.	Modified	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
Campgrounds are a principal permitted use in the Campground Commercial designation and one single family dwelling and a small retail area, not to exceed 100m^2 in retail floor area are secondary uses.	Modified	
Maximum density will be 50 campsites per hectare with a minimum area of 125m^2 per site will be permitted.	Current for Campground Commercial	

New private commercial campgrounds may be allowed, by amending this Plan, provided that: a) The applicant demonstrates the campground is compatible with the surrounding neighbourhood; and b) The proposed means of sewage disposal is consistent with the Sewage Treatment section of this Plan.	Modified	

Attachments

Appendix A: Commercial Land Use Designations

Maps –current OCP Land Use Designations

- Current Zoning Map

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Zoom Meeting

Wednesday, February 3, 2021

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Kathy O'Malley, Annie Rioux, Dianne Wales, Butch Bisaro, Donna Wilchynski, Phil Mody, Arlene Peniuk, Jeff Olsen

Regrets: Dave Bartlett, Jason Taylor, Jennifer Horahan, Suzanne Paquette,

The meeting began at 6:05 pm.

1. Adoption of Agenda and Minutes

That the February 3, 2021 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

- Jeff and Butch accepted.

That the December 2, 2020 Electoral Area 'C'/Christina Lake OCP Review meeting minutes be approved.

- Annie and Butch accepted minutes.

2. Updates and Follow Up from Previous Meetings

- Updates to schedule to include a meeting with Watershed Planner to discuss her work on riparian areas in the Boundary, possible approaches to protection, at the April 7 meeting.
- Christina Lake's Stewardship Society hosted a webinar on January 26 about Healthy Shorelines. A few committee members attended. There was a presentation on the regulations for working in and around water and another on shoreline health. A recording of the webinar is available on CLSS's website and can be linked to here.
- Followed up on discussion from last meeting regarding institutional uses and having them permitted in commercial areas. In most other

RDKB Electoral Areas' Zoning Bylaws many institutional uses are permitted in all zones, including schools, religious institutions, etc. This may be something we want to consider for the Christina Lake Zoning Bylaw when we get to it.

- Survey results have been put on the Join the Conversation page for the OCP review. Next steps for this is to promote this to Christina Lake community members.

3. Commercial Land Use Designation

- Committee member requested clarification on what had been covered at previous meeting with regards to the combination of land use designations. This member supported simplification of land use designations and zones and wanted to clarify that commercial land use designations will be reduced from five to three. It was confirmed that this was proposed at previous meeting and supported by committee.
- Committee began by reviewing the Commercial Land Use policy concerning seniors' housing. Committee members stated a preference to specify that the senior's housing that would be permitted would be for multi-unit residential care facilities, rather than having a gated seniors' neighbourhood. Committee wished for the term seniors' housing be replaced with a term that captured a facility which provided a greater level of care for residents.
    - Committee member expressed concern that language concerning the use being "compatible and complimentary to neighbouring commercial uses" was too vague and that this should be clarified.
    - Committee members spoke to the limitations associated with this type of facility from having appropriate sewage treatment and proximity of medical services.
    - Support was shown by committee for this to be a permitted use in all commercial land use designations.
- Committee suggested that for the policy on mixed commercial-residential uses that b) be changed to read that: "all, or substantially all, of the ground level space will be for commercial uses."
- For the policy regarding the marina at English Point, Committee suggested that a marina be included as a permitted use for commercial waterfront properties. This was suggested to open the opportunity for another marina to open if there is interest, to reduce the congestion of boats around English Point, and may help

reduce the number of 5 gallon gas cans used on boats around the lake.

4. Waterfront Commercial

- First three objectives supported by the committee members.
- Committee members suggested that the fourth objective be considered as a more general commercial objective:
    - "to encourage the development of well-planned, year-round commercial facilities to strengthen the local economy."
    - Some concerns were raised about expansion of lakeside resorts and the environmental pressures that it might place on the lake to have more commercial activity on the water's edge.
    - Committee discussed how septic systems tend to limit the size of buildings that can be built on properties. A community sewage system could enable a different level of development, but feasibility reports in the past have shown that this would be costly.
    - Building sizes also limited by Fire Department capacity.
    - Committee discussed importance of economic viability in community and members expressed concerns about limiting growth of business.
- Final objective regarding restoration of lakeshore habitats, committee member expressed concerns that an objective like this would discourage entrepreneurs from redeveloping a resort. Other committee members expressed that they felt there were not enough protections for the shoreline. Committee suggested that it would be important to maintain an objective like this for waterfront commercial areas.
    - A committee member suggested the importance of including fish spawning areas in the areas identified as environmentally sensitive area
- Committee supported the removal of the policy concerning retail sales of gas and oil and rental sales and maintenance of watercraft in line with comments for previous policy concerning the marina.
- Committee discussed the policy concerning moorage for patrons of permitted uses and the process for obtaining moorage rights on the lake. Policy was supported.

5. Action Items

- Remaining Commercial Land Use Designation - Campground Commercial – objectives and policies will be reviewed at upcoming meeting on March 3, 2021.
- Senior Planner to follow up on accessibility requirements for private, multi-unit residential properties as outlined in the Building Code.
- See Seniors Supportive Housing definition in Area C Zoning Bylaw.
- Senior Planner to explore whether there are options for housing density bonuses on commercial properties.

6. Adjournment

The meeting was adjourned at 8:15 pm.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue

Zoom

https://zoom.us/j/92586075248?pwd=em1Xa0kwdTVPV25wMjkwKzJKMTU5UT09

6:00 pm, February 3, 2021

1. Adoption of Agenda and Minutes
2. Updates and Follow Up from Previous Meetings
3. Commercial Land Use Designations
4. Industrial Land Use Designation
5. Adjournment

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting on February 3, 2021

Commercial Land Use Designations

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Commercial land use designations are a required element in OCPs as set out in the *Local Government Act*. The purpose of this report is to outline recommendations for updates to the objectives and policies regarding the Commercial Land Use Designations in the Plan Area (see Appendix A).

We are continuing our examination of the Commercial objectives and policies below from our meeting on December 2, 2020.

Background

The current OCP also has Section 2.1, *Commercial*, which outlines goals, objectives and policies for the Commercial land use designations in the Plan Area, and details the different commercial land use designations. The commercial land use designations mostly include lands that are privately owned and are centrally located at Christina Lake. They are generally adjacent to or surrounded by more densely populated residential areas.

The current Official Community Plan has five designations that incorporate aspects of commercial land use. They are summarized in the table below:

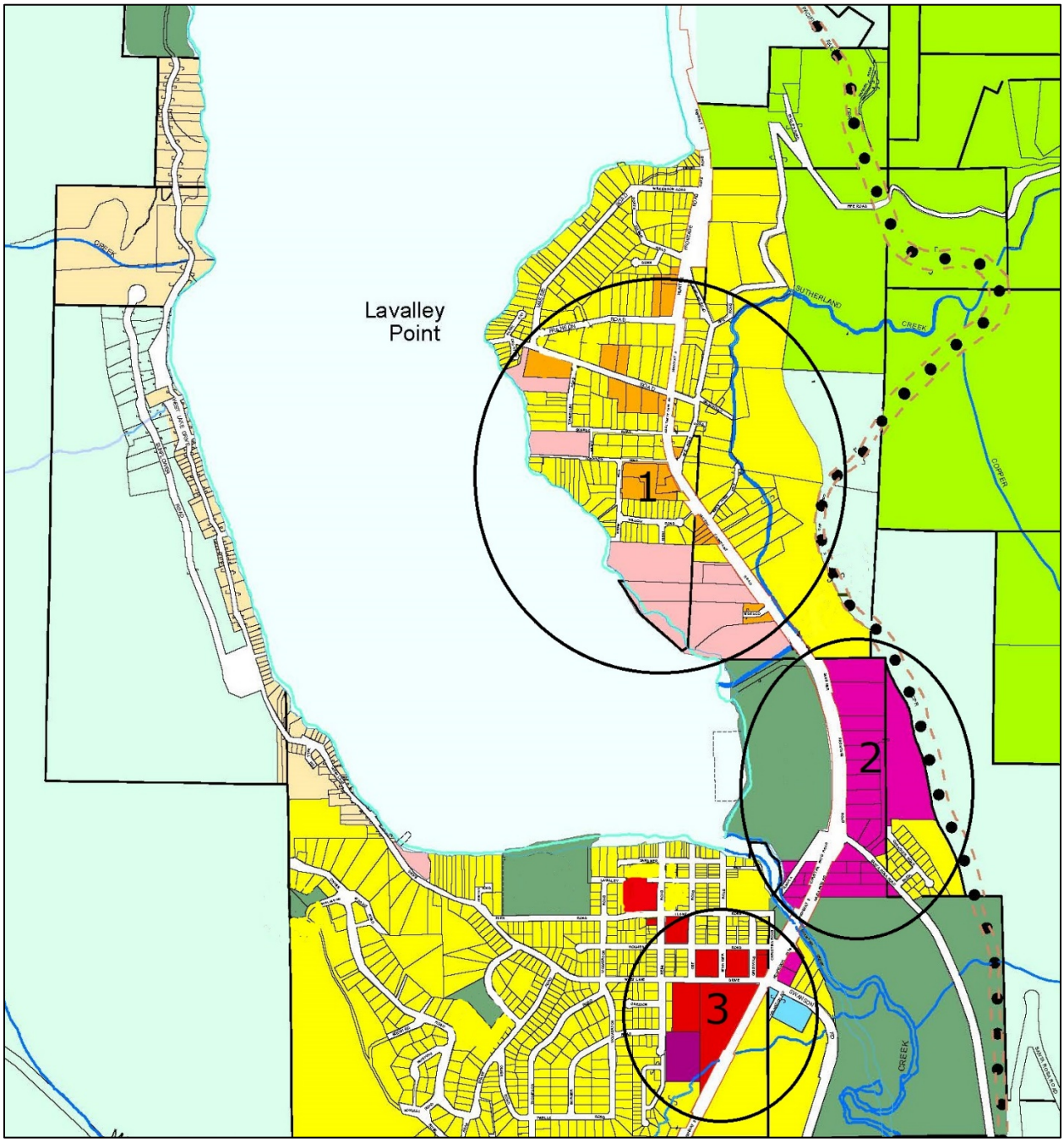
Designation	Purpose	Areas Applied
Core Commercial	Permitted Uses: - General retail; - Eating and drinking establishments; - Personal services; - Offices; - Tourist accommodation; - Recreational;	South of the lake, near Highway 3, centred around the old hotel (the Village), shown as red on the map below (number 3).

	- Entertainment; - Institutional; - Parking Facilities; - Dwelling unit.	
Highway Commercial	Permitted Uses: - General retail; - Eating and drinking establishments; - Offices; - Tourist accommodation; - Automotive servicing; - Parking Facilities; - Dwelling unit.	Main commercial area, along Sandner Frontage Road, Kimura Rd. and intersection of Santa Rosa Road with the highway. Shown in fuchsia on the map below (number 2).
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Campground Commercial	Commercial campground should integrate into the natural environment and trail systems. - Maximum density 50 campsites per hectare (minimum area of 125m^2 per site) - To provide temporary accommodation for the traveling public. Permitted Uses: - Campground - Cabins Secondary uses: - 1 convenience store (not to exceed 100m^2 in retail floor area) - Single family dwelling	Three parcels: - one on Neimi Road, neighbouring the Village hotel property and the school property, shown as purple on the map below (number 3); - the second property is not shown on the map, but is the Cascade Cove Campground; and - the third neighbours Cascade Cove Campground and is only a portion of a larger Crown parcel which includes the dog park.

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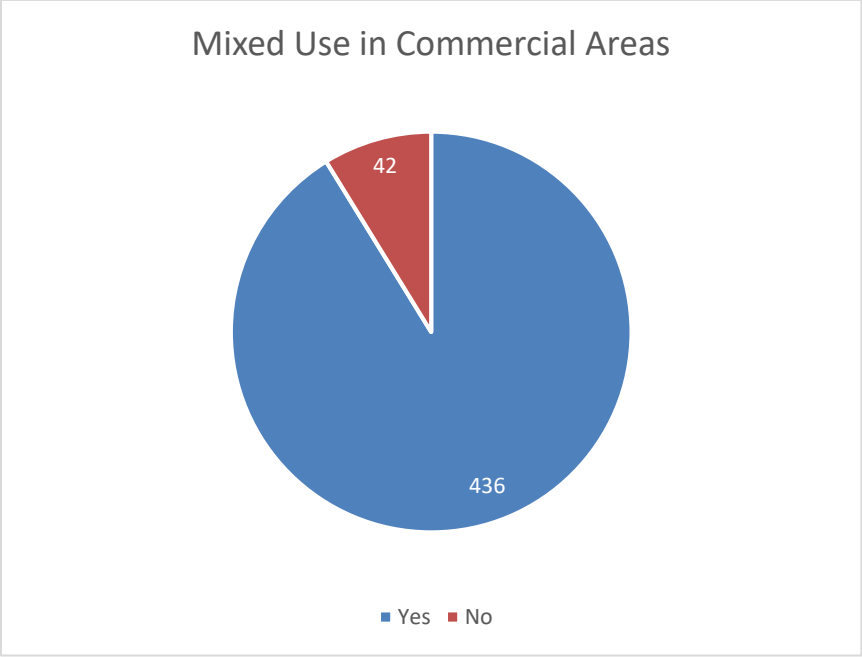


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One area is some level of interest is mixed-use commercial/residential. There were 192 respondents (39% of respondents overall) who supported this as a form of higher density housing (question 17). This was also mentioned in question 24 with the results shown below:

Identified Issues

Some of the concerns with commercial areas identified by some steering committee members and members of the Advisory Planning Commission include the following:

- Development permit guidelines are not being followed by certain businesses in commercial areas
    - Sea Cans in commercial areas are not addressed in DP guidelines
- Bylaw enforcement concerns:
    - Signage left after businesses close.

- MOTI ROW concerns – boats in right of way

Current OCP Content

In Appendix A, you will find the goals, objectives and policies for commercial uses in the Plan Area and the five land use designations that are described in the current OCP.

Recommendation

Staff recommend that the Commercial land use designations be reviewed for accuracy of location and intention of policy. These land use designations will include properties within the Plan Area that are centralized, but that are privately owned and primarily used for commercial activities, such as retail, business, restaurants and short-term accommodation. These properties will likely also be close to or adjacent to residential land use designations.

Staff also recommends that the structure of how the policies be updated to be in line with the reviewed sections up to this point. This includes:

- Combining goals with objectives to be objectives moving forward;
    - Some goals and objectives were removed as they are reflected in objectives and policies in other sections, including pedestrian and cycling infrastructure and safety considerations, which are in the transportation and safety and maintenance sections of the plan that have been previously reviewed. These sections apply to the whole of the plan area.
- Reduce the number of commercial land use designations from five to three by:
    - Integrating the three retail commercial designations into one with associated zones; and
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- To remove certain properties and uses from the Core Commercial including recreational and institutional uses, and have those uses focused in appropriate land use designations.
    - These properties include the community hall, the school, the recreational facilities on Park Road, and the community playground on the corner of Park Road and Neimi Rd.
- To remove parking facilities as a permitted use from all of the land use designations and include as an overarching policy that parking be required to be provided onsite of all commercial developments.

- This reflects how it is in the current zoning bylaw and how it will likely be moving forward.

Commercial Land Use Designation

Objectives

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

Objectives	Current/New/Modified	Yes/No Comments
To promote a core commercial area that provides a sense of community, that is contiguous with other commercial development as well as community institutions and recreation.	Goals combined and modified to be objective.	Supported
To encourage the use of green space and design for commercial development that is attractive and environmentally sustainable.	Goals and objectives combined and modified to be one objective.	Supported

Policies

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

Policies	Current/New/Modified	Yes/No Comments
Include all lands designated as commercial into commercial development permit areas that address safe vehicle access, building design, landscaping and parking in the guidelines to create attractive, safe and functional commercial areas.	Modified - Removed "*and access for physically challenged people and others with wheelchairs and similar conveyances."* - Accessibility requirements are now a part of the	Supported

	BC Building Code. - Simplified language for clarity.	
Permitted uses in the Commercial designation may include, but not be limited to: retail; restaurants (or eating and drinking establishments); personal services; offices, tourist accommodation; entertainment facilities; recreation facilities; automotive servicing; commercial greenhouses and nurseries; and day care centres.	Modified - Combined proposed uses for all "retail commercial designations" - Excluded campgrounds, which will be included in the Campground Commercial	Too many permitted uses – it would be less confusing with more general categories. - Why not include institutional use in this category?
Commercial signage will be regulated as to the number, size, type, form, appearance and location.	Modified - Simplified language. Recommendation would be to include a signage policy that would apply to all land use designations in a different section: - Property	- For properties with multiple businesses, each business should be allowed to have a sign.
Guidelines for preferred designs for commercial development will be considered for inclusion in this Plan if process is led by a community group.	Modified - Simplified language.	- Suggested wording change from "if process…" to "and process…"
Neighbourhood stores may be allowed outside the designated commercial areas by a zoning amendment, provided it is demonstrated that the proposed use is	Modified - Clarified language.	Remove this policy.

compatible with the uses of the neighbouring properties.		
Some light industrial uses such as artisan workshops, storage and warehousing may be permitted by way of rezoning if the following guidelines are clearly demonstrated: a) that they support the primary commercial character of the area; b) add to the functional mix of activities; and c) that the proposed use is compatible with the uses of the neighbouring properties.	Modified - Clarified language.	Modified – include artisanal workshops in permitted uses. Last policy discussed at December 2, 2020. Meeting.
Seniors' housing may be permitted within the designated Commercial areas upon submission of a zoning amendment application where such use is considered to be compatible with and complimentary to neighbouring commercial uses.	Modified - No longer specific to Core Commercial.	
Mixed commercial/residential uses may be permitted by way of a zoning amendment, provided that: a) This amendment occurs on a property located at the south end of the lake; and	New – Mixed Use Policy	

b) That the majority of the street level floor space will be used for commercial activity.		
Privately owned land North of Christina Creek along Kimura Road will be designated as Commercial. Existing residential properties will be zoned residential and may be used or developed for residential purposes until the owners elect to apply for commercial zoning.	Current	
Notwithstanding the other commercial policies, the Regional District will not allow the amendment of lands designated as residential to commercial along Kingsley Road.	Modified - Clarified language.	
The existing marina at English Point will be a permitted use in the implementing bylaws. The permitted use includes sales, rental, repair and other associated uses. Modest expansions to this marina may be permitted by way of a zoning amendment, provided it can be demonstrated that the expansion will not adversely impact neighbouring uses or the environment.	Current - Moved from Waterfront Commercial.	

Waterfront Resort Commercial

The waterfront resort commercial designation covers properties that currently or are proposed to have resort businesses that border on the foreshore of Christina Lake.

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

Objectives	Current/New/Modified	Yes/No Comments
To ensure that waterfront commercial developments are consistent with the rural small town character of to the community.	Modified	
To encourage attractive, environmentally sensitive development.	Modified	
To limit the commercial use of the waterfront to those already designated commercial.	Modified	
To consider the development of well-planned year round resort facilities, which could strengthen the local economy.	Current	Emailed comment from committee member: Change to "encourage development of well-planned year round resorts…" Respondents to the survey often mention they want more restaurants and other services. Having a year round resort might help boost population just enough to support additional amenities.

To encourage restoration of lakeshore habitats.	New - Maybe better to add this to the Environmentally Sensitive Areas section, to the policy that reads: - "May require, as part of re-zoning applications, inventories and management plans for riparian areas including wetlands; sensitive ecosystems; species at risk; grasslands; migration routes; old growth management areas; and cliffs and bluffs."	Emailed comment from committee member: will this type of wording discourage entrepreneurs from re-developing resort zoned areas? Environmental protection is a provincial mandate and the provincial regulations should be adequate without adding local pressure.

Policies

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

Policies	Current/New/Modified	Yes/No Comments
Permitted uses for the Waterfront Commercial designation include but are not limited to resorts and restaurants as principal uses and for secondary uses retail and entertainment.	New	
Include all lands designated as waterfront commercial into development permit areas that address the environmentally sensitive	Modified	Emailed comment from committee member: Same comment as page 12 of 19 re: "environmentally

nature of proximity to the lake and the form and character of developments.		sensitive nature of Proximity to the lake". Do we need to bring this up?
Campgrounds are a permitted use in the Waterfront Commercial designation by zoning amendment.	Modified	
Retail sales of gas and oil, and the rental, sales and maintenance of watercraft will not be considered appropriate for waterfront commercial areas.	Current	
Moorage for patrons of a permitted use will be supported.	Current	

Campground Commercial

The campground commercial designation covers properties that are currently or are proposed to have privately owned commercial campground businesses that are located away from the lake.

Objectives

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

Objectives	Current/New/Modified	Yes/No Comments
To encourage development of campgrounds that integrate into the natural environment.	Modified	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
Campgrounds are a principal permitted use in	Modified	

the Campground Commercial designation and one single family dwelling and a small retail area, not to exceed 100m^2 in retail floor area are secondary uses.		
Maximum density will be 50 campsites per hectare with a minimum area of 125m^2 per site will be permitted.	Current for Campground Commercial	Emailed comment from committee member: are existing campgrounds at Lavalley Point compliant with the requirement of 125 m2 per site? Or are they part of Waterfront Resort and don't have a minimum space requirement? Could we consider increasing the minimum per site requirement in both zones?
New private commercial campgrounds may be allowed, by amending this Plan, provided that: a) The applicant demonstrates the campground is compatible with the surrounding neighbourhood; and b) The proposed means of sewage disposal is consistent with the Sewage Treatment section of this Plan.	Modified	

Attachments

Appendix A: Commercial Land Use Designations

Maps –current OCP Land Use Designations

- Current Zoning Map

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting on February 3, 2021

Industrial Land Use Designations

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Industrial land use designations are a required element in OCPs as set out in the *Local Government Act*. The purpose of this report is to outline recommendations for updates to the objectives and policies regarding the Industrial Land Use Designation in the Plan Area.

Background

The current OCP also has Section 2.6, *Industrial* (see Appendix A), which outlines goals, objectives and policies for the Industrial land use designation in the Plan Area. The industrial land use designations include 7 parcels, 5 of which are privately owned and 2 that are Crown land. All industrial parcels are located on Highway 395 and Ponderosa Drive, south of the Kettle River.

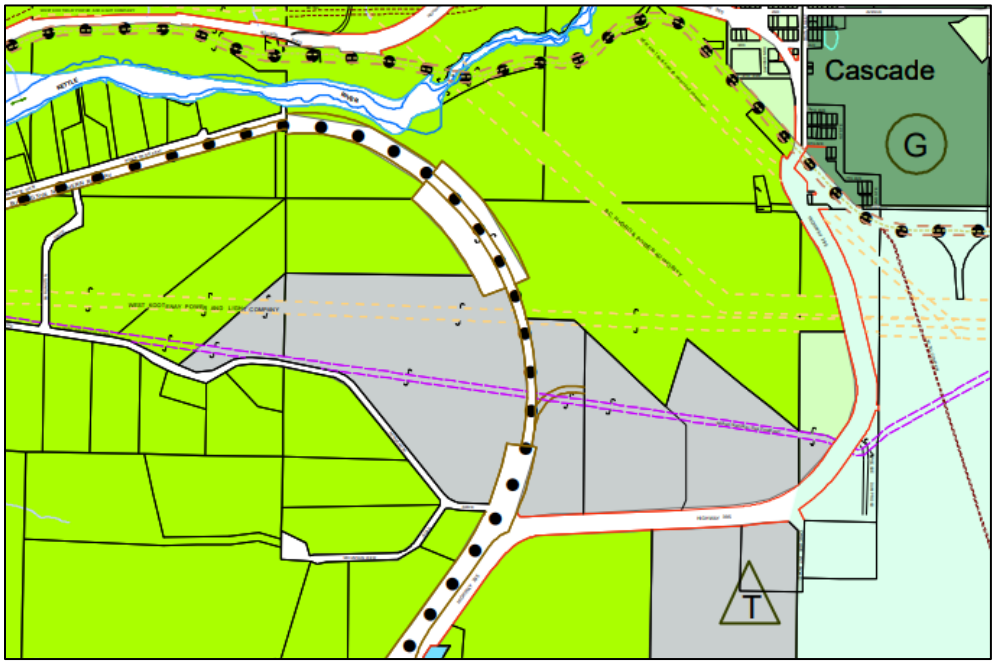
Of the three remaining parcels that are designated Industrial: one is used by DMG, a blockchain company, for warehousing servers; another is used by Christina Lake Cannabis Corp. for cannabis cultivation and processing; and the final one is an Interfor shipping yard, which is adjacent to the railroad

One of the privately owned parcels (004-128-923), located at 46 Ponderosa Drive, is almost entirely in the ALR. This parcel was amended to an industrial designation and zoning in 1999. This designation and zoning was retained on the property as there was limited industrial land in the vicinity of Christina Lake, despite development on this property having only occurred recently. Christina Lake Cannabis Corp have expanded their operations onto this property. A wide variety of proposals had been received previously for a number of subdivisions and development ideas that did not result in established uses of the property.

Another privately owned parcel is partially designated as Industrial, though at the time of writing this report it is unknown what industrial activity has been undertaken on this property. The parcel is partially assessed for light industry.

The two Crown land parcels that are designated Industrial are located close to the border with United States. There is a Ministry of Transportation and Infrastructure (MOTI) gravel pit that spans the two parcels. Both parcels have been fully designated as Industrial.

The properties designated as Industrial shown on the map below, in gray:



In 2009, concerns were raised in the community about a proposed industrial project on the property at 46 Ponderosa Drive. The proposal was for a petroleum and industrial waste reduction and recycling facility. Ultimately, community opposition resulted in the proposed amendment application to be withdraw. Community members then submitted their own application to amend the OCP and Zoning Bylaws. The changes that resulted from this application included prohibitions of a number of industrial uses including gasification and recycling of hazardous wastes. The full list can be seen under policy 10 of the current OCP.

Responses to the 2018 Christina Lake OCP review community survey included a ranking of the level of interest in expanding various forms of economic development as shown in Q30 below, with 1 being not important and 5 being very important.

Q30: Economic Development. Which economic activities should be encouraged to expand and diversify the economy in Electoral Area 'C'/Christina Lake?

	1	2	3	4	5	Total	WA
a) Encouraging agriculture and related activities	40	30	126	131	145	472	**3.7**
b) Attracting tourism and related activities	52	33	107	121	157	470	**3.6**
c) Encouraging home based business	44	39	125	121	140	469	**3.6**
d) Encouraging commercial activities	52	53	154	118	92	469	**3.3**
e) Encouraging rural resource extraction (logging, mining)	193	98	105	36	40	472	**2.2**
f) Encouraging industrial activities	192	97	97	38	43	467	**2.2**
g) Other: Encourage mixed use(x3), promote as retirement area, attract professionals (work remotely), Encourage another marina, encourage diversity in entertainment for all ages, focus on international tourist market, promote cultural activities							

Encouraging industrial activities was ranked the least important by survey respondents alongside of encouraging rural resource extraction activities (logging, mining).

Identified Issues

Some of the concerns with industrial areas in the Plan Area that have been reported to the planning department include noise from industrial activities being audible beyond the boundaries of the industrial property.

Current OCP Content

In Appendix A, you will find the goals, objectives and policies for the Industrial land use designation as they are written in the current OCP.

Recommendation

Staff recommend that the Industrial land use designation objectives and policies as presented below be reviewed and that 2 parcels, owned by RDKB where the waste management transfer station is located, be designated for Industrial land use at this time.

Industrial Land Use Designation

Objectives

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

Objectives	Current/New/Modified	Yes/No Comments
To encourage industrial development that complements the rural and resort character of the ***Plan Area***.	Modified - Altered the Goal to be an objective.	
To ensure that effects of industrial processes do not impact neighbouring properties.	Modified - Combined objectives.	
To encourage environmentally safe and sustainable industries.	Modified - Wording change	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
The primary permitted uses will be light industrial uses including storage, warehousing, transportation terminals, automotive dealers and services, building supply stores.	Modified	
A modest amount of retail will be permitted as a secondary permitted use.	Modified	
Proposals to create additional industrial lands or to expand existing industrial lands may be permitted by way of a zoning amendment with OCP	Modified	

amendment. Considerations would include, but not be limited to: a) Approval of the Agricultural Land Commission if the land is in the Agricultural Land Reserve; b) Demonstration that the properties currently designated as industrial would be unsuitable for the proposed use; c) Potential impacts of the proposed industrial land use on the owners and occupiers of adjacent parcels of land; and d) Potential impacts of the proposed land use on the natural environment.		
All industrial activities shall be located within a wholly enclosed building.	Current	
The designation of development permit area(s) to address the external impacts of industrial activities.	Modified	
Encourage the remediation of industrial land and support provincial action that requires remediation.	Modified	
Prohibit the following industrial uses in the implementing bylaw: i. Gasification industries producing synthesis gas (syngas) and similar products by incineration, thermal treatment, or other means from materials including, but not limited to, hazardous waste, municipal solid waste, wood waste, compost or other biomass;	Modified	

ii. Hazardous waste processing, recycling, or treatment facilities (not including municipal solid waste disposal, recycling, and transfer facilities operated by, or with the consent of, the Regional District pursuant to an approved Solid Waste Management Plan); iii. Hammer mills, rolling mills, blast furnaces, foundries, drop forges, brick kilns, and flour mills; iv. The distilling, incinerating, processing, rendering or canning of fish, animal or vegetable products, and the manufacture of matches, paper or rubber; v. The manufacture, processing, refining, mixing or bulk storage of bitumen, coal or tar products or derivatives and corrosive, noxious, highly flammable or explosive minerals, chemicals, gasses and fission or fusion products; vi. The manufacture, processing, refining and mixing of petroleum and petroleum products including asphalt plants; vii. The smelting, refining and reducing of minerals and metallic ores; viii. The operation of stockyards, the slaughtering of animals or poultry and the manufacture of fertilizers; ix. Pulp and paper plants; nor x. The storage of the following:		

a. Waste pest control product containers and wastes containing pest control products, including wastes from the application of pest control products to wood; b. Radioactive dangerous goods; c. Waste wood products treated with wood preservatives; d. Used tires; e. Used batteries.		
Notwithstanding the above, portable asphalt plants and similar facilities required for short- term infrastructure construction and renovation projects may be permitted through the issuance of a temporary use permit.	Modified	

Attachments

Appendix A: Commercial Land Use Designations

Maps –current OCP Land Use Designations

- Current Zoning Map

Appendix A: Industrial Land Use Designation

Area 'C' Official Community Plan – Bylaw No. 1250, 2004

Industrial

Goal

- *Industry enhances quality of life and contributes to the rural and resort character of the community.*

Objectives

- *To ensure that all industrial noise, vibration, odours, glares and similar consequences of industrial activity are not detectable beyond the subject property's boundaries.*
- *To ensure that views of industrial uses are screened from all other land uses.*
- *To encourage environmentally friendly and safe industries.*

Policies

1. *The areas which are considered to be suitable for industrial development are identified on the Land Use Map.*
2. *The primary permitted uses within the industrial areas will generally include all types of non-polluting industries. Compatible permitted uses will include storage, warehousing, transportation terminals, automotive dealers and services, building supply stores, a modest amount of retailing in association with industrial uses, services, equipment rentals, public services, utilities and caretakers quarters. The permitted uses will be refined further during the preparation of the implementing Zoning Bylaw.*
3. *New industrial areas will not be considered for development until all existing industrial land is developed or it is demonstrated that the industrial areas are clearly unsuitable for the use proposed.*
4. *All industrial activities shall be located within a wholly enclosed building.*
5. *In order to address the external effects of industrial activity, the Regional District shall designate a development permit area which establishes guidelines for industrial development in specified areas.*
6. *A separate development permit area and zone shall be enacted for Lot 35, adjacent to Ponderosa Estates, consistent with the compromise reached through a separate public process, which addressed an application for a rezoning by the property owner.*
7. *The Regional District considers contaminated industrial land a threat to the environment. Provincial agencies responsible for protection of the environment, are encouraged to require remediation of industrial land, once the use ceases, as a condition of approval for all industrial activity in Area 'C'.*

8. *Proposed Independent Power Projects on rivers or streams will require a site specific rezoning. Proposals will be evaluated against their social and environmental impacts and the projected community and economic benefits of the project.*

Removed by Bylaw No. 1596

9.

Bylaw No. 1443

10. *The Zoning Bylaw shall not permit, nor shall the Regional District of Kootenay Boundary support Zoning Bylaw amendment applications which propose:*

i. *Gasification industries producing synthesis gas (syngas) and similar products by incineration, thermal treatment, or other means from materials including, but not limited to, hazardous waste, municipal solid waste, wood waste, compost or other biomass;*
ii. *Hazardous waste processing, recycling, or treatment facilities (not including municipal solid waste disposal, recycling, and transfer facilities operated by, or with the consent of, the Regional District pursuant to an approved Solid Waste Management Plan);*
iii. *Hammer mills, rolling mills, blast furnaces, foundries, drop forges, brick kilns, and flour mills;*
iv. *The distilling, incinerating, processing, rendering or canning of fish, animal or vegetable products, and the manufacture of matches, paper or rubber;*
v. *The manufacture, processing, refining, mixing or bulk storage of bitumen, coal or tar products or derivatives and corrosive, noxious, highly flammable or explosive minerals, chemicals, gasses and fission or fusion products;*
vi. *The manufacture, processing, refining and mixing of petroleum and petroleum products including asphalt plants;*
vii. *The smelting, refining and reducing of minerals and metallic ores;*
viii. *The operation of stockyards, the slaughtering of animals or poultry and the manufacture of fertilizers;*
ix. *Pulp and paper plants; or*
x. *The storage of the following:*
    a. *Waste pest control product containers and wastes containing pest control products, including wastes from the application of pest control products to wood;*
    b. *Radioactive dangerous goods;*
    c. *Waste wood products treated with wood preservatives;*
    d. *Used tires;*
    e. *Used batteries.*

Notwithstanding the above, portable asphalt plants and similar facilities required for short-term infrastructure construction and renovation projects may be permitted through the issuance of a temporary use permit.

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Zoom Meeting

Tuesday, March 9, 2021

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Kathy O'Malley, Annie Rioux, Dianne Wales, Donna Wilchynski, Arlene Peniuk, Jason Taylor

Regrets: Dave Bartlett, Jennifer Horahan, Suzanne Paquette, Butch Bisaro, Phil Mody, Jeff Olsen

The meeting began at 6:05 pm.

1. Adoption of Agenda and Minutes

That the March 9, 2021 Electoral Area C/Christina Lake OCP Review agenda be adopted.

- Annie and Arlene accepted.

That the February 3, 2021 Electoral Area C/Christina Lake OCP Review meeting minutes be approved.

- Jason and Kathy accepted minutes.

2. Updates and Follow Up from Previous Meetings

- Brief overview on discussions at previous meeting outlined how objectives and policies for the Commercial Land Use Designation and the Waterfront Commercial Land Use Designation at previous two meetings. Focus of today's meeting will be the Campground Commercial Land Use Designation.
- Upcoming meeting on April 7, we will discuss Lake objectives and policies and begin discussing Development Permit Areas. Also, the RDKB's Watershed Planner will join us.

- Update given on recent public hearing concerning the OCP amendment application to remove Commercial policy 15 from the current OCP. This policy prevents conversion of residential land along Kingsley Road to commercial. The overwhelming majority of comments, written and verbal, received concerning the policy wished for it to remain in place.
- Suzy Paquette sent her regrets that she would not be able to attend the meeting along with comments in an email, which will be read out during the meeting and included in the minutes.

3. Campground Commercial Land Use Designation

- Emailed question regarding why the campgrounds on the waterfront are not included in this land use designation and the committee discussed that these campgrounds are included in the Waterfront Land Use Designation, which includes policies specific to being on the lakeshore.
- Committee member commented that protecting campgrounds for temporary accommodation for travelers and tourists supports local tourism is important and wanted to know if there is a way to prevent a campground from moving towards a strata structure, which becomes a set up for semi-permanent residency.
- Committee discussed the permitted uses and discussed whether a second residence, secondary suite or cabins should be included as permitted uses to the first objective. Concerns were raised that this would undermine the integrity of the campgrounds by allowing for more permanent, or semi-permanent, residences in campground, as discussed above.
- Committee discussed the density of campsites proposed in the second policy.
    - Emailed comment: "I think we need to consider adjusting the Waterfront Designation to address the density/minimum area per site. I am in favour of increasing the minimum if the committee feels that is worth doing."
    - Other committee members agreed that it would make sense to have more land per site for campgrounds closer to the water and that higher density at waterfront has more impact on lake.
    - Committee wondered how a decrease in density would impact the campgrounds already in place and whether this would be something that would require changes now or only if there was a redevelopment of those lots. Senior Planner will look

into how density changes would impact current businesses in the Waterfront Commercial Land Use Designation.

- Committee supported final policy.
- Emailed comment: *"Page 8: Item '7. In order to create attractive, safe and functional commercial areas, all commercial land will be designated as a mandatory Development Permit Area. This process will address matters such as vehicle access, building design, parking, landscaping and access for physically challenged people and others with wheelchairs and similar conveyances.'*
    - *"This is under the general Commercial designation, but I am looking for confirmation that 'all commercial land will be designated as a mandatory Development Permit Area' has been addressed and applies to all Commercial, Waterfront and Campground designations."*
    - Senior Planner mentioned that this had been the intention and will ensure that this statement appears in the appropriate location to enable this.

4. Industrial Land Use Designation

- Committee discussed how the first objective seemed somewhat counterintuitive to have industry that is complementary to a rural and resort character. However, a committee member stated that this is the architecture for the policies that follow and committee supported that.
- Second objective:
    - Emailed comment suggested inclusion "negatively" ahead of "impact neighbouring properties."
    - Other committee members raised concerns amongst committee members about enforceability with the use of the word "ensure". Re-write of policy suggested as follow:

      "Require actions to mitigate potential negative effects."
- Third objective supported.
- First Policy:
    - Emailed comments: *"Policy: 'The primary permitted uses will be light industrial uses including storage, warehousing, transportation terminals, automotive dealers and services, building supply stores.'*

"Does this exclude anything we may want to include in the future? (I.e. does listing the types of uses, unnecessarily exclude anything?)

"This has been pared down from the current Policy. Should we include the current wording in its entirety, to ensure we haven't lost the full meaning?"

- Senior Planner explained that the intention had been to include a dwelling unit as a permitted use and isn't sure why it got missed. Some of the other uses got grouped together to simplify the list slightly. One was moved to be a secondary permitted use addressed in the second policy.
- Senior Planner asked committee whether there is a desire to limit the permitted uses, or potentially provide some examples and include the phrase "including, but not limited to".
- Concerns were expressed about this being too broad and not restrictive enough for all activities that could be considered light industrial.
- Senior Planner mentioned that there would still be a review when the Zoning Bylaw is reviewed and again at a time if a Zoning amendment is received to consider the suitability of a proposed permitted use.

- Second policy, committee suggested that the retail should be linked to the industry on site.
- Third policy was supported by the committee.
- Discussion concerning possible upcoming closure of the rail line and how the rail line will be for sale. Rail line closure may take up to 2 years to complete. Rail line is proposed in the OCP to be designated as Rail-Trail, which would indicate an interest from the community to have the rail-line converted to a trail.
- Fourth policy, alternate wording supported:
  - Industrial uses with impacts, including, but not limited to noise, glare and odour, which may reach beyond the parcel boundaries, must be located within wholly enclosed buildings.
- Committee supported fifth and sixth policies as written.
- Committee supported the removal of "processing of … vegetable products" from the list of prohibited industrial uses in the seventh policy, but supported the remaining prohibited uses.

5. Institutional and Community Facilities Land Use Designation

- Email comment: " *I am strongly in favour of the recommendation 'also, staff recommends that Institutional Use is permitted throughout all land use designations in the Plan Area, by including a statement to that effect in the section common to all land use designations.' (I may be considered to have a Conflict of Interest here – I am on the Board of the day care).*

  "Does the policy allow for other types of care centres? (e.g. care for the elderly, disabled, etc.) I feel it should."

  - Committee supported adding care facilities more broadly to the definition of Institutional Use and having them be permitted in all zones.

  - Committee supported the Objective and Policy as presented.

6. Action Items

- Planner to review information on approaches to retaining campgrounds as public campgrounds.

7. Adjournment

The meeting was adjourned at 7:54 pm.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue

Zoom

https://zoom.us/j/92621806697?pwd=WTArd29STzdHVEpxeFQvU1dBQ3BuUT09

6:00 pm, March 3, 2021

1. Adoption of Agenda and Minutes
2. Updates and Follow Up from Previous Meetings
3. Campground Commercial Land Use Designation
4. Industrial Land Use Designation
5. Institutional and Community Facilities
6. Adjournment

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting on March 3, 2021

Campground Commercial Land Use Designation

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Commercial land use designations are a required element in OCPs as set out in the *Local Government Act*. The purpose of this report is to outline recommendations for updates to the objectives and policies regarding the Commercial Land Use Designations in the Plan Area (see Appendix A).

We are continuing our examination of the Commercial objectives and policies below from our meetings on December 2, 2020 and February 3, 2021.

Background

The current OCP also has Section 2.1, *Commercial*, which outlines goals, objectives and policies for the Commercial land use designations in the Plan Area, and details the different commercial land use designations. The commercial land use designations mostly include lands that are privately owned and are centrally located at Christina Lake. They are generally adjacent to or surrounded by more densely populated residential areas.

The current Official Community Plan has five designations that incorporate aspects of commercial land use. At the two previous meetings, it has been proposed that the five land use designations be reduced to three land use designations, by combining the Core, Neighbourhood and Highway Commercial Land Use Designations into one Commercial Land Use Designation and that there should be separate land use designations for the Waterfront Resort Land Use Designation and the Campground Commercial Land Use Designation. We have discussed the first two designations at our meetings on December 2, 2020 and February 3, 2021. The proposed Campground Commercial Land Use Designation remains to be discussed.

Designation	Purpose	Areas Applied
Campground Commercial	Commercial campground should integrate into the	Four parcels: - One area is on Highway 3 located

	natural environment and trail systems. - Maximum density 50 campsites per hectare (minimum area of 125m^2 per site) - To provide temporary accommodation for the traveling public. Permitted Uses: - Campground - Cabins Secondary uses: - 1 convenience store (not to exceed 100m^2 in retail floor area) - Single family dwelling	between the rest stop and the turn off to McRae Rd. - The second pacel is on Neimi Road, neighbouring the Village hotel property and the school property, shown as purple on the map below (number 3); - the third parcel is not shown on the map, but is the Cascade Cove Campground; and - the fourth parcel neighbours Cascade Cove Campground and is only a portion of a larger Crown parcel which includes the dog park.

The Campground Commercial Areas are shown in the two images below: the first shows the parcel on Highway 3; the second shows the parcel on Neimi Road and the Cascade Cove Campground including the adjacent portion of the Crown parcel. The Campground Commercial areas are in purple and are circled.

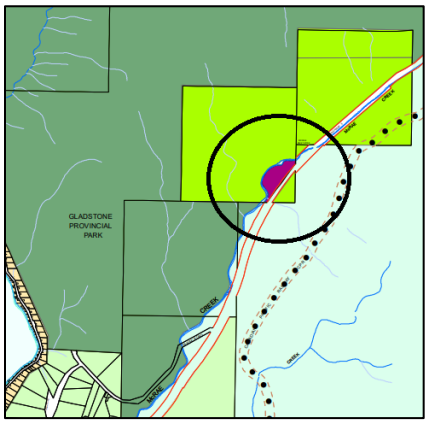


Figure 1: Highway 3 Campground Commercial

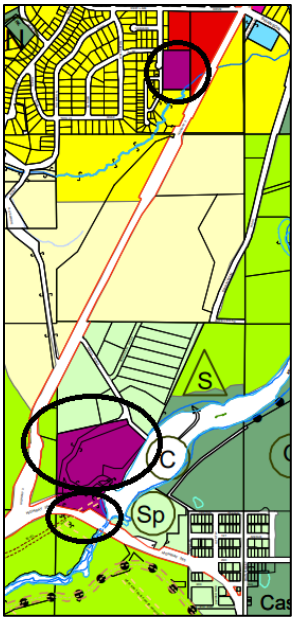


Figure 2: Campground Commercial

Current OCP Content

In Appendix A, you will find the goals, objectives and policies for commercial uses in the Plan Area and the five land use designations that are described in the current OCP.

Recommendation

Staff recommend that the Commercial land use designations be reviewed for accuracy of location and intention of policy. These land use designations will include properties within the Plan Area that are centralized, but that are privately owned and primarily used for commercial activities, such as retail, business, restaurants and short-term accommodation. These properties will likely also be close to or adjacent to residential land use designations.

Staff also recommends that the structure of how the policies be updated to be in line with the reviewed sections up to this point. This includes:

- Combining goals with objectives to be objectives moving forward;
    - Some goals and objectives were removed as they are reflected in objectives and policies in other sections, including pedestrian and cycling infrastructure and safety considerations, which are in the transportation and safety and maintenance sections of the plan that have been previously reviewed. These sections apply to the whole of the plan area.
- Reduce the number of commercial land use designations from five to three by:

    - Integrating the three retail commercial designations into one with associated zones; and
    - Retaining campground commercial and waterfront commercial land use designations with associated zones.
- To remove certain properties and uses from the Core Commercial including recreational and institutional uses, and have those uses focused in appropriate land use designations.
    - These properties include the community hall, the school, the recreational facilities on Park Road, and the community playground on the corner of Park Road and Neimi Rd.
- To remove parking facilities as a permitted use from all of the land use designations and include as an overarching policy that parking be required to be provided onsite of all commercial developments.
    - This reflects how it is in the current zoning bylaw and how it will likely be moving forward.

Campground Commercial

The campground commercial designation covers properties that are currently or are proposed to have privately owned commercial campground businesses that are located away from the lake.

Objectives

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

Objectives	Current/New/Modified	Yes/No Comments
To encourage development of campgrounds that integrate into the natural environment.	Modified	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
Campgrounds are a principal permitted use in the Campground Commercial designation	Modified	

and one single family dwelling and a small retail area, not to exceed 100m^2 in retail floor area are secondary uses.		
Maximum density will be 50 campsites per hectare with a minimum area of 125m^2 per site will be permitted.	Current for Campground Commercial	Emailed comment: are existing campgrounds at Lavalley Point compliant with the requirement of 125 m2 per site? Or are they part of Waterfront Resort and don't have a minimum space requirement? Could we consider increasing the minimum per site requirement in both zones? - These campgrounds are in the Waterfront Resort land use designation, which does not have a defined density or minimum area per site. - Zoning Bylaw defines density and minimum area for Resort Campground – 80 RV or campsites per hectare with a minimum area of 80 m^2 in area per site.
New private commercial campgrounds may be	Modified	

allowed, by amending this Plan, provided that: a) The applicant demonstrates the campground is compatible with the surrounding neighbourhood; and b) The proposed means of sewage disposal is consistent with the Sewage Treatment section of this Plan.		

Attachments

Appendix A: Commercial Land Use Designations

Maps –current OCP Land Use Designations (linked to here)

- Current Zoning Map (Index Map linked to here; South map linked to here; English and Lighthouse Point Map here)

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Updated for meeting on March 3, 2021

Industrial Land Use Designations

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Industrial land use designations are a required element in OCPs as set out in the *Local Government Act*. The purpose of this report is to outline recommendations for updates to the objectives and policies regarding the Industrial Land Use Designation in the Plan Area.

Background

The current OCP also has Section 2.6, *Industrial* (see Appendix A), which outlines goals, objectives and policies for the Industrial land use designation in the Plan Area. The industrial land use designations include 7 parcels, 5 of which are privately owned and 2 that are Crown land. All industrial parcels are located on Highway 395 and Ponderosa Drive, south of the Kettle River.

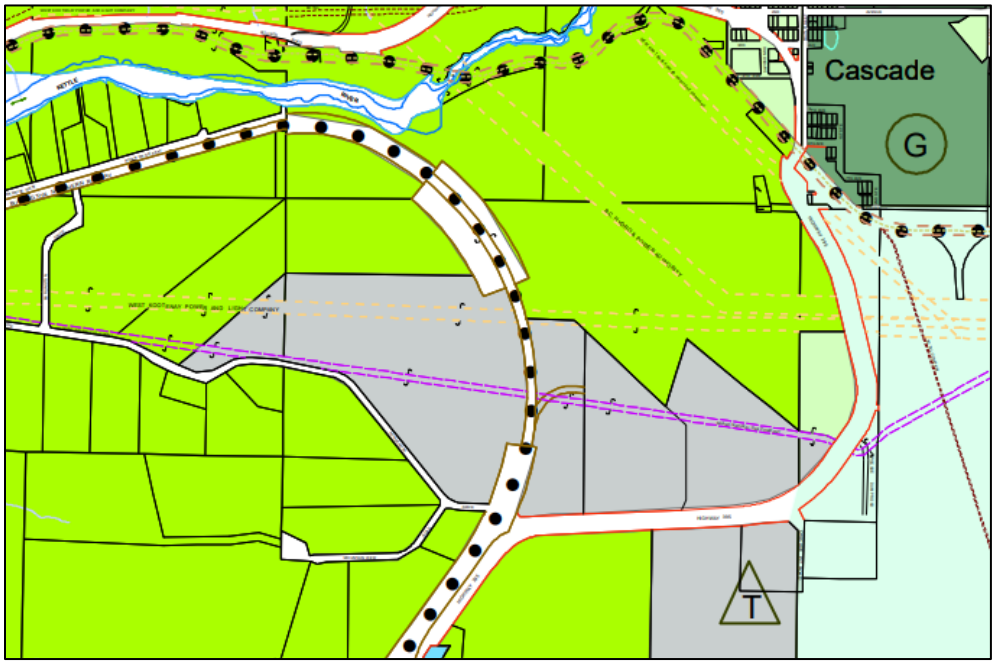
There are three adjacent parcels that are designated Industrial on Highway 395: one is used by DMG, a blockchain company, for warehousing servers; another is used by Christina Lake Cannabis Corp. for cannabis cultivation and processing; and the final one is an Interfor shipping yard, which is adjacent to the railroad

One of the privately owned parcels (004-128-923), located at 46 Ponderosa Drive, is almost entirely in the ALR. This parcel was amended to an industrial designation and zoning in 1999. This designation and zoning was retained on the property as there was limited industrial land in the vicinity of Christina Lake, despite development on this property having only occurred recently. Christina Lake Cannabis Corp have expanded their operations onto this property. A wide variety of proposals had been received previously for a number of subdivisions and development ideas that did not result in established uses of the property.

Another privately owned parcel is partially designated as Industrial, though at the time of writing this report it is unknown what industrial activity has been undertaken on this property. The parcel is partially assessed for light industry.

The two Crown land parcels that are designated Industrial are located close to the border with United States. There is a Ministry of Transportation and Infrastructure (MOTI) gravel pit that spans the two parcels. Both parcels have been fully designated as Industrial.

The properties designated as Industrial shown on the map below, in gray:



In 2009, concerns were raised in the community about a proposed industrial project on the property at 46 Ponderosa Drive. The proposal was for a petroleum and industrial waste reduction and recycling facility. Ultimately, community opposition resulted in the proposed amendment application to be withdrawn. Community members then submitted their own application to amend the OCP and Zoning Bylaws. The changes that resulted from this application included prohibitions of a number of industrial uses including gasification and recycling of hazardous wastes. The full list can be seen under policy 10 of the current OCP.

Responses to the 2018 Christina Lake OCP review community survey included a ranking of the level of interest in expanding various forms of economic development as shown in Q30 below, with 1 being not important and 5 being very important.

Q30: Economic Development. Which economic activities should be encouraged to expand and diversify the economy in Electoral Area 'C'/Christina Lake?

	1	2	3	4	5	Total	WA
a) Encouraging agriculture and related activities	40	30	126	131	145	472	**3.7**
b) Attracting tourism and related activities	52	33	107	121	157	470	**3.6**
c) Encouraging home based business	44	39	125	121	140	469	**3.6**
d) Encouraging commercial activities	52	53	154	118	92	469	**3.3**
e) Encouraging rural resource extraction (logging, mining)	193	98	105	36	40	472	**2.2**
f) Encouraging industrial activities	192	97	97	38	43	467	**2.2**
g) Other: Encourage mixed use(x3), promote as retirement area, attract professionals (work remotely), Encourage another marina, encourage diversity in entertainment for all ages, focus on international tourist market, promote cultural activities							

Encouraging industrial activities was ranked the least important by survey respondents, alongside of encouraging rural resource extraction activities (logging, mining).

Identified Issues

Some of the concerns with industrial areas in the Plan Area that have been reported to the planning department include noise from industrial activities being audible beyond the boundaries of the industrial property.

Current OCP Content

In Appendix A, you will find the goals, objectives and policies for the Industrial land use designation as they are written in the current OCP.

Recommendation

Staff recommend that the Industrial land use designation objectives and policies as presented below be reviewed and that 2 parcels, owned by RDKB where the waste management transfer station is located, be designated for Industrial land use at this time.

Industrial Land Use Designation

Objectives

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

Objectives	Current/New/Modified	Yes/No Comments
To encourage industrial development that complements the rural and resort character of the ***Plan Area***.	Modified - Altered the Goal to be an objective.	
To ensure that effects of industrial processes do not impact neighbouring properties.	Modified - Combined objectives.	
To encourage environmentally safe and sustainable industries.	Modified - Wording change	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
The primary permitted uses will be light industrial uses including storage, warehousing, transportation terminals, automotive dealers and services, building supply stores.	Modified	
A modest amount of retail will be permitted as a secondary permitted use.	Modified	
Proposals to create additional industrial lands or to expand existing industrial lands may be permitted by way of a zoning amendment	Modified	

with OCP amendment. Considerations would include, but not be limited to: a) Approval of the Agricultural Land Commission if the land is in the Agricultural Land Reserve; b) Demonstration that the properties currently designated as industrial would be unsuitable for the proposed use; c) Potential impacts of the proposed industrial land use on the owners and occupiers of adjacent parcels of land; and d) Potential impacts of the proposed land use on the natural environment.		
All industrial activities shall be located within a wholly enclosed building.	Current	Alternate wording: Industrial uses with impacts, including, but not limited to noise, glare, and odour, which may reach beyond the parcel boundaries must be located within wholly enclosed buildings.
The designation of development permit area(s) to address the external impacts of industrial activities.	Modified	
Encourage the remediation of industrial land and support provincial action that requires remediation.	Modified	

Prohibit the following industrial uses in the implementing bylaw: i. Gasification industries producing synthesis gas (syngas) and similar products by incineration, thermal treatment, or other means from materials including, but not limited to, hazardous waste, municipal solid waste, wood waste, compost or other biomass; ii. Hazardous waste processing, recycling, or treatment facilities (not including municipal solid waste disposal, recycling, and transfer facilities operated by, or with the consent of, the Regional District pursuant to an approved Solid Waste Management Plan); iii. Hammer mills, rolling mills, blast furnaces, foundries, drop forges, brick kilns, and flour mills; iv. The distilling, incinerating, processing, rendering or canning of fish, animal or vegetable products, and the manufacture of matches, paper or rubber; v. The manufacture, processing, refining, mixing or bulk storage of bitumen, coal or tar products or derivatives and corrosive, noxious, highly flammable or explosive minerals, chemicals, gasses and fission or fusion products;	Modified	

vi. The manufacture, processing, refining and mixing of petroleum and petroleum products including asphalt plants; vii. The smelting, refining and reducing of minerals and metallic ores; viii. The operation of stockyards, the slaughtering of animals or poultry and the manufacture of fertilizers; ix. Pulp and paper plants; nor x. The storage of the following: a. Waste pest control product containers and wastes containing pest control products, including wastes from the application of pest control products to wood; b. Radioactive dangerous goods; c. Waste wood products treated with wood preservatives; d. Used tires; e. Used batteries.		
Notwithstanding the above, portable asphalt plants and similar facilities required for short- term infrastructure construction and renovation projects may be permitted through the issuance of a temporary use permit.	Modified	

Attachments

Appendix A: Commercial Land Use Designations

Maps –current OCP Land Use Designations

- Current Zoning Map

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting on March 3, 2021

Institutional and Community Facilities Land Use Designation

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

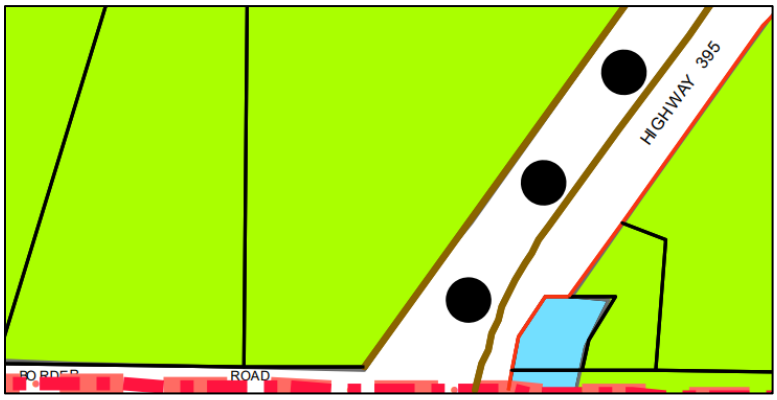
Institutional land use designations are a required element in OCPs. As set out in the *Local Government Act, s.473*, an OCP must include statements and map designations for the area covered by the plan for institutional land uses. The purpose of this report is to outline recommendations for objectives and policies regarding the Institutional and Community Facilities Land Use Designation in the Plan Area.

Background

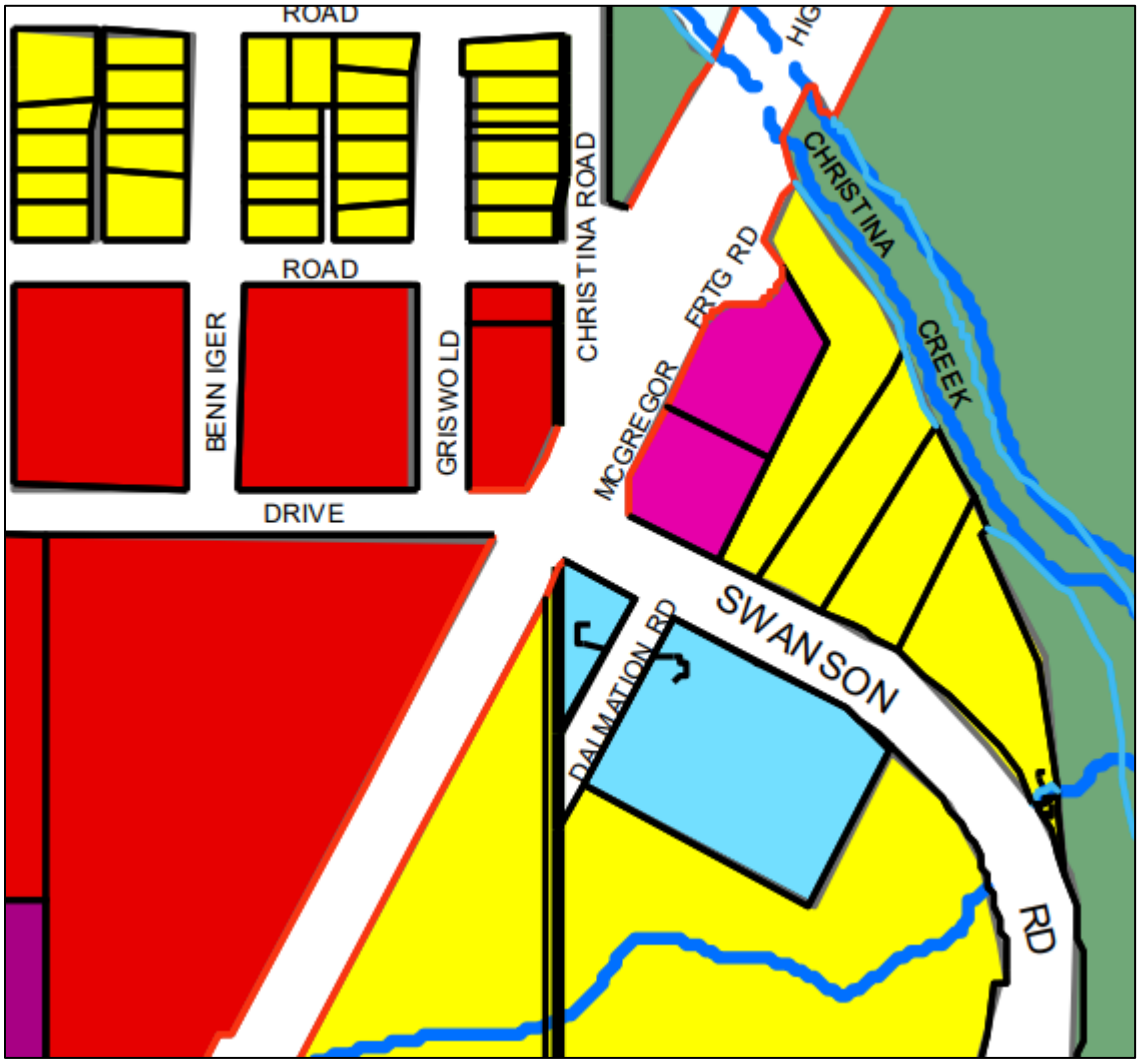
The current OCP text does not have an institutional land use designation section, however there are properties designated as Institutional on the Land Use Designation map, Schedule B of Bylaw 1250.

There are four parcels that are currently designated entirely or partially as Institutional:

- Three are located by the border with the United States on Highway 395, these include the parcel where the customs post is located, a small triangle adjacent to that parcel and a part of the parcel that is adjacent to the border itself. These are shown in blue in the image below:



- The fourth parcel is located on Swanson Rd and Dalmation Rd, where the fire station is situated. This parcel is shown in blue below:



The 2018 Christina Lake OCP review community survey did not address institutional land uses in its scope, nor did the 2020 online survey.

Having land dedicated to institutional uses is important to ensure that services have a place to reside in the community. Many of the facilities that are included in this land use designation include government services, places of worship, schools, emergency services and cemeteries, among others.

Institutional uses are defined as follows:

INSTITUTIONAL USE includes the use of land for: day care centres, customs houses, art galleries, religious institutions, schools, government offices, museums, community halls, libraries and similar uses.

Institutional uses can be permitted throughout the plan area, and generally are in the Zoning Bylaws of most of RDKB's Electoral Areas. However,

despite having these uses permitted throughout the Plan Area, it is important to ensure that land is set aside so that there are spaces for public services and other institutional uses in the community.

Recommendation

Staff recommend that an Institutional and Community Facilities land use designation be included in the OCP and that the following objectives and policies as presented below be reviewed. Staff also recommends that a few parcels currently designated as other land use designations be re-designated as Institutional and Community Facilities Land Use Designation, including:

- The Christina Lake Elementary School (currently designated Core Commercial);
- Christina Lake Community Hall (currently designated Core Commercial).

Also, staff recommends that Institutional Use is permitted throughout all land use designations in the Plan Area, by including a statement to that effect in the section common to all land use designations.

Institutional and Community Facilities Land Use Designation

Objectives

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

Objectives	Current/New/Modified	Yes/No Comments
To identify sufficient lands for the institutional and community facilities needs of the residents of the Plan Area and to recognise such uses where they already exist.	- New	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
In addition to uses otherwise permitted in all	- New	

designations, permitted uses in the 'Institutional and Community Facilities' land use designation may include but not necessarily be limited to: libraries, community halls, care facilities, places of worship, cemeteries (excluding crematoriums), customs offices and similar civic facilities.		

Attachments

Maps –current OCP Land Use Designations

- Current Zoning Map

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Zoom Meeting

Tuesday, May 5, 2021

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner, Kristina Anderson – Watershed Planner

Steering Committee Members: Kathy O'Malley, Annie Rioux, Dianne Wales, Donna Wilchynski, Jeff Olsen, Jennifer Horahan, Suzanne Paquette, Butch Bisaro, Phil Mody

Guest: Suzanne Adrain-Vincent

Regrets: Dave Bartlett, Arlene Peniuk, Jason Taylor

The meeting began at 6:03 pm.

1. Adoption of Agenda and Minutes

That the May 5, 2021 Electoral Area C/Christina Lake OCP Review agenda be adopted.

- Suzanne and Kathy accepted.

That the March 9, 2021 Electoral Area C/Christina Lake OCP Review meeting minutes be approved.

- Suzanne and Kathy accepted minutes.

2. Updates and Follow Up from Previous Meetings

- Committee supported staying with 6-8pm time slot for meetings rather than switching to 7-9pm meeting times in the summer.
- Summer in-person engagement is unlikely to be a possibility this year. If the health emergency situation changes substantially in the coming months, committee will re-assess engagement possibilities.

3. Watershed Planner – Introduction and Riparian Area work

- The Watershed Planner outlined some of the work that has been done in the first year and a half of her position and some upcoming projects.
- Geohazards assessment report – Committee member talked about workshop process being really effective and would like to see that process used elsewhere.

4. Riparian Areas and Lakeshore Policies

- Senior Planner reviewed reports and outlined how the Kettle River Watershed Management Plan and other plans interact with the OCP.
- Committee members expressed a desire to have a policy in the Lake designation to support advocacy to appropriate senior government bodies to reduce negative impacts of recreational watercraft on shoreline and aquatic ecosystems. Suggestion that the concepts in the policy should be kept broad to ensure that policy is still relevant in 15 years, as technology changes.
- Concern also expressed by a committee member around legacy hydrocarbons in the sediments of the lake from fuels in the lake and how these are a negative impact on shoreline and aquatic ecosystems as well. Committee member suggested that these could be something considered in the community's carbon footprint.
- Lakeshore policy – include leased properties in environmentally sensitive DPA as well – some water access only properties are still on leased Crown land, but committee feels that DPA should apply to those as well.
- Committee members expressed that the 'Open Space' designation name was confusing and suggested something to do with water would be more appropriate. 'Lake' designation
- Lake designation first objective, remove "work towards" – *To maintain and improve water quality of Christina Lake for domestic water consumption, recreation, and aesthetic qualities.*
- Second objective: *to maintain and restore aquatic and lakeshore habitats.*
- Lake designation first policy – committee member suggested that water use for domestic use should be added to the list of permitted use.
    - Committee discussed the prohibition of houseboats and floating homes and whether that applies to boats with a berth and whether this prohibition would apply to people sleeping on their boats.
    - Suggestion of including a timeline to the prohibition, such as no overnight moorage, rather than the wording principal

residence, so that there isn't a move towards temporary accommodation being provided on the lake surface. Allow for moorage associated with designated campsites, such as those in the Provincial Park. Other committee members expressed concern that this would be too restrictive.

    - Committee member suggested that the use of underwater weed harvesters could be added to the prohibited uses, except where properly licensed, as one licensed weed harvester might be used by non-licensed neighbours to the same purpose. This would be outside our jurisdiction as these actions are regulated by the province and enforced as such, too.

- Lake designation second policy – discussion around how the policy can emphasize importance of native vegetation, helping the shoreline be resilient against wave action.
- Environmentally Sensitive Areas first policy – committee member suggested that this guide can also highlight some of the detrimental effects of common practices.
- ESA Second policy – don't be too prescriptive concerning, which species to promote. Policy could be more general: "Maintain and protect native vegetative communities"; or "maintain and restore native vegetation as opportunity presents".

5. Action Items

- Watershed Planner and Senior Planner will work together to tweak the language of policies presented at meeting.
- Senior Planner to confirm enforcement possibilities for water zones.
- Environmentally Sensitive Waterfront DPA to be discussed at next meeting.

6. Adjournment

The meeting was adjourned at 7:47 pm.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue

Zoom

https://zoom.us/j/98314886608?pwd=YUNDcEhWUDIyMzNGcVFnZEhDSTdidz09

6:00 pm, May 5, 2021

1. Adoption of Agenda and Minutes
2. Updates and Follow Up from Previous Meetings
3. Watershed Planner – Introduction and Riparian Area work
4. Riparian Areas and Lakeshore Policies
5. Development Permit Areas
6. Adjournment

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Zoom Meeting

Tuesday, March 9, 2021

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Kathy O'Malley, Annie Rioux, Dianne Wales, Donna Wilchynski, Arlene Peniuk, Jason Taylor

Regrets: Dave Bartlett, Jennifer Horahan, Suzanne Paquette, Butch Bisaro, Phil Mody, Jeff Olsen

The meeting began at 6:05 pm.

1. Adoption of Agenda and Minutes

That the March 9, 2021 Electoral Area C/Christina Lake OCP Review agenda be adopted.

- Annie and Arlene accepted.

That the February 3, 2021 Electoral Area C/Christina Lake OCP Review meeting minutes be approved.

- Jason and Kathy accepted minutes.

2. Updates and Follow Up from Previous Meetings

- Brief overview on discussions at previous meeting outlined how objectives and policies for the Commercial Land Use Designation and the Waterfront Commercial Land Use Designation at previous two meetings. Focus of today's meeting will be the Campground Commercial Land Use Designation.
- Upcoming meeting on April 7, we will discuss Lake objectives and policies and begin discussing Development Permit Areas. Also, the RDKB's Watershed Planner will join us.

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- Update given on recent public hearing concerning the OCP amendment application to remove Commercial policy 15 from the current OCP. This policy prevents conversion of residential land along Kingsley Road to commercial. The overwhelming majority of comments, written and verbal, received concerning the policy wished for it to remain in place.
- Suzy Paquette sent her regrets that she would not be able to attend the meeting along with comments in an email, which will be read out during the meeting and included in the minutes.

3. Campground Commercial Land Use Designation

- Emailed question regarding why the campgrounds on the waterfront are not included in this land use designation and the committee discussed that these campgrounds are included in the Waterfront Land Use Designation, which includes policies specific to being on the lakeshore.
- Committee member commented that protecting campgrounds for temporary accommodation for travelers and tourists supports local tourism is important and wanted to know if there is a way to prevent a campground from moving towards a strata structure, which becomes a set up for semi-permanent residency.
- Committee discussed the permitted uses and discussed whether a second residence, secondary suite or cabins should be included as permitted uses to the first objective. Concerns were raised that this would undermine the integrity of the campgrounds by allowing for more permanent, or semi-permanent, residences in campground, as discussed above.
- Committee discussed the density of campsites proposed in the second policy.
    - Emailed comment: "I think we need to consider adjusting the Waterfront Designation to address the density/minimum area per site. I am in favour of increasing the minimum if the committee feels that is worth doing."
    - Other committee members agreed that it would make sense to have more land per site for campgrounds closer to the water and that higher density at waterfront has more impact on lake.
    - Committee wondered how a decrease in density would impact the campgrounds already in place and whether this would be something that would require changes now or only if there was a redevelopment of those lots. Senior Planner will look

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into how density changes would impact current businesses in the Waterfront Commercial Land Use Designation.

- Committee supported final policy.
- Emailed comment: *"Page 8: Item '7. In order to create attractive, safe and functional commercial areas, all commercial land will be designated as a mandatory Development Permit Area. This process will address matters such as vehicle access, building design, parking, landscaping and access for physically challenged people and others with wheelchairs and similar conveyances.'*
    - *"This is under the general Commercial designation, but I am looking for confirmation that 'all commercial land will be designated as a mandatory Development Permit Area' has been addressed and applies to all Commercial, Waterfront and Campground designations."*
    - Senior Planner mentioned that this had been the intention and will ensure that this statement appears in the appropriate location to enable this.

4. Industrial Land Use Designation

- Committee discussed how the first objective seemed somewhat counterintuitive to have industry that is complementary to a rural and resort character. However, a committee member stated that this is the architecture for the policies that follow and committee supported that.
- Second objective:
    - Emailed comment suggested inclusion "negatively" ahead of "impact neighbouring properties."
    - Other committee members raised concerns amongst committee members about enforceability with the use of the word "ensure". Re-write of policy suggested as follow:

      "Require actions to mitigate potential negative effects."
- Third objective supported.
- First Policy:
    - Emailed comments: *"Policy: 'The primary permitted uses will be light industrial uses including storage, warehousing, transportation terminals, automotive dealers and services, building supply stores.'*

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"Does this exclude anything we may want to include in the future? (I.e. does listing the types of uses, unnecessarily exclude anything?)

"This has been pared down from the current Policy. Should we include the current wording in its entirety, to ensure we haven't lost the full meaning?"

- Senior Planner explained that the intention had been to include a dwelling unit as a permitted use and isn't sure why is got missed. Some of the other uses got grouped together to simplify the list slightly. One was moved to be a secondary permitted use addressed in the second policy.
- Senior Planner asked committee whether there is a desire to limit the permitted uses, or potentially provide some examples and include the phrase "including, but not limited to".
- Concerns were expressed about this being too broad and not restrictive enough for all activities that could be considered light industrial.
- Senior Planner mentioned that there would still be a review when the Zoning Bylaw is reviewed and again at a time if a Zoning amendment is received to consider the suitability of a proposed permitted use.

- Second policy, committee suggested that the retail should be linked to the industry on site.
- Third policy was supported by the committee.
- Discussion concerning possible upcoming closure of the rail line and how the rail line will be for sale. Rail line closure may take up to 2 years to complete. Rail line is proposed in the OCP to be designated as Rail-Trail, which would indicate an interest from the community to have the rail-line converted to a trail.
- Fourth policy, alternate wording supported:
  - Industrial uses with impacts, including, but not limited to noise, glare and odour, which may reach beyond the parcel boundaries, must be located within wholly enclosed buildings.
- Committee supported fifth and sixth policies as written.
- Committee supported the removal of "processing of … vegetable products" from the list of prohibited industrial uses in the seventh policy, but supported the remaining prohibited uses.

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5. Institutional and Community Facilities Land Use Designation

- Email comment: " *I am strongly in favour of the recommendation 'also, staff recommends that Institutional Use is permitted throughout all land use designations in the Plan Area, by including a statement to that effect in the section common to all land use designations.' (I may be considered to have a Conflict of Interest here – I am on the Board of the day care).*

  "Does the policy allow for other types of care centres? (e.g. care for the elderly, disabled, etc.) I feel it should."

  - Committee supported adding care facilities more broadly to the definition of Institutional Use and having them be permitted in all zones.

  - Committee supported the Objective and Policy as presented.

6. Action Items

- Planner to review information on approaches to retaining campgrounds as public campgrounds.

7. Adjournment

The meeting was adjourned at 7:54 pm.

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Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting on May 5, 2021

Lakeshore and Riparian Areas
Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Christina Lake's OCP has a policy section dedicated to the lake as well as an Environmentally Sensitive Development Permit Area (DPA) that covers the portion of the land within 100 m of the lake or of a stream that feeds into the lake. The purpose of this report is to outline recommendations for updates to the objectives and policies regarding the Lakeshore policy section and to develop an understanding of tools that are available for the protection of the lakeshore and riparian areas in the Plan Area (see Appendix A).

Background

Since the current Christina Lake OCP was enacted in 2004 a few plans and reports have been written about Christina Lake's watershed and the Kettle River Watershed more broadly. Many of these plans include recommendations for land use management and planning. The three discussed in this report include the Christina Lake Watershed Management Plan, Kettle River Watershed Management Plan, and Christina Lake Water Utility Source Water Protection Plan.

The Christina Lake Watershed Management Plan (CLWMP) was completed in 2005. It was developed to lay out the methods "to preserve and protect the quality and health of the Christina Lake Watershed" and provide direction to the Christina Lake Stewardship Society (CLSS). Ideas and methods identified in the CLWMP also provide considerations for land use management from a broader watershed management perspective. Some of the actions identified in this Plan that would be considered as part of land use planning processes would be improving wildlife habitat through the promotion of wildlife corridors, natural environment parks and green spaces, as well as the preservation and restoration of habitat for species at risk. These considerations are reflected in the Kettle River Watershed Management Plan and some of the goals have been achieved through other planning projects, such as the Christina Lake Community Nature Park.

The Kettle River Watershed Management Plan (KRWMP) was released in 2014. Christina Lake flows out into the Kettle River and is a part of the Kettle River watershed. This Plan presents the vision of "a healthy, resilient and sustainable Kettle River Watershed, which functions to meet the needs and values of its communities, who in turn act as stewards of the watershed." The plan includes four broad strategies for addressing identified challenges, 18 directions for management and 59 actions to be undertaken by stakeholders. Some of these relate directly to land use planning and other policies that are or can be considered in OCPs, as well as regulations implemented through Development Permits and Zoning Bylaws. Of the 59 actions detailed in the KRWMP, there are 14 actions that tie directly into the policies and considerations of this OCP review. These are listed in the table below. The implementation of the actions in the KRWMP are part of the job of RDKB's Boundary Watershed Service.

Kettle River Watershed Management Plan (2014)	**OCP Review Action**
Strategy 1: *Increase community understanding, support and capacity for stewardship of the Kettle River Watershed.*	
- ACTION 1.1.4 Integrate the KRWMP into local government decision-making through coordinated environmental planning and services, green bylaw development, and municipal conservation and park management planning *(Implementation Team, local governments; ongoing)*	- Current process
- ACTION 1.2.3 Develop and implement a climate change resilience analysis for the Boundary that evaluates impacts and creates an action plan for carbon reduction, community adaptive capacity, and resilience measures *(Implementation Team, local government; 2017)*	- Greenhouse Gas Reduction is a required element of OCPs and policies for this section were previously discussed at the April 2018 Steering Committee meeting.
- ACTION 1.3.2 Assess and improve the consistency, alignment and application of policies and regulations for protecting water quality, water quantity, and habitat in aquatic and related upland ecosystems. Address any issues with capacity for regulatory compliance and enforcement	- ESA section of OCP identifies and supports the protection of habitat in aquatic and upland ecosystems.

(Provincial and federal government, with monitoring by local government and non-governmental organizations; ongoing).	
Strategy 2: *Improve the quality, reliability and security of water supplies through sustainable management of water resources.*	
- ACTION 2.5.3 Adjust permitting, approvals, and land use by-laws to support the remediation of areas where water quality is not meeting objectives *(Province and local governments; ongoing)*.	- Environmentally Sensitive Waterfront DPA in place to protect Christina Lake's water quality.
- ACTION 2.6.4 Consider source water protection, water conservation and aquifer recharge protection in local government planning documents *(RDKB, municipalities, with support of Implementation Team; ongoing)*.	- Above mentioned DPA helps with source water protection. - Water conservation is addressed in reviewed OCP Community Water Section.
Strategy 3: *Improve watershed health and function in the Kettle River Watershed*	
- ACTION 3.1.1 Create a Sensitive Ecosystem Inventory[11] for the Kettle River Watershed, with particular emphasis on identifying wetlands and riparian areas *(Province, local government, Implementation Team; 2016)*.	- Environmentally Sensitive Areas are discussed in a section with that name in the OCP (see attachment).
- ACTION 3.1.3 Consider undertaking a planning-level Channel Migration Zone *(CMZ)* [13] study for settled areas of the Kettle River, Granby River and Boundary Creek to identify land use hazards related to channel migration and avulsion *(local government, Province, Implementation Team; 2017)*.	- Doesn't name areas specifically at Christina Lake, however there are hazards around the Lake associated with land use in areas that experience erosion and where alluvial fans are located.
- ACTION 3.2.2 Update and implement, as appropriate and through municipal and Electoral Area planning processes, riparian area development permit guidelines *(similar in intent to those previously drafted for Electoral Area C/Christina Lake) (RDKB and municipalities, Implementation Team; 2017)*	- To be discussed in development permit areas report.

- ACTION 3.2.4 Develop and publish a 'Riparian Buffer Guide' booklet specific to shorelines within the RDKB that summarizes applicable regulations, articulates 'Riparian Buffer Area Requirements' and highlights options for conservation, restoration and beneficial management practices for landowners *(Implementation Team, Boundary Habitat Stewards; 2015)*	- Could be included as a policy in the Lake Designation or as policy under the Environmentally Sensitive Areas section
- ACTION 3.3.1 Implement or extend local policies and incentives for retaining or increasing native tree, shrub and grassland cover *(Province, Implementation Team, local government; ongoing).*	- Could include as policy under Environmentally Sensitive Areas section
Strategy 4: Maintain or enhance recreational, cultural and amenity values	
- ACTION 4.1.2 Consider undertaking place-name, cultural and heritage use studies to map and share information on places of significance in the watershed *(Implementation Team, Okanagan Nation Alliance, heritage and cultural organizations, Province; 2016)*	- Proposed policy in Heritage Resources section reviewed by Steering Committee October 2018.
- ACTION 4.3.2 Develop and implement integrated road and recreational access plans to improve access management and limit impacts in recreational settings *(including backcountry, settled area and water based recreation) (Province, local governments, recreation and trail groups; ongoing)*	- Parks and trails planning in OCP – mapping for parks and recreation areas as part of engagement outreach this summer.
- ACTION 4.3.4 Implement park and protected areas master planning in Plan Area and manage protected areas in ways that support watershed management goals (RDKB and municipalities, Province; ongoing)	- OCP – Under Recreation Resources "Support the creation of a Trails Master Plan that includes both non-motorized and motorized trail uses." - Parks Mgmt. Plans – 2018 Christina Lake Community Nature Park

The Christina Lake Water Utility Source Water Protection Plan (SWPP)

The SWPP was completed in November 2019. This plan was prepared to identify and evaluate threats to drinking water safety and sustainability, as well as provide recommendations on how to reduce risks and improve the resiliency of the water supply for the Christina Lake Water Utility. The SWPP outlines an Intake Protection Zone (IPZ) which is a 1 km radius from the water intake location and a 120m setback on land. The IPZ, shown in Figure 1 below, is an area where threats to the water quality are more significant to the water utility. This report provided some recommendations concerning the present land use planning and how it impacts Christina Lake and ways to ensure good practices going forward. These recommendations are included in the table below.

Christina Lake Water Utility Source Water Protection Plan (2019)
- As part of the review process, increase source water protection through focusing on ways to address hazards identified in the SWPP, while maintaining the good practices currently in the OCP. - Current "good practices" include: o Not permitting the retail sale of fuel or rental, sales, or maintenance of watercraft in waterfront commercial areas.   o Encouraging higher levels of sewage treatment through density bonusing, or other additional permitted uses.   o Requiring minimum parcel sizes that are large enough to properly accommodate on-site septic systems, e.g. waterside properties that are not serviced by a community water system have a minimum parcel sizes of 10 ha (for Waterfront Residential 2 zoned properties) or 1 ha (for Single Family Residential 1 zoned properties). - Include IPZ boundaries in the OCP update. - Additional construction and maintenance standards for pit toilets.

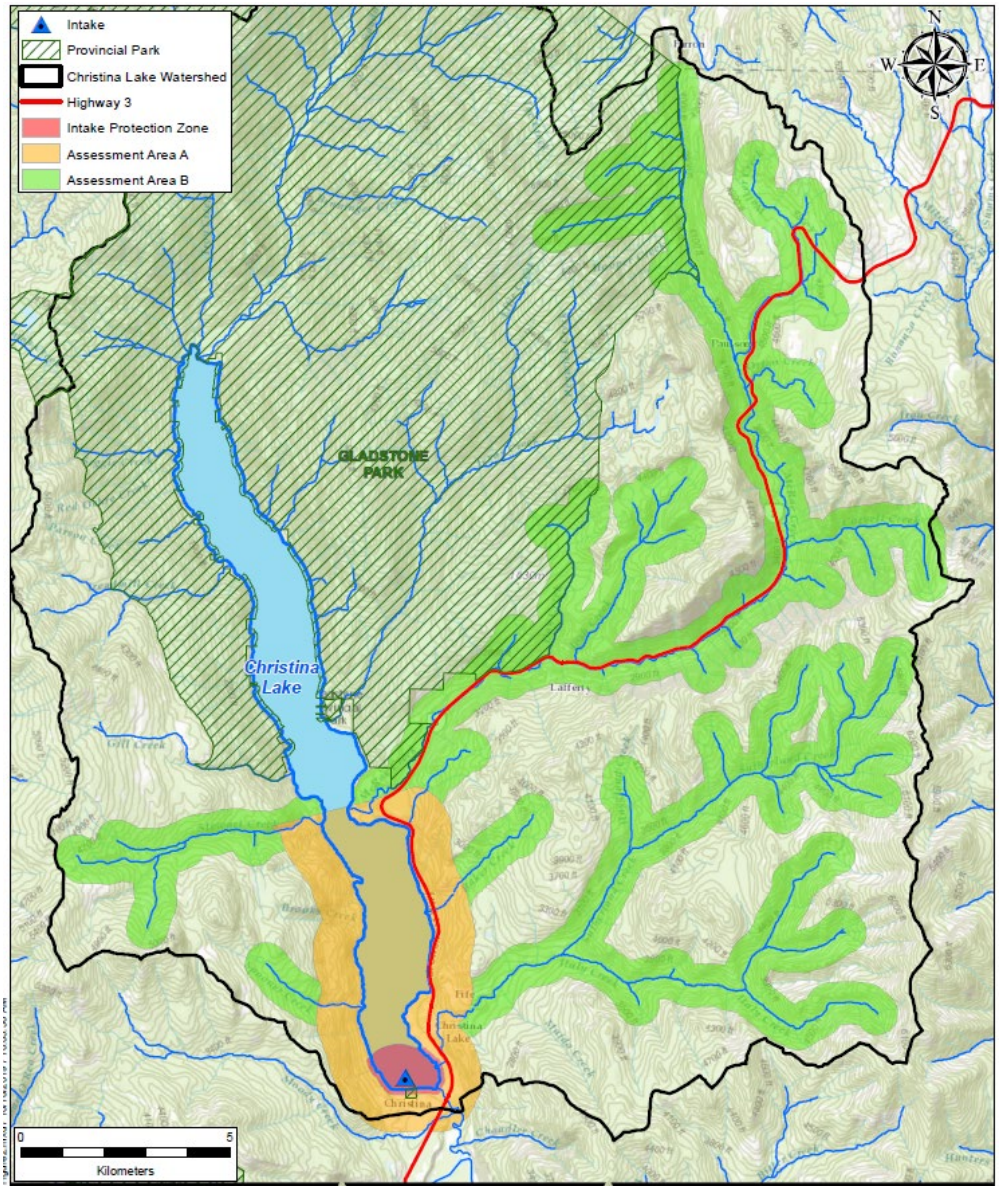


Figure 1: SWPP Assessment Areas and IPZ, pg. 2-14

Community Survey

In the 2018 Christina Lake OCP review community survey identified a few areas of interest regarding the lake and lake shore including in questions regarding environmental concerns, environmental regulation, and parks and recreation. Water Quality and Aquatic Invasive Species were ranked as the being the environmental issues of the greatest concern to respondents, along with wildfire risk (see the results for Q26 below).

Q26: Environmental Concerns. Please indicate your level of concern regarding the following environmental issues:

	1	2	3	4	5	Total	WA
a) Water Quality	11	2	12	46	412	483	**4.8**
b) Aquatic Invasive Species	14	10	25	68	366	483	**4.6**
c) Wildfire Risk	11	11	32	77	349	480	**4.6**
d) Land Based Invasive Species	19	14	81	119	249	482	**4.2**
e) Air Quality	25	28	67	86	271	477	**4.2**
f) Foreshore Erosion / Riparian Areas	33	25	97	101	216	472	**3.9**
g) Drought	30	37	116	95	197	475	**3.8**
h) Other: Flooding, light pollution, boats eroding shore, unmaintained and leaking septic systems, wildlife corridors, logging in watersheds							

Under environmental regulation, survey respondents ranked the continuation of the Environmentally Sensitive Waterfront Development Permit Area to protect water quality was ranked the most important (see results for Q27 below).

Q27: Environmental Regulation. How important is it that the RDKB do the following:

	1	2	3	4	5	Total	WA
a) Continue to protect water quality within the Environmentally Sensitive Waterfront Development Permit Area (which applies to lands which border Christina Lake or any tributary stream).	19	18	48	85	314	484	**4.4**
b) Protect from hazardous conditions (ex. regulate development in areas identified as a natural hazard area, such as flooding, rock falls, debris flows, and channel bank erosion to require professional reporting to minimize risks).	35	33	107	116	192	483	**3.8**
c) Protect from wildfires (ex. regulate development in areas identified as being in high risk zones by implementing siting, form, exterior design and finishing as well as landscaping requirements).	49	36	91	112	192	481	**3.8**
d) Increase the amount of land for parks and trails (for recreation and environmental protection)	48	38	135	108	148	477	**3.6**
e) Implement a tree protection bylaw to require a permit for removal of trees in riparian or steeply sloped areas to address localized drainage issues and hazardous conditions.	67	45	96	96	117	481	**3.6**
f) Reduce the amount of garbage/solid waste generated.	50	58	122	117	128	475	**3.5**
g) Improve air quality (ex. restrict open burning).	92	76	130	94	88	480	**3.0**
h) Introduce green building requirements to reduce impact of development (ex. through passive solar design and landscaping requirements)	89	81	144	88	75	477	**3.0**

Under Q29: Parks and Recreation (see results below), protection and conservation of sensitive habitat and species at risk within parks and recreational areas as the highest priority, followed closely by identifying trails for non-motorized use. During this OCP review, environmentally sensitive areas have been discussed and lakes, wetlands, riparian areas and watercourses have all been identified as environmentally sensitive areas.

Environmentally Sensitive Areas were addressed in a previous report presented to the steering committee on October 3, 2018 (see attachments).

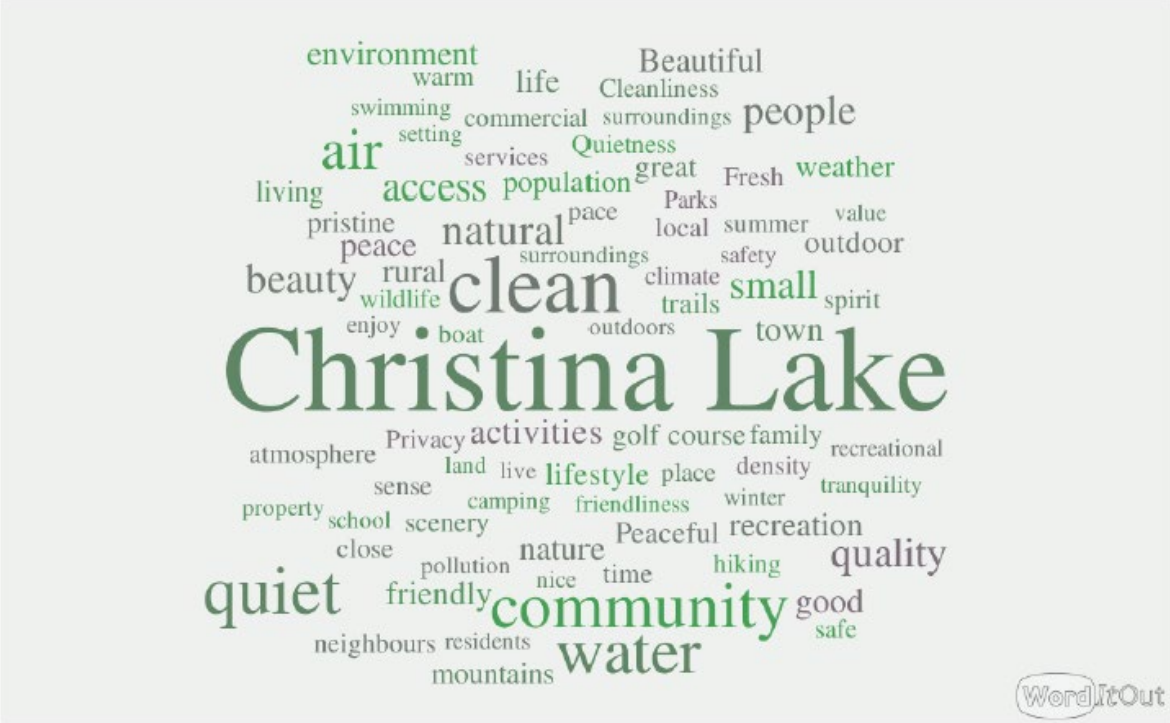
Many of the policies in the ESA section that was proposed to be included in the OCP address a number of the goals, recommendations and actions presented in the plans, including protection of sensitive habitats, policies for the protection of riparian areas, and control for aquatic invasive species, among others.

Q29: Parks and Recreation. What are the priorities for parks and open spaces in Electoral Area 'C'/Christina Lake?

	1	2	3	4	5	Total	WA
a) Protection and conservation of sensitive habitat and species at risk within parks and recreational areas	41	29	91	114	196	471	3.8
b) Identifying trails for non-motorized use	56	34	94	106	178	468	3.7
c) Improving amenities (benches, trailheads, parking, kiosks) and trails within existing parks and recreational areas	51	43	128	118	129	469	3.5
d) Acquiring more public access to Christina Lake	81	41	109	76	163	470	3.4
e) Acquiring new linear trails and greenways	59	45	131	100	123	458	3.4
f) Providing active recreation (playgrounds, picnic tables, multi-use trails) within parks and recreational areas	52	48	161	111	98	470	3.3
g) Acquiring new park spaces	87	71	141	69	94	462	3.0

Based upon a long answer question about what respondents value most about living at Christina Lake, a word cloud, included below, from the 2018 Survey Results Report, shows how the lake itself features very prominently. This demonstrates in one small way the great value that residents have for this natural feature, for its aesthetic, recreational, natural and pristine aspects.

Q32: What three things do you most value about living in Electoral Area 'C'/Christina Lake?



Development Permit Areas

The current OCP has six development permit areas, two of which cover areas including properties that border the lake. One is the Environmentally Sensitive Waterfront Development Permit Area, which is required when a new dwelling unit or sleeping quarters is constructed, or an addition is built onto an existing dwelling unit expanding the habitable floor area by 20m^2, and the associated septic system will be within 100m of the natural boundary of the lake.

The second is Waterfront Commercial Development Permit Area. A development permit in this area is required when a new building or structure is built and requires that developments are low profile, setback from the lake and complement surrounding neighbourhoods and natural setting.

In 2011, a second environmentally sensitive development permit area (DPA) was proposed for riparian area protection. This DPA was proposed to be applied to construction within 30 m of the natural boundary of a lake or stream, in an effort to establish a 15 metre riparian buffer. Exceptions were provided for smaller parcels, with the riparian buffer area ranging from 7.5m to 15m, depending on depth of the parcel. This proposed DPA received

opposition during public consultation and was not added to the Official Community Plan.

Identified Issues

Some of the concerns with lake usage identified in previous reviews and other plans include:

- Lake and lakeshore below high water mark is within Provincial jurisdiction. The Province has processes for obtaining licenses of occupation/leases for docks that are outside a set of specified permitted construction standards. In 2016, RDKB amended the Electoral Area C/Christina Lake Zoning Bylaw to remove regulations regarding docks, as it was seen as onerous for lakefront owners to follow regulations at the Provincial and Local Government level.
- Use of the Lake by House Boats – concerns over the use of the lake surface for houseboats or floating residences was addressed through not permitting these as uses in the Open Space 1 Zone, which covers the surface to Christina Lake and the land below the natural boundary.
- Speed of boats on lake and impacts of wakes. Concerns regarding speed of boats and motor size permitted on waterbodies is addressed through Federal regulations.
- Public access to the lake and foreshore can, at times, be limited by upland property owners creating barriers on the foreshore.
- The Christina Lake Foreshore Inventory and Mapping project (CLSS 2009)[1] identified that 77% of the foreshore of Christina Lake has been disturbed by anthropogenic (human caused) alterations, including substrate alterations above and below the high water mark.

Current OCP Content

In Appendix A, you will find the goals, objectives and policies for the Lakeshore in the current OCP.

Recommendation

That the following policies be reviewed by the Steering Committee and that the Committee support staff's approach to:

1) Change the focus of the Lakeshore policy section to a shoreline and lake land use designation, named 'Open Space designation'.

[1] Christina Lake Stewardship Society (2009), Christina Lake Foreshore Inventory and Mapping. Accessed at: https://fliphtml5.com/thnh/ezey

2) Include a lakeshore policy in a general section for all land use designations.
3) Remove the policies that no longer apply resulting from more recent direction from the Board of Directors, including:
    a. Policies regarding docks and licensing from the Province
4) Remove the policies that appear in other sections of the plan
    a. Environmentally Sensitive Areas
    b. Recreation Resources
5) Discuss inclusion of further policy in the Environmentally Sensitive Areas section, based upon recommended actions outlined in the KRWMP.

Lakeshore Policies

The following policies regarding the lakeshore will be included in an overarching land use designation section of the reviewed OCP, to be applied to all land use designations:

Policies	Current/New/Modified	Yes/No Comments
All privately owned parcels bordering the natural boundary of the lake or tributary stream will be included in the Environmentally Sensitive Development Permit Area.	- Modified	

Open Space Designation

Objectives

The objectives of the Board with respect to the 'Open Space' designation are as follows:

Objectives	Current/New/Modified	Yes/No Comments
To work towards maintaining and improving water quality of Christina Lake for domestic water	Goals combined and modified to be objective.	

consumption, recreation and aesthetic qualities.		
To encourage the protection and restoration of the lakeshore, fish and wildlife habitats.	Goals and objectives combined and modified to be one objective.	

Policies

The policies of the ***Board*** with respect to the 'Lake' designation are as follows:

Policies	Current/New/Modified	Yes/No Comments
Principal permitted uses in the 'Lake' designation include recreational uses and moorage facilities accessory to a residence (as authorized through Provincial licensing processes). Principal residential uses, such as houseboats and floating homes will not be permitted.	- Modified	
Encourage the maintenance and restoration of lakeshore and aquatic habitat, through education on invasive species and the benefits of a natural shoreline.	- Modified	

Environmentally Sensitive Areas

Include the following policies in the ESAs section of the reviewed OCP:

Policies	Current/New/Modified	Yes/No Comments
Support the development of a 'Riparian Buffer Guide' booklet that summarizes	- New	

applicable regulations, articulates 'Riparian Buffer Area Requirements' and highlights options for conservation, restoration and beneficial management practices for landowners		
Encourage increased native tree, shrub and grassland cover on parcels as part of planning processes.	- New	

Attachments

- Environmentally Sensitive Areas – OCP Review Staff Report
- Christina Lake Watershed Management Plan – can be found here https://a100.gov.bc.ca/pub/acat/documents/r9252/CLMPFinalwithAppendices_1170352114279_5903df5a17d64cedb62ed34630ec7909.pdf
- Kettle River Watershed Management Plan (2014) – can be found here https://kettleriver.ca/wp-content/uploads/2017/10/KRWMP_1.0.1_web.pdf
- Christina Lake Water Utility Source Water Protection Plan (2019) – attached to email.

Appendix A: Electoral Area 'C' OCP Bylaw No. 1250, 2004

2.11 Lakeshore

2.11.1 Goals

- *Public access to the lake and residential land use exist harmoniously.*
- *Protection of the lakeshore environment is balanced with residential and recreational needs.*
- *The natural environment and water quality are protected to the fullest extent.*
- *Environmental hazards are recognized and avoided wherever possible.*

2.11.2 Objectives

- *To actively protect water quality, recognizing the importance of this resource for domestic water consumption, recreation and aesthetic qualities.*
- *To promote improved public access to the lake.*
- *To minimize disturbances of the lakeshore wherever possible.*
- *To promote the protection of fish and wildlife habitat.*

2.11.3 Policies

1. *In order to minimize the potential for lake water degradation, all privately owned or leased properties, which border the natural boundary of the lake or a tributary stream will be designated a mandatory development permit area. Guidelines for developments within this mandatory development permit area are set out in the Environmentally Sensitive Waterfront development permit area.*
2. *The Regional District generally supports public access to and along the Crown foreshore of Christina Lake. However, a proliferation of authorized and unauthorized wharves, docks, marinas and other structures and works is impeding such access and could be contributing to lake water degradation. The Regional District may initiate discussions with the Province regarding developing a joint management plan, which balances the interests of the riparian owners and the public at large.*
3. *The Regional District will work with the Ministry of Transportation, other Provincial Agencies, Police, Chamber of Commerce and the community at large to determine the best possible method of managing the public road allowances leading to the water's edge.*
4. *The Regional District encourages the Minister responsible for the Land Act to only issue Licenses of Occupation for wharves and similar structures, which are constructed of environmentally sensitive materials.*
5. *Regulating the use of the lake's surface and Crown foreshore is ultimately a Provincial responsibility. However, the Province has a long history of consulting and cooperating with the Regional District in this regard and this practice will be encouraged to continue. In order to clearly establish the Regional District's position with respect to the use of the lake surface and Crown foreshore, it will be placed in a public open space zone in the implementing bylaws. This zone will allow water based recreational uses and moorage facilities which are accessory to a residence (provided they are within an area which is duly authorized by license or lease). Principal residential uses, such as houseboats and floating homes will not be permitted.*
6. *Accessory uses to an appropriately zoned land based commercial use may be permitted on the lake*

surface in the implementing zoning bylaw. One example of such a use could be boat moorage.

7. *This Plan recognizes that many buildings and structures have been built such that they partially or completely encroach into Crown foreshore. It is a policy of this Plan, to recognize such structures, if they predate this Plan, as legal and conforming in the implementing bylaws. Any reconstruction of such buildings and structures will continue to be subject to the Development Permit process and prior approval of the Minister responsible for the Land Act.*

Environmentally Sensitive Areas

Official Community Plan (OCPs) must include restrictions on the use of land that is environmentally sensitive to development. The BC Ministry of Environment describes ***Environmentally Sensitive Areas*** (ESAs) as: any parcel of land that already has, or with remedial action could achieve, desirable environmental attributes. These attributes contribute to the retention and/or creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover and similar vital ecological functions. ESAs range in size from small patches to extensive landscape features. They can include rare or common habitats, plants and animals.

Benefits of ESAs include, but are not limited to, the following:

- Enhanced quality of places where people live, work and play
- Improved value (properties worth 5-15% more near green-spaces)
- Providing ecosystem services such as storm-water management, absorption of atmospheric pollutants, and plant pollination.
- Maintaining Biodiversity

Map # shows ***environmentally sensitive areas*** that have been identified in the ***Plan Area***, and Map # shows locations of selected ***red-*** and ***blue-listed species***. Environmentally sensitive areas are susceptible to damage and are in danger of disappearing.

The following protections of environmentally sensitive areas are already in place in the Plan Area:

- Provincial Parks: Gladstone, Gilpin Grasslands and Christina Lake Provincial Park;
- Provincial Wildlife Habitat Areas;
- Provincial UREPs (Use Recreation and Enjoyment of the Public) – North Bank of Kettle River at the end of Swanson Road (Dog Park), perimeter surrounding Christina Lake Golf Course to the natural boundary of the Kettle River;
- Regional District owned, governed, or leased lands (e.g. Christina Lake Community and Nature Park);
- Other Provincial land;
- Parcels owned by stewardship organizations (if any);
- Lands in the Agricultural Land Reserve and Rural Resource land use designation to some degree, due to the restrictions on subdivision in those land use designations;
- Private land whose owners voluntarily use ‘Beneficial Management Practices’ on their farm or ‘Best Management Practices’ (Develop with

Care: Environmental Guidelines for Urban and Rural Development in BC) on their land.

This Plan includes several measures to restrict the use of land in environmentally sensitive areas through policy direction such as:

- Maintaining high minimum parcel sizes for agricultural and other resource lands.
- Restricting permitted uses.
- Encouraging the use of 'Beneficial Management Practices' through the Environmental Farm Plan Program and 'Best Management Practices' (Develop with Care).
- Using re-zoning requests as a trigger to require land owners to identify and map environmentally sensitive areas, and present management plans that address how potential impacts will be addressed.
- Considering cluster development proposals that maintain environmentally sensitive areas as described in detail in Section # of this Plan.

Invasive plant species, both terrestrial and aquatic are increasingly a concern within the ***Plan Area.*** These species have been brought into the ***Plan Area***, either accidently or intentionally. These plants are highly competitive and can take over native plant species relatively quickly, which can have negative consequences on the ecology of environmentally sensitive areas, as well as agricultural production systems.

Objectives

The objectives of the ***Board*** with respect to environmentally sensitive areas are as follows:

- To restrict development activities in the Plan Area that could have negative impacts on environmentally sensitive areas in order to maintain their long term benefits to the environment and the public
- To identify environmentally sensitive areas, including corridors that provide linkages between those locations for red- and blue-listed species of plants and animals
- To encourage wise use of natural resources, ensuring long-term community stability and prosperity

Policies

The policies of the ***Board*** with respect to ***environmentally sensitive areas*** are as follows:

#	Support the creation of a sensitive ecosystem inventory for the ***Plan Area*** including developing a connectivity strategy between those sensitive ecosystems

#	Support the Province's use of existing legislative tools to protect environmentally sensitive areas on Crown land.
#	Share local knowledge of environmentally sensitive areas through the Provincial referral process.
#	Integrate environmental considerations into land use decision making.
#	Support the implementation of the Christina Lake Watershed Management Plan and the Kettle River Watershed Management Plan and other relevant plans that may be developed. Consult these plans when reviewing development proposal within environmentally sensitive areas.
#	Encourage and support a spirit of cooperation and stewardship between government agencies, private companies and individuals that use Crown land.
#	Discourage the placement of new utility corridors, road rights of way, and other corridor uses that could negatively impact environmentally sensitive areas and connectivity between those areas.
#	May require, as part of re-zoning applications, inventories and management plans for riparian areas including wetlands; sensitive ecosystems; species at risk; grasslands; migration routes; old growth management areas; and cliffs and bluffs.
#	Consider clustering and density bonuses for development proposals that protect and enhance environmentally sensitive areas and connectivity corridors.
#	Encourage protection of environmentally sensitive areas through the establishment of new parks where possible, and the management of existing parks, and consider the use of conservation covenants for the same.
#	Add regulations within the implementing zoning bylaw for parcel coverage, which would restrict the amount of impermeable surface permitted on a parcel.
#	Consider adding regulations within the implementing zoning bylaw for retaining walls, which would avoid the use of retaining walls at the natural boundary and require more natural treatment including rock, vegetation and other natural material to create stable slopes.

#	Consider the use of legislative tools including additional development permit areas for protection of the natural environment, its ecosystems and biological diversity to protect environmentally sensitive areas.
#	Raise awareness of and encourage private land owners to use Provincial best management practices for development on their properties
#	Raise awareness of terrestrial and aquatic invasive plants and animals and methods to control their spread and support work of the Boundary Invasive Species Society.
#	Support the continuation of the Milfoil Control Program which is focused on the removal of invasive milfoil within Christina Lake
#	Advocate to the Province to expand aquatic invasive species removal programs to include more species such as the fragrant water lily.
#	Support the efforts of the Christina Lake Stewardship Society and other stewardship groups with similar mandates in their stewardship of the diverse ecosystems and habitats of the ***Plan Area.*** Forms of assistance may include in-kind support of RDKB staff, funding and letters of support for grant funding.
#	Encourage farm operators to participate in the Environmental Farm Plan process for their operations.

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting on May 5, 2021

Environmentally Sensitive Development Permit Areas

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Development Permit Area are an optional element that can be included in OCPs as set out in the *Local Government Act*. The purpose of this report is to outline the potential for regulation within Development Permit Areas in the Plan Area (see Appendix A).

Background

Development Permit Areas are a tool that can be used by Local Governments to accomplish certain purposes in land use planning. There are eligible purposes that are defined in the *Local Government Act* that are as follow:

- Protection of:
  - The natural environment, its ecosystems and biological diversity
  - Development from hazardous conditions
  - Farming
- Revitalization of an area in which a commercial use is permitted
- Establishment of objectives for the form and character of:
  - Intensive residential development
  - Commercial, industrial or multi-family residential development
  - Development in a resort region
- Promotion of:
  - Energy conservation
  - Water conservation
  - Reduction of greenhouse gas emissions

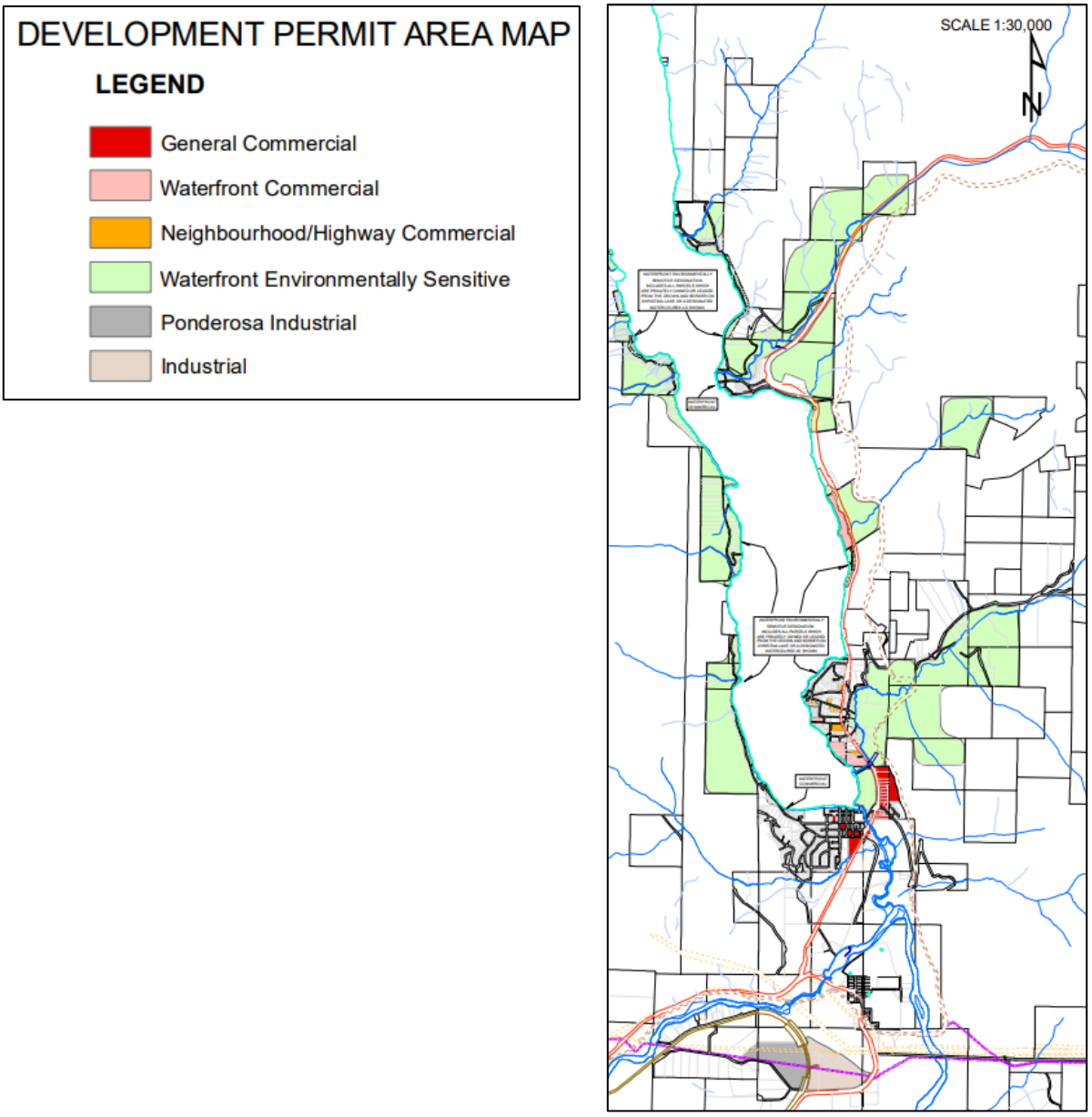
Guidelines are established for a development permit area that describe the actions that must be taken in order to meet the requirements. In development permit areas, a development permit must be obtained prior to a building permit, and a building permit cannot be issued without an approved development permit being in place.

The current OCP has Section 4, *Development Permit Area Requirements*, which outlines the guidelines for the Development Permit Areas in the Plan Area. There are six development permit areas outlined in the OCP. Three are for commercial

areas: General Commercial; Waterfront Commercial; and Neighbourhood/Highway Commercial. Two are for industrial areas: Industrial and Ponderosa Industrial. The final one is the Waterfront Environmentally Sensitive Development Permit Area.

From policy discussions at previous meetings, the current development permit areas have received general support from the steering committee to remain in place without a specific review of the guidelines contained within, which for the majority of the DPAs will follow review of the remaining land use designations.

The Development Permit Areas are shown on the map below (also see attachments):



Survey Results

As seen in the staff report titled 'Lakeshore and Riparian Areas', in the 2018 OCP Review survey, respondents identified the continuation of the Environmentally Sensitive Waterfront Development Permit Area to protect water quality as the most important environmental regulation.

Identified Issues

- Water quality and source water protection for Christina Lake are essential for the provision of clean drinking water;
- Opposition from waterfront property owners when riparian areas development permit area was previously proposed;
    - Some were supportive of riparian area protection, but preferred education over regulation;
    - Others were simply disinterested in riparian area protection;
- 2018 flooding caused property damage to low lying properties and unprotected shorelines
- Protection of shorelines with hardened materials, such as retaining walls, can be damaging to habitat and sensitive natural features, e.g. fish spawning habitat.

Current OCP Content

In Appendix A, you will find the guidelines for all of the Environmentally Sensitive Waterfront Development Permit Area as written in the current OCP.

Recommendations

For today's discussion, staff is providing the guidelines for the Waterfront Environmentally Sensitive Development Permit Area along with the guidelines for the previously proposed Riparian Environmentally Sensitive Development Permit Area.

1) The Waterfront Environmentally Sensitive DPA information is provided with the following recommendation:

- That this Development Permit Area be carried forward into the reviewed OCP as it accomplishes

2) The draft Environmentally Sensitive Waterfront DPA No. 2: Riparian Area Protection are provided as they were drafted in 2011 for consideration. With regards to this draft DPA, Staff recommends:

- The Steering Committee discuss whether they believe there would be community interest in seeing regulation for riparian protection, and advise staff whether similar guidelines should be drafted for the OCP review.

Environmentally Sensitive Waterfront Development Permit Area

Area: All legal parcels of privately owned land which border on Christina Lake or any tributary stream as shown on Schedule 'C'.

Category: Designated pursuant the *Local Government Act*, Section 488.1 (a) protection of the natural environment, its ecosystems and biological diversity.

Justification: Christina Lake and its tributary systems are domestic water sources for most residents and visitors. Christina Lake also has very high recreational values. Water quality is therefore of utmost importance to the community. Careful management of this area to protect these values is necessary. Inadequate or malfunctioning septic systems have been identified as a potential concern for source water contamination.

Application: A Development Permit shall be required for projects which involve any of the following:

the construction or establishment of a new building containing a dwelling unit or sleeping quarters;

the conversion of a non-residential building into a dwelling unit or sleeping quarters; and

an addition to an existing building containing a dwelling unit or sleeping quarters which increases the habitable floor area by more than $20m^2$. Only one addition per parcel, with a total habitable floor area of $20m^2$ or less, shall be permitted to commence without a Development Permit in any twelve month period.

Exemptions: 1. A Development Permit shall not be required for either of the projects listed above where any of the following conditions can be met:

- the sewage disposal system serving the new or existing building is located more than 100 m beyond the natural boundary of Christina Lake or the tributary stream;
- if the property on which the subject building is located is only accessible by watercraft, the means of disposing of liquid wastes is by an on-site pit toilet which has been approved by the authority having jurisdiction and the buildings on the property do not have internal pressurized plumbing systems discharging directly to ground or water.

2. A Development Permit will not be required to immediately facilitate the undertaking of a repair required to address an emergency situation (such as a failed sewage disposal system or a major structural defect). An emergency repair is only considered to include the minimal work required to avoid imminent harm to persons or property as determined by a Building Inspector or Health Officer. The owner shall apply for a Development Permit within 7 days of commencing the repair and will be expected to acknowledge that any conditions attached to the Permit, when it is subsequently issued, will apply and may result in additional works in order to comply therewith.

Guidelines	Comments
Owner will submit a report from a practicing professional of appropriate qualifications, demonstrating, to the Board's satisfaction, that the method of sewage treatment and disposal for the subject parcel is sufficient to avoid undue impacts on the quality of water in the adjoining lake or watercourse.	
It is expected that this professional report will recommend a method of sewage treatment and disposal that, wherever possible, exceed the minimum standards required by Provincial regulation.	
The report will include a description of the proposed project and will specify: - Property ownership; - Legal description; - Existing and proposed land uses; - Report authorship, including pertinent qualifications of professional(s) involved in the assessment.	
This report will demonstrate that the unique characteristics of the parcel have been considered and the nature of the existing or proposed development. This will include a site description and plan, detailing topography, buildings, water sources, high water mark, substrate, surface water, assumed groundwater flow, and other details relevant to sewage disposal. - Site description will also include location of proposed/current septic system, relevant infrastructure on neighbouring properties (such as wells, septic systems).	
Details of flows associated with the existing and proposed land uses will be included in the report, including details on: - the size of the dwelling(s); - number of bedrooms; - number of fixtures; - frequency of occupancy;	

- expected lifespan of the system; - any unique conditions that may impact treatment of sewage, (e.g. garborators, etc). It will detail the field and laboratory investigations undertaken, why those investigations were selected and others were omitted.	
Details regarding methods used, including equipment and personnel will be included; - Logs and certificates for test pits, percolation tests and soil grain size analysis will be included, as well as documentation of seasonal high water table; - The Regional District may request further investigations if it is determined that they are needed to support the proposed system. - Requirements for a more detailed report may also include: o Effluent flow path; o Infiltration capacity; o Groundwater mounding; o Natural discharge capacity; o Ultimate discharge point; o Effluent travel time; o Soil nutrient removal; o Soil stability (on and off site); o Effluent attenuation; - Only third party testing will be accepted. Testing performed by a property owner not witnessed by a qualified professional will not be accepted. - Assumptions and calculations will be shown in the report.	
The Report will discuss available options, assessing them based upon: - Sewage collection (e.g. water conservation, sewage, strength, gravity vs. pump, etc.); - Sewage treatment (e.g. septic package treatment, etc.); - Sewage disposal (e.g. pump vs. gravity, seepage bed, tile field, raised bed, imported fill, evaporation system, etc). - Monitoring requirements (e.g. groundwater, surface water, analytical parameters, service contracts, pumpout records, etc.); and - Cost estimates.	

The report will conclude with a recommendation for the preferred option(s) for the subject site, with a clear justification for the choice. - The report will specify which aspects of the recommended system are an improvement over Provincial regulations and if there are none, why. - A greater level of detail will be expected in recommendations for more complex or difficult situations, including potentially specific recommendations for sewage collection, sewage treatment, effluent disposal, and monitoring requirements.	
All reports must be sealed by a licensed professional.	

Attachments

- Development permits issued at Christina Lake – draft mapping site – to be shown at meeting.
- Schedule "C" Electoral Area "C" (Christina Lake) Official Community Plan Bylaw 1250 Development Permits Area Map - https://rdkb.com/Portals/0/Administration/Documents/Bylaws/Bylaw1250-AreaCOCPSchCDevPer.pdf?ver=2020-10-16-161120-833
- Draft "Environmentally Sensitive Waterfront Development Permit Area No. 2: Riparian Areas Protection" guidelines

Appendix A: Development Permit Guidelines

3.1 Environmentally Sensitive Waterfront Development Permit Area

Area: All legal parcels of privately owned land which border on Christina Lake or any tributary stream as shown on Schedule 'C'.

Category: Designated pursuant the *Local Government Act* – Section 919.1(a) protection of the natural environment, its ecosystems and biological diversity.

Justification: Christina Lake and its tributary systems are domestic water sources for most residents and visitors. Christina Lake also has very high recreational values, which adds strength to the local economy. Water quality is therefore of utmost importance to the community. Careful management of this area to protect these values is necessary.

Application: A Development Permit shall be required for projects which involve any of the following:

the construction or establishment of a new building containing a dwelling unit or sleeping quarters;

the conversion of a non-residential building into a dwelling unit or sleeping quarters; and

an addition to an existing building containing a dwelling unit or sleeping quarters which increases the habitable floor area by more than $20m^2$. Only one addition per parcel, with a total habitable floor area of $20m^2$ or less, shall be permitted to commence without a Development Permit in any twelve month period.

Exemptions: 1. A Development Permit shall not be required for either of the projects listed above where any of the following conditions can be met:

- the sewage disposal system serving the new or existing building is located more than 100 m beyond the natural boundary of Christina Lake or the tributary stream;
- if the property on which the subject building is located is only accessible by watercraft, the means of disposing of liquid wastes is by an on-site pit toilet which has been approved by the authority having jurisdiction and the buildings on the property do not have internal pressurized plumbing systems discharging directly to ground or water.

2. A Development Permit will not be required to immediately facilitate the undertaking of a repair required to address an emergency situation (such as a failed sewage disposal system or a major structural defect). An emergency repair is only considered to include the minimal work required to avoid imminent harm to persons or property as determined by the Building Inspector or the Environmental Health Officer. The owner shall apply for a Development Permit within 7 days of commencing the repair and will be expected to acknowledge that any conditions attached to the Permit, when it is subsequently issued, will apply and may result in additional works in order to comply therewith.

Guidelines: Where a Development Permit is required before construction can take place, the owner must submit a professional report demonstrating, to the Board's satisfaction, that the method of sewage treatment and disposal for the subject parcel is sufficient to avoid undue impacts on the quality of water in the adjoining lake or watercourse. Having regard for the unique characteristics of each lot and the nature of the existing or proposed

development, it is expected that this professional report will seek to advance a method of sewage treatment and disposal that, wherever possible, exceeds the minimum standards required by Provincial regulation.

The suggested format for these professional reports is as follows:

Section 1 - Introduction

This section should provide an overview of the project and include specifics as to property ownership, report authorship, legal description, existing and proposed land use, etc.

Section 2 - Site Description

This section should include a general location plan as well as a specific site plan drawn to scale. All relevant existing features of the site should be shown including outbuildings, driveways, water source, dwellings, underground piping (i.e. gas, perimeter drains, etc.), high water mark, etc. The site description should also include a general discussion of obvious site features that have a bearing on sewage disposal options such as exposed cuts, rock outcrops, adjacent property characteristics, topography, surface water location/direction, assumed groundwater flow direction, etc.

Section 3 - Flows

The purpose of this section is to gain an understanding of the existing and projected sewage flows associated with the project. In order to do so information is required with respect to existing and proposed land uses (e.g. size of the dwelling, number of bedrooms, number of fixtures, and other relevant details that might effect flows). This should then be followed by a discussion of the existing and expected sewage flows (including, where applicable, an assessment of the anticipated lifespan of existing systems under this flow regime). Details on frequency of occupation should also be noted if, for example, seasonal use only is proposed. Any unusual conditions that may alter typical sewage quality (e.g. use of garberators) should also be noted along with the expected impact on sewage strength and quality.

Section 4 - Field Investigations

The level of detail for field investigations is initially left to the discretion of the qualified professional. However, it is very important that the report clearly explain why certain investigations were selected or omitted. The Regional District will evaluate this explanation carefully and may require additional investigations should there appear to be an inadequate effort assigned to this important element of the report. Only independent third party testing will be accepted (i.e. testing conducted by a property owner that is not witnessed by a qualified professional will not be accepted).

This section should contain detailed discussions of all field and laboratory investigations including such items as on-site personnel and equipment employed to undertake them. For some reports, the investigations can be limited to test pits, percolation tests and soil grain size analyses as required by the health authorities. In such cases logs and certificates should be included as well as documentation of seasonal high water table in relation to proposed design elevations. For more detailed reports, the field investigations could include those requirements discussed previously as well as the following matters where justified: effluent flow path, infiltration capacity, groundwater mounding, natural discharge capacity, ultimate discharge point, effluent travel time, soil nutrient removal, soil stability (on and off-site), impact on basements, effluent attenuation, impact on surface water, impact on groundwater, and seasonal water balance.

For all investigations/assessments noted, the report must show all assumptions and calculations.

Section 5 - Assessment of Alternatives

Once the site has been assessed, the report should discuss available options. It is suggested that the discussion be broken down into the following categories: sewage collection (e.g. water conservation, sewage strength, gravity vs. pump, etc.), sewage treatment (e.g. septic package treatment, etc.), and sewage disposal (e.g. pump vs. gravity, seepage bed, tile field, raised bed, imported fill, evaporation system, etc.). This section should also include a discussion on monitoring requirements (e.g. groundwater,

surface water, analytical parameters, service contracts, pumpout records, etc.). In all cases, cost estimates should be provided.

Section 6 - Recommendations and Justification

The report should conclude with a recommendation for the preferred option(s) for the subject site. Clear justification for the recommended option(s) must be provided. In particular the report should specifically identify which aspects of the system are an improvement over Provincial regulations and, if there are none, an explanation as to why. For some more obvious situations the recommendation could be made in light of site constraints, cost, maintenance requirements, etc., and could rely on a qualitative explanation of how the system will meet the stated objective of protecting water quality. For the more difficult or questionable situations the recommendation should be followed with a quantitative explanation of how the system will meet the stated objective of protecting water quality. Similar to the requirements of Section 5, separate recommendations should be made for sewage collection, sewage treatment, effluent disposal and monitoring requirements. All reports must be sealed by a licensed professional."

4.2 Environmentally Sensitive Waterfront Development Permit Area No. 2: Riparian Areas Protection

Area: All legal parcels of privately owned land which border on Christina Lake or any tributary stream as shown on Schedule 'C'.

Category: Designated pursuant to the *Local Government Act* – Section 919.1(a) protection of the natural environment, its ecosystems and biological diversity.

Justification: Water quality in Christina Lake is highly valued by residents of the area and recreational visitors. The lake and its tributary streams provide important fish rearing and spawning habitat. The maintenance and enhancement of riparian areas plays an important role in protecting water quality for those that use the lake as a drinking water source, a recreational resource, and for the fish populations that are supported by a healthy ecosystem.

The "riparian area" is the area adjacent to the lake and its tributary streams. These areas support a unique mixture of vegetation, from trees and shrubs to emergent and herbaceous plants. The vegetation in riparian areas directly influences water quality in the lake and streams and provides important fish habitat. The functions of a riparian area are numerous and varied. Maintaining riparian buffer areas adjacent to lakes and streams provides several benefits:

- emergent vegetation, such as bulrushes and cattails, stabilize shorelines thereby reducing erosion caused by wind and boat traffic;
- natural vegetation acts as a filter strip that helps prevent silt, lawn fertilizer, herbicides, pesticides, and other runoff pollution from reaching the lake or stream;
- shoreline vegetation supports fish habitat by providing cover to moderate water temperature as well as providing a source of food, nutrients and organic matter to the lake or stream; and
- vegetated riparian buffer areas reduce the amount of fertilizer and herbicide needed on a shoreline property compared to that required to maintain lawns.

It is the intent of this development permit area to protect riparian areas adjacent to the lake and streams from land development activities that may negatively impact water quality and fish habitat.

Application: A development permit shall be required prior to commencement of projects located within 30 metres of the natural boundary of a lake or stream which involve any of the following:

a. construction, reconstruction, or establishment of buildings and structures;

b. additions to existing buildings and structures.

Exemptions: Projects involving the repair, alteration, extension or renovation of an existing building or structure which does not:

- increase the footprint of the building or structure; nor
- involve alteration of land within a "riparian buffer area", including the removal of vegetation or the grading, removal, deposit, or moving of soil

are exempt from the development permit requirement

Guidelines: It is the objective of the Regional District of Kootenay Boundary to seek a 15 metre vegetated riparian buffer area on properties located adjacent to Christina Lake and its

tributary streams. However, it is recognized that the creation of small waterfront parcels through past subdivisions and the topographic constraints on existing parcels impose practical limitations to meeting the 15 metre buffer objective in many circumstances.

These development permit area guidelines are intended to balance the goal of establishing a 15 metre riparian buffer area with the historic realities of development at Christina Lake which limit the practical achievement of that 15 metre goal in many circumstances. The "Riparian Buffer Area Requirements" (described below) prescribe lesser buffers for parcels which have shallower parcel depths thereby limiting the practical achievement of a 15 metre riparian buffer area.

Where a Development Permit is required under this section, the owner must submit a landscape plan and other supporting information demonstrating that a 'riparian buffer area' will be maintained adjacent to the lake or stream in conformity with the following:

- The riparian buffer area is to remain in a largely undisturbed state and conform with the Regional District of Kootenay Boundary's Riparian Buffer Guide [1] or, a Qualified Environmental Professional (QEP) Report, where one has been submitted in support of an application.
- Where vegetation has been removed from the property within the riparian buffer area, beyond the designated access corridor, a development permit application shall include a re-planting scheme consistent with suggestions included in the Regional District of Kootenay Boundary's Riparian Buffer Guide [1], or, a Qualified Environmental Professional Report, where one has been submitted in support of an application.
- An access corridor connecting the upland property to the lake or stream is permitted, provided the corridor comprises less than 25% of the riparian buffer area and has a permeable surface which promotes infiltration of drainage into the ground rather than directing runoff into the lake or stream.

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<u>Applications Requiring Submission of a Qualified Environmental Professional's Report</u>

Applications for development permits which involve:

a. a proposed encroachment of new buildings or structures, or additions to existing buildings or structures resulting in an increased development footprint, within the riparian buffer area; or

b. protection of less than 75% of the riparian buffer area in a manner consistent with the Regional District of Kootenay Boundary's Riparian Buffer Guide [1],

shall be accompanied by a report prepared by a Qualified Environmental Professional, as defined in the Riparian Area Regulation, which assesses the proposed development using as a guideline the assessment methodology provided in the Schedule of Assessment Methods under the Riparian Areas Regulation.

Note:

1. A "Riparian Buffer Guide" would be produced by the Regional District to assist property-owners by providing guidance about the establishment

and maintenance of riparian buffer areas. Such a guide would make general riparian area information accessible to property-owners without the need to retain a biologist for all situations (eg. list of acceptable plants, non-structural erosion control options; maintenance considerations, permeable walkways/stairways, etc.)

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Riparian Buffer Area Requirements

The extent of the riparian buffer area required for a parcel is described below.

A. For parcels:

- not split by a road, or
- split by a road, but the sewage disposal field must be located between the natural boundary of the lake or stream and the road:

Parcel Depth	Riparian Buffer Area
Less than 33 metres	7.5 m.
33 – 40 metres	12 m.
Greater than 40 metres.	15 m.

B. For parcels split by a road where there is adequate land on the upland side of the road to accommodate a sewage disposal field:

Parcel Depth	Riparian Buffer Area
Less than 28 metres	7.5 m.
28 – 35 metres	12 m.
Greater than 35 metres.	15 m.

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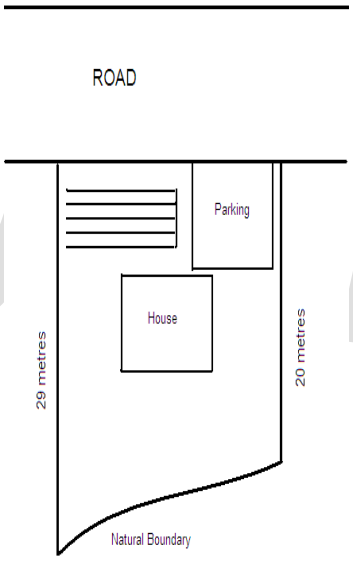
Note: Parcel Depth Calculation

For the purposes of this section, except where a parcel is split by a road, "*parcel depth*" is determined by calculating the average length of the two side parcel lines measured from the natural boundary of the lake or stream to the parcel line which is opposite to and most distant from the natural boundary.

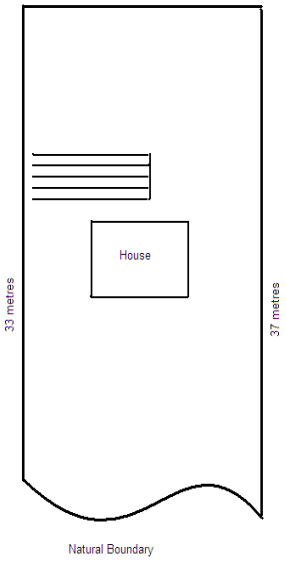
In cases where a parcel is split by a road, "parcel depth" is determined by calculating the average length of the two side parcel lines measured from the natural boundary of the lake or stream to the nearest edge of the road right-of way.

Examples:

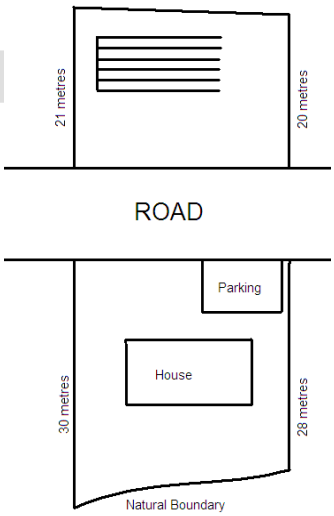
A parcel not split be a road right-of-way
Parcel Depth is 24.5 m
(29m + 20m / 2 = 24.5m)



A lake access parcel not served by a road
Parcel Depth is 35 m
(33m + 37m / 2 = 35m)



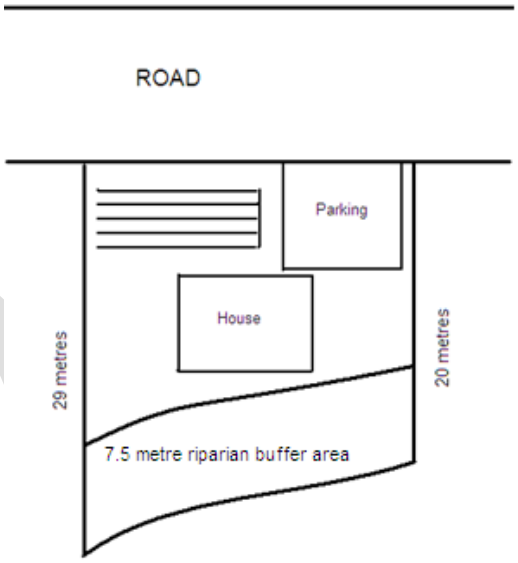
A parcel split by a road right-of-way
Parcel Depth is 29 m
(30m + 28m / 2 = 29m)



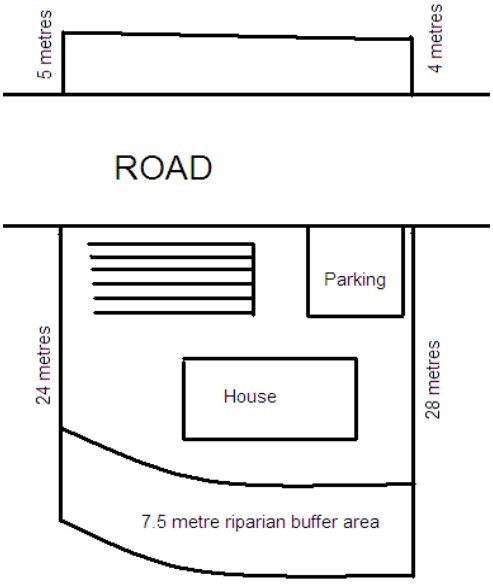
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Examples

Parcel not split by a road right-of-way with a parcel depth less than 33m

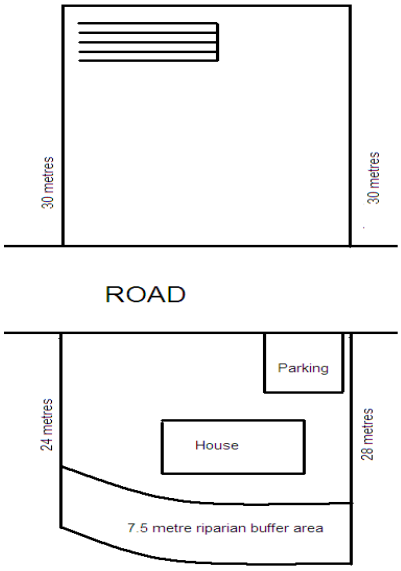


Parcel split by a road right-of-way, but without a suitable upland site for a sewage disposal field, which has a parcel depth less than 33m

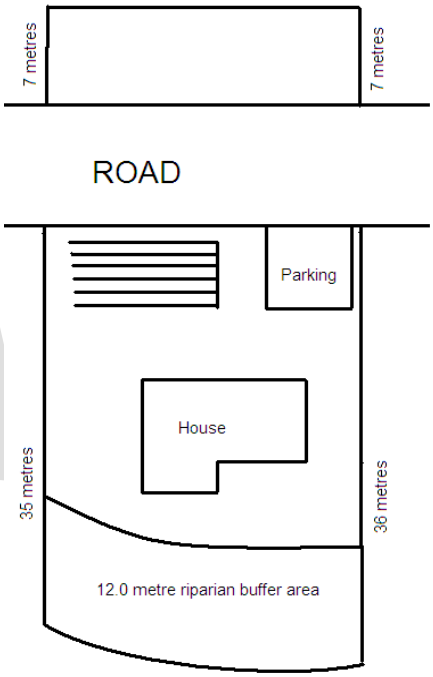


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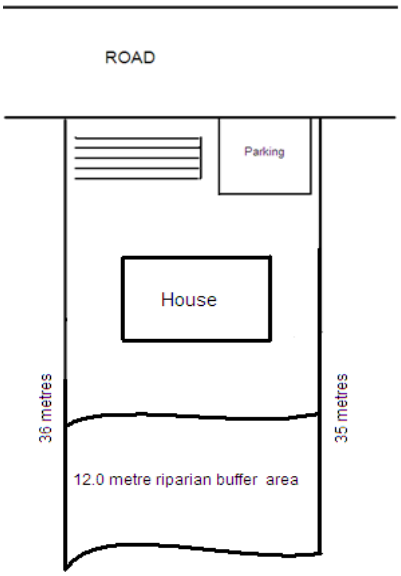
Parcel with a parcel depth of less than 28m split by a road right-of-way with adequate land on the upland side of the road right-of-way to accommodate a sewage disposal field



Parcel split by a road right-of-way, but without a suitable upland site for a sewage disposal field which has a parcel depth between 33m and 40m



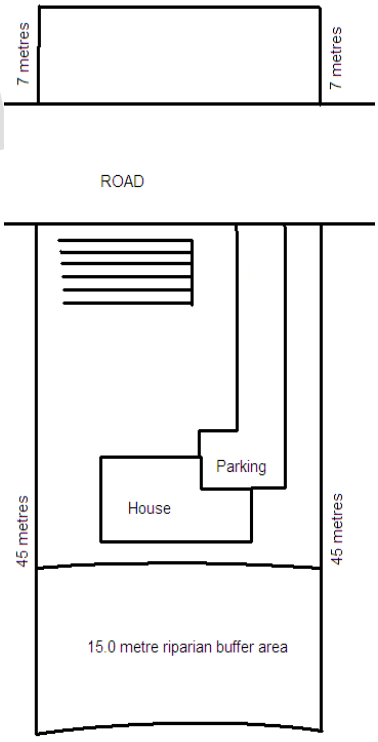
Parcel not split by a road right-of-way with a parcel depth between 33m and 40m



Parcel with a parcel depth between 28m and 35m which is split by a road right-of-way and with adequate land on the upland side of the road right-of-way to accommodate a sewage disposal field

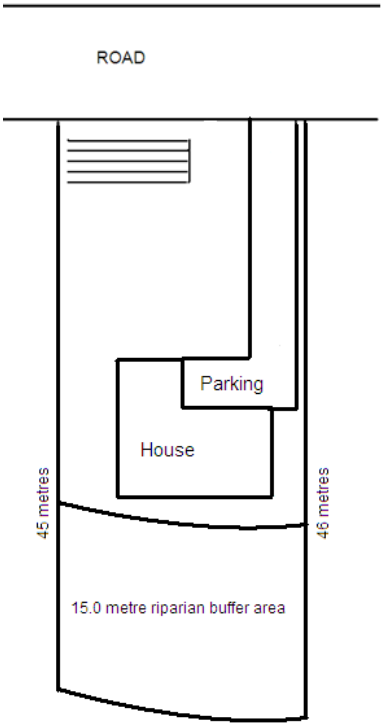


Parcel split by a road right-of-way, but without a suitable upland site for a sewage disposal field which has a parcel depth greater than 40m

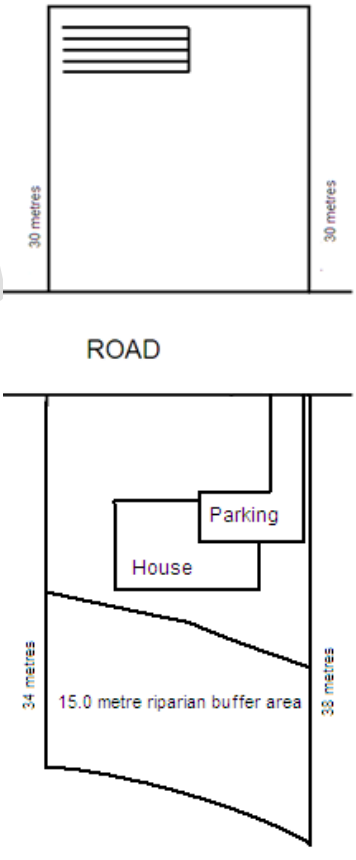


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Parcel not split by a road right-of-way with a parcel depth greater than 40m



Parcel with a parcel depth greater than 35m which is split by a road right-of-way and with adequate land on the upland side of the road right-of-way to accommodate a sewage disposal field



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Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Zoom Meeting

Wednesday, June 2, 2021

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Kathy O'Malley, Annie Rioux, Dianne Wales, Jennifer Horahan, Suzanne Paquette, Phil Mody, Arlene Peniuk, Jason Taylor

Regrets: Dave Bartlett, Butch Bisaro, Donna Wilchynski, Jeff Olsen

The meeting began at 5:58 pm.

1. Adoption of Agenda and Minutes

That the June 2, 2021 Electoral Area C/Christina Lake OCP Review agenda be adopted.

- Suzanne and Kathy accepted.

That the May 5, 2021 Electoral Area C/Christina Lake OCP Review meeting minutes be approved.

- Suzanne and Kathy accepted minutes.

2. Updates and Follow Up from Previous Meetings

- The Watershed Planner was not able to attend the meeting.
- Summer in-person engagement could potentially happen this summer, based upon recent announcements from the Provincial Health Officer. Senior Planner will put together some information on what that could look like.
- Director McGregor spoke about the parkland dedication proposal on property adjacent to the McRae Potholes. Director McGregor has concerns about liability issues should RDKB take on this area as a park and that there would be parking concerns along McRae Rd and safety

concerns around the potholes themselves. She has asked whether BC Parks would be interested in taking this land on.

- Committee member suggested that there might be limited parks and emergency services capacity to mitigate liability.
- Director McGregor said she would be walking the proposed land with the RDKB General Manager of Operations and Manager of Recreation in the next few days.
- Proposal will also be going to the Parks and Rec Committee for comment.

3. Environmentally Sensitive Development Permit Areas

Review of Waterfront DPA

- The current Environmentally Sensitive Waterfront DPA was reviewed by the Steering Committee.
- Committee members expressed concerns about the fourth situation for application of the Development Permit requirement – concerns were raised about the ability for someone to build additions onto a dwelling unit that is less than $20m^2$ in any 12 month period. It was thought that people would take advantage of this provision and not get a development permit by adding $20m^2$ each year. Suggested that this provision be removed or revised to be longer than a year.
- Second policy - Committee members raised concerns that meeting the guideline to "wherever possible, exceed the minimum standards required by Provincial regulation", would create a barrier for people to upgrade their septic system.
    - Another committee member suggested that this is an important expectation to set, that water is of the utmost importance.
    - Committee members suggested that it should be left as it is for now to see if the public has further input.
- Fifth policy – Committee members mentioned how occasionally applications come in with rooms that are labelled as libraries or gyms that could easily become bedrooms. They wondered how that gets factored into the development permit guidelines.
    - Committee member spoke about their experience of expanding their house for more recreation space and how the building inspectors questioned them about whether those spaces would become bedrooms or not.
    - Senior Planner confirmed that this also gets reviewed at a development permit stage, too.

- Committee member also said that in many cases people build above and beyond the septic systems required to allow for extra space.

- Sixth policy – committee member suggested that: "the Regional District may *require* further investigations", replacing the word request with require.

Discussion of proposed Riparian Area DPA

- Committee member stated that there will be opposition from the lake front property owners and the Waterfront Property Owners Association would lobby against it.
    - Also, they said it would be a better approach to reward those who restore their riparian areas rather than require everyone to do it. Use the carrot rather than the stick.
- Another committee member suggested that there are probably a number of new waterfront property owners who would perhaps be supportive of a regulation to protect and restore riparian areas.
- A number of committee members supported presenting the regulation as it was written in 2011 to the public to see if there would be support for it.
- One committee member requested more information on what the riparian area is to better understand what is being talked about and other committee members suggested that one of the webinars hosted by the Watershed Planner be watched at the meeting in July.

4. Action Items

- Senior Planner to send out email to group concerning the screening of a recorded webinar on riparian areas.
- Senior Planner will follow up with ROWP on standards for septic systems.

5. Adjournment

The meeting was adjourned at 7:35 pm.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue

Zoom

https://zoom.us/j/94227886582?pwd=MFlBd3VVMWd2T0I1SEZNVCsrSUVyQT09

6:00 pm, June 2, 2021

1. Adoption of Agenda and Minutes
2. Updates and Follow Up from Previous Meetings
   - McRae Potholes Special Feature Park - discussion item
3. Environmentally Sensitive Development Permit Areas
   - Current and proposed
4. Adjournment

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Zoom Meeting

Tuesday, May 5, 2021

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner, Kristina Anderson – Watershed Planner

Steering Committee Members: Kathy O'Malley, Annie Rioux, Dianne Wales, Donna Wilchynski, Jeff Olsen, Jennifer Horahan, Suzanne Paquette, Butch Bisaro, Phil Mody

Guest: Suzanne Adrain-Vincent

Regrets: Dave Bartlett, Arlene Peniuk, Jason Taylor

The meeting began at 6:03 pm.

1. Adoption of Agenda and Minutes

That the May 5, 2021 Electoral Area C/Christina Lake OCP Review agenda be adopted.

- Suzanne and Kathy accepted.

That the March 9, 2021 Electoral Area C/Christina Lake OCP Review meeting minutes be approved.

- Suzanne and Kathy accepted minutes.

2. Updates and Follow Up from Previous Meetings

- Committee supported staying with 6-8pm time slot for meetings rather than switching to 7-9pm meeting times in the summer.
- Summer in-person engagement is unlikely to be a possibility this year. If the health emergency situation changes substantially in the coming months, committee will re-assess engagement possibilities.

3. Watershed Planner – Introduction and Riparian Area work

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- The Watershed Planner outlined some of the work that has been done in the first year and a half of her position and some upcoming projects.
- Geohazards assessment report – Committee member talked about workshop process being really effective and would like to see that process used elsewhere.

4. Riparian Areas and Lakeshore Policies

- Senior Planner reviewed reports and outlined how the Kettle River Watershed Management Plan and other plans interact with the OCP.
- Committee members expressed a desire to have a policy in the Lake designation to support advocacy to appropriate senior government bodies to reduce negative impacts of recreational watercraft on shoreline and aquatic ecosystems. Suggestion that the concepts in the policy should be kept broad to ensure that policy is still relevant in 15 years, as technology changes.
- Concern also expressed by a committee member around legacy hydrocarbons in the sediments of the lake from fuels in the lake and how these are a negative impact on shoreline and aquatic ecosystems as well. Committee member suggested that these could be something considered in the community's carbon footprint.
- Lakeshore policy – include leased properties in environmentally sensitive DPA as well – some water access only properties are still on leased Crown land, but committee feels that DPA should apply to those as well.
- Committee members expressed that the 'Open Space' designation name was confusing and suggested something to do with water would be more appropriate. 'Lake' designation
- Lake designation first objective, remove "work towards" – *To maintain and improve water quality of Christina Lake for domestic water consumption, recreation, and aesthetic qualities.*
- Second objective: *to maintain and restore aquatic and lakeshore habitats.*
- Lake designation first policy – committee member suggested that water use for domestic use should be added to the list of permitted use.
    - Committee discussed the prohibition of houseboats and floating homes and whether that applies to boats with a berth and whether this prohibition would apply to people sleeping on their boats.
    - Suggestion of including a timeline to the prohibition, such as no overnight moorage, rather than the wording principal

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residence, so that there isn't a move towards temporary accommodation being provided on the lake surface. Allow for moorage associated with designated campsites, such as those in the Provincial Park. Other committee members expressed concern that this would be too restrictive.

    - Committee member suggested that the use of underwater weed harvesters could be added to the prohibited uses, except where properly licensed, as one licensed weed harvester might be used by non-licensed neighbours to the same purpose. This would be outside our jurisdiction as these actions are regulated by the province and enforced as such, too.

- Lake designation second policy – discussion around how the policy can emphasize importance of native vegetation, helping the shoreline be resilient against wave action.
- Environmentally Sensitive Areas first policy – committee member suggested that this guide can also highlight some of the detrimental effects of common practices.
- ESA Second policy – don't be too prescriptive concerning, which species to promote. Policy could be more general: "Maintain and protect native vegetative communities"; or "maintain and restore native vegetation as opportunity presents".

5. Action Items

- Watershed Planner and Senior Planner will work together to tweak the language of policies presented at meeting.
- Senior Planner to confirm enforcement possibilities for water zones.
- Environmentally Sensitive Waterfront DPA to be discussed at next meeting.

6. Adjournment

The meeting was adjourned at 7:47 pm.

DRAFT

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting on May 5, 2021

Environmentally Sensitive Development Permit Areas

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Development Permit Area are an optional element that can be included in OCPs as set out in the *Local Government Act*. The purpose of this report is to outline the potential for regulation within Development Permit Areas in the Plan Area (see Appendix A).

Background

Development Permit Areas are a tool that can be used by Local Governments to accomplish certain purposes in land use planning. There are eligible purposes that are defined in the *Local Government Act* that are as follow:

- Protection of:
  - The natural environment, its ecosystems and biological diversity
  - Development from hazardous conditions
  - Farming
- Revitalization of an area in which a commercial use is permitted
- Establishment of objectives for the form and character of:
  - Intensive residential development
  - Commercial, industrial or multi-family residential development
  - Development in a resort region
- Promotion of:
  - Energy conservation
  - Water conservation
  - Reduction of greenhouse gas emissions

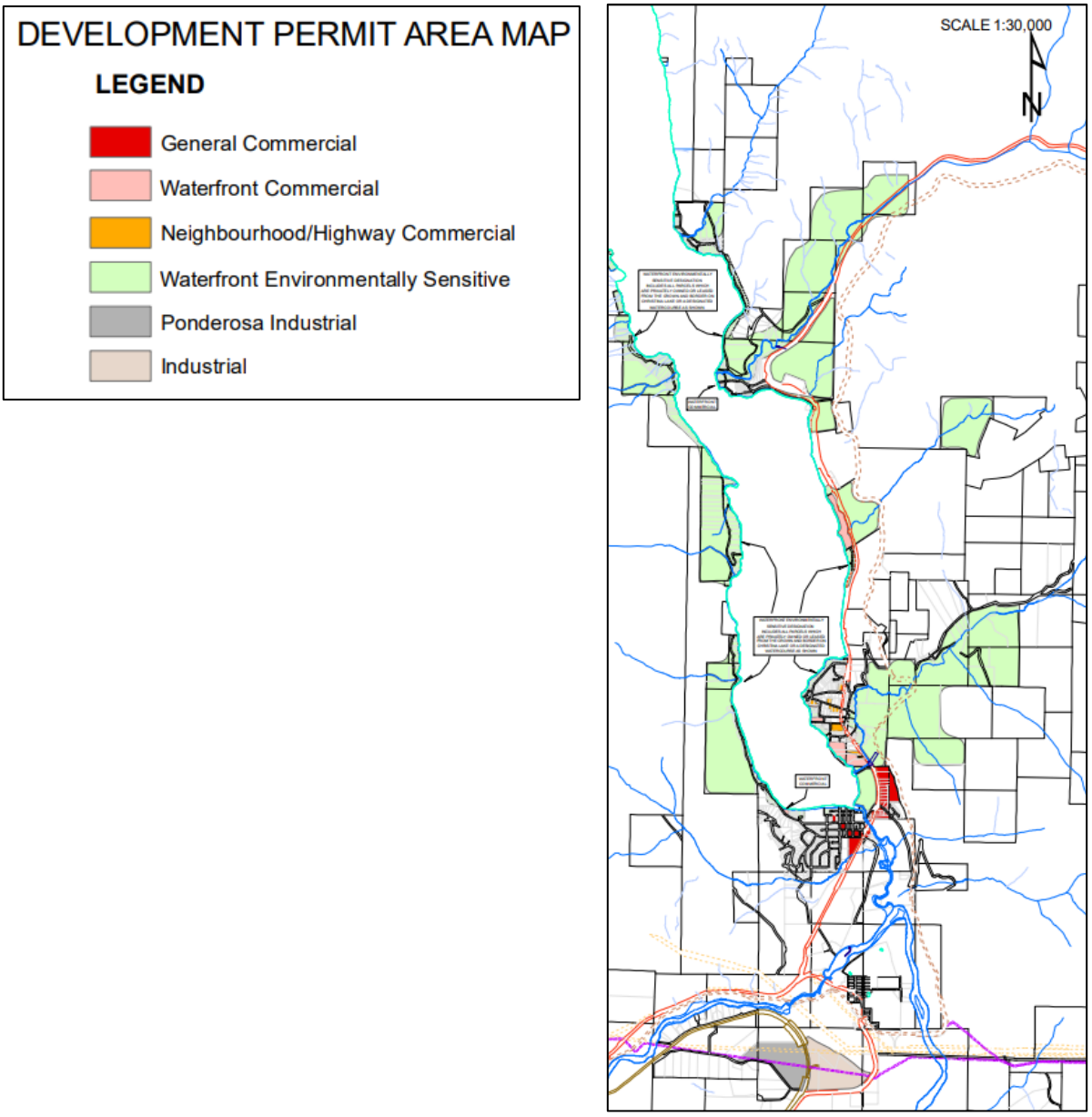
Guidelines are established for a development permit area that describe the actions that must be taken in order to meet the requirements. In development permit areas, a development permit must be obtained prior to a building permit, and a building permit cannot be issued without an approved development permit being in place.

The current OCP has Section 4, *Development Permit Area Requirements*, which outlines the guidelines for the Development Permit Areas in the Plan Area. There are six development permit areas outlined in the OCP. Three are for commercial

areas: General Commercial; Waterfront Commercial; and Neighbourhood/Highway Commercial. Two are for industrial areas: Industrial and Ponderosa Industrial. The final one is the Waterfront Environmentally Sensitive Development Permit Area.

From policy discussions at previous meetings, the current development permit areas have received general support from the steering committee to remain in place without a specific review of the guidelines contained within, which for the majority of the DPAs will follow review of the remaining land use designations.

The Development Permit Areas are shown on the map below (also see attachments):



Survey Results

As seen in the staff report titled 'Lakeshore and Riparian Areas', in the 2018 OCP Review survey, respondents identified the continuation of the Environmentally Sensitive Waterfront Development Permit Area to protect water quality as the most important environmental regulation.

Identified Issues

- Water quality and source water protection for Christina Lake are essential for the provision of clean drinking water;
- Opposition from waterfront property owners when riparian areas development permit area was previously proposed;
    - Some were supportive of riparian area protection, but preferred education over regulation;
    - Others were simply disinterested in riparian area protection;
- 2018 flooding caused property damage to low lying properties and unprotected shorelines
- Protection of shorelines with hardened materials, such as retaining walls, can be damaging to habitat and sensitive natural features, e.g. fish spawning habitat.

Current OCP Content

In Appendix A, you will find the guidelines for all of the Environmentally Sensitive Waterfront Development Permit Area as written in the current OCP.

Recommendations

For today's discussion, staff is providing the guidelines for the Waterfront Environmentally Sensitive Development Permit Area along with the guidelines for the previously proposed Riparian Environmentally Sensitive Development Permit Area.

1) The Waterfront Environmentally Sensitive DPA information is provided with the following recommendation:

- That this Development Permit Area be carried forward into the reviewed OCP as it accomplishes what it sets out to do.

2) The draft Environmentally Sensitive Waterfront DPA No. 2: Riparian Area Protection are provided as they were drafted in 2011 for consideration. With regards to this draft DPA, Staff recommends:

- The Steering Committee discuss whether they believe there would be community interest in seeing regulation for riparian protection, and advise staff whether similar guidelines should be drafted for the OCP review.

Environmentally Sensitive Waterfront Development Permit Area

Area: All legal parcels of privately owned land which border on Christina Lake or any tributary stream as shown on Schedule 'C'.

Category: Designated pursuant the *Local Government Act*, Section 488.1 (a) protection of the natural environment, its ecosystems and biological diversity.

Justification: Christina Lake and its tributary systems are domestic water sources for most residents and visitors. Christina Lake also has very high recreational values. Water quality is therefore of utmost importance to the community. Careful management of this area to protect these values is necessary. Inadequate or malfunctioning septic systems have been identified as a potential concern for source water contamination.

Application: A Development Permit shall be required for projects which involve any of the following:

the construction or establishment of a new building containing a dwelling unit or sleeping quarters;

the conversion of a non-residential building into a dwelling unit or sleeping quarters; and

an addition to an existing building containing a dwelling unit or sleeping quarters which increases the habitable floor area by more than $20m^2$. Only one addition per parcel, with a total habitable floor area of $20m^2$ or less, shall be permitted to commence without a Development Permit in any twelve month period.

Exemptions: 1. A Development Permit shall not be required for either of the projects listed above where any of the following conditions can be met:

- the sewage disposal system serving the new or existing building is located more than 100 m beyond the natural boundary of Christina Lake or the tributary stream;
- if the property on which the subject building is located is only accessible by watercraft, the means of disposing of liquid wastes is by an on-site pit toilet which has been approved by the authority having jurisdiction and the buildings on the property do not have internal pressurized plumbing systems discharging directly to ground or water.

2. A Development Permit will not be required to immediately facilitate the undertaking of a repair required to address an emergency situation (such as a failed sewage disposal system or a major structural defect). An emergency repair is only considered to include the minimal work required to avoid imminent harm to persons or property as determined by a Building Inspector or Health Officer. The owner shall apply for a Development Permit within 7 days of commencing the repair and will be expected to acknowledge that any conditions attached to the Permit, when it is subsequently issued, will apply and may result in additional works in order to comply therewith.

Guidelines	Comments
Owner will submit a report from a practicing professional of appropriate qualifications, demonstrating, to the Board's satisfaction, that the method of sewage treatment and disposal for the subject parcel is sufficient to avoid undue impacts on the quality of water in the adjoining lake or watercourse.	
It is expected that this professional report will recommend a method of sewage treatment and disposal that, wherever possible, exceed the minimum standards required by Provincial regulation.	
The report will include a description of the proposed project and will specify: - Property ownership; - Legal description; - Existing and proposed land uses; - Report authorship, including pertinent qualifications of professional(s) involved in the assessment.	
This report will demonstrate that the unique characteristics of the parcel have been considered and the nature of the existing or proposed development. This will include a site description and plan, detailing topography, buildings, water sources, high water mark, substrate, surface water, assumed groundwater flow, and other details relevant to sewage disposal. - Site description will also include location of proposed/current septic system, relevant infrastructure on neighbouring properties (such as wells, septic systems).	
Details of flows associated with the existing and proposed land uses will be included in the report, including details on: - the size of the dwelling(s); - number of bedrooms; - number of fixtures; - frequency of occupancy;	

- expected lifespan of the system; - any unique conditions that may impact treatment of sewage, (e.g. garborators, etc). It will detail the field and laboratory investigations undertaken, why those investigations were selected and others were omitted.	
Details regarding methods used, including equipment and personnel will be included; - Logs and certificates for test pits, percolation tests and soil grain size analysis will be included, as well as documentation of seasonal high water table; - The Regional District may request further investigations if it is determined that they are needed to support the proposed system. - Requirements for a more detailed report may also include: o Effluent flow path; o Infiltration capacity; o Groundwater mounding; o Natural discharge capacity; o Ultimate discharge point; o Effluent travel time; o Soil nutrient removal; o Soil stability (on and off site); o Effluent attenuation; - Only third party testing will be accepted. Testing performed by a property owner not witnessed by a qualified professional will not be accepted. - Assumptions and calculations will be shown in the report.	
The Report will discuss available options, assessing them based upon: - Sewage collection (e.g. water conservation, sewage, strength, gravity vs. pump, etc.); - Sewage treatment (e.g. septic package treatment, etc.); - Sewage disposal (e.g. pump vs. gravity, seepage bed, tile field, raised bed, imported fill, evaporation system, etc). - Monitoring requirements (e.g. groundwater, surface water, analytical parameters, service contracts, pumpout records, etc.); and - Cost estimates.	

The report will conclude with a recommendation for the preferred option(s) for the subject site, with a clear justification for the choice. - The report will specify which aspects of the recommended system are an improvement over Provincial regulations and if there are none, why. - A greater level of detail will be expected in recommendations for more complex or difficult situations, including potentially specific recommendations for sewage collection, sewage treatment, effluent disposal, and monitoring requirements.	
All reports must be sealed by a licensed professional.	

Attachments

- Development permits issued at Christina Lake – draft mapping site – to be shown at meeting.
- Schedule "C" Electoral Area "C" (Christina Lake) Official Community Plan Bylaw 1250 Development Permits Area Map - https://rdkb.com/Portals/0/Administration/Documents/Bylaws/Bylaw1250-AreaCOCPSchCDevPer.pdf?ver=2020-10-16-161120-833
- Draft "Environmentally Sensitive Waterfront Development Permit Area No. 2: Riparian Areas Protection" guidelines

Appendix A: Development Permit Guidelines

3.1 Environmentally Sensitive Waterfront Development Permit Area

Area: All legal parcels of privately owned land which border on Christina Lake or any tributary stream as shown on Schedule 'C'.

Category: Designated pursuant the *Local Government Act* – Section 919.1(a) protection of the natural environment, its ecosystems and biological diversity.

Justification: Christina Lake and its tributary systems are domestic water sources for most residents and visitors. Christina Lake also has very high recreational values, which adds strength to the local economy. Water quality is therefore of utmost importance to the community. Careful management of this area to protect these values is necessary.

Application: A Development Permit shall be required for projects which involve any of the following:

the construction or establishment of a new building containing a dwelling unit or sleeping quarters;

the conversion of a non-residential building into a dwelling unit or sleeping quarters; and

an addition to an existing building containing a dwelling unit or sleeping quarters which increases the habitable floor area by more than $20m^2$. Only one addition per parcel, with a total habitable floor area of $20m^2$ or less, shall be permitted to commence without a Development Permit in any twelve month period.

Exemptions: 1. A Development Permit shall not be required for either of the projects listed above where any of the following conditions can be met:

- the sewage disposal system serving the new or existing building is located more than 100 m beyond the natural boundary of Christina Lake or the tributary stream;
- if the property on which the subject building is located is only accessible by watercraft, the means of disposing of liquid wastes is by an on-site pit toilet which has been approved by the authority having jurisdiction and the buildings on the property do not have internal pressurized plumbing systems discharging directly to ground or water.

2. A Development Permit will not be required to immediately facilitate the undertaking of a repair required to address an emergency situation (such as a failed sewage disposal system or a major structural defect). An emergency repair is only considered to include the minimal work required to avoid imminent harm to persons or property as determined by the Building Inspector or the Environmental Health Officer. The owner shall apply for a Development Permit within 7 days of commencing the repair and will be expected to acknowledge that any conditions attached to the Permit, when it is subsequently issued, will apply and may result in additional works in order to comply therewith.

Guidelines: Where a Development Permit is required before construction can take place, the owner must submit a professional report demonstrating, to the Board's satisfaction, that the method of sewage treatment and disposal for the subject parcel is sufficient to avoid undue impacts on the quality of water in the adjoining lake or watercourse. Having regard for the unique characteristics of each lot and the nature of the existing or proposed

development, it is expected that this professional report will seek to advance a method of sewage treatment and disposal that, wherever possible, exceeds the minimum standards required by Provincial regulation.

The suggested format for these professional reports is as follows:

Section 1 - Introduction

This section should provide an overview of the project and include specifics as to property ownership, report authorship, legal description, existing and proposed land use, etc.

Section 2 - Site Description

This section should include a general location plan as well as a specific site plan drawn to scale. All relevant existing features of the site should be shown including outbuildings, driveways, water source, dwellings, underground piping (i.e. gas, perimeter drains, etc.), high water mark, etc. The site description should also include a general discussion of obvious site features that have a bearing on sewage disposal options such as exposed cuts, rock outcrops, adjacent property characteristics, topography, surface water location/direction, assumed groundwater flow direction, etc.

Section 3 - Flows

The purpose of this section is to gain an understanding of the existing and projected sewage flows associated with the project. In order to do so information is required with respect to existing and proposed land uses (e.g. size of the dwelling, number of bedrooms, number of fixtures, and other relevant details that might effect flows). This should then be followed by a discussion of the existing and expected sewage flows (including, where applicable, an assessment of the anticipated lifespan of existing systems under this flow regime). Details on frequency of occupation should also be noted if, for example, seasonal use only is proposed. Any unusual conditions that may alter typical sewage quality (e.g. use of garberators) should also be noted along with the expected impact on sewage strength and quality.

Section 4 - Field Investigations

The level of detail for field investigations is initially left to the discretion of the qualified professional. However, it is very important that the report clearly explain why certain investigations were selected or omitted. The Regional District will evaluate this explanation carefully and may require additional investigations should there appear to be an inadequate effort assigned to this important element of the report. Only independent third party testing will be accepted (i.e. testing conducted by a property owner that is not witnessed by a qualified professional will not be accepted).

This section should contain detailed discussions of all field and laboratory investigations including such items as on-site personnel and equipment employed to undertake them. For some reports, the investigations can be limited to test pits, percolation tests and soil grain size analyses as required by the health authorities. In such cases logs and certificates should be included as well as documentation of seasonal high water table in relation to proposed design elevations. For more detailed reports, the field investigations could include those requirements discussed previously as well as the following matters where justified: effluent flow path, infiltration capacity, groundwater mounding, natural discharge capacity, ultimate discharge point, effluent travel time, soil nutrient removal, soil stability (on and off-site), impact on basements, effluent attenuation, impact on surface water, impact on groundwater, and seasonal water balance.

For all investigations/assessments noted, the report must show all assumptions and calculations.

Section 5 - Assessment of Alternatives

Once the site has been assessed, the report should discuss available options. It is suggested that the discussion be broken down into the following categories: sewage collection (e.g. water conservation, sewage strength, gravity vs. pump, etc.), sewage treatment (e.g. septic package treatment, etc.), and sewage disposal (e.g. pump vs. gravity, seepage bed, tile field, raised bed, imported fill, evaporation system, etc.). This section should also include a discussion on monitoring requirements (e.g. groundwater,

surface water, analytical parameters, service contracts, pumpout records, etc.). In all cases, cost estimates should be provided.

Section 6 - Recommendations and Justification

The report should conclude with a recommendation for the preferred option(s) for the subject site. Clear justification for the recommended option(s) must be provided. In particular the report should specifically identify which aspects of the system are an improvement over Provincial regulations and, if there are none, an explanation as to why. For some more obvious situations the recommendation could be made in light of site constraints, cost, maintenance requirements, etc., and could rely on a qualitative explanation of how the system will meet the stated objective of protecting water quality. For the more difficult or questionable situations the recommendation should be followed with a quantitative explanation of how the system will meet the stated objective of protecting water quality. Similar to the requirements of Section 5, separate recommendations should be made for sewage collection, sewage treatment, effluent disposal and monitoring requirements. All reports must be sealed by a licensed professional."

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Zoom Meeting

Wednesday, July 7, 2021

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Kathy O'Malley, Jeff Olsen, Dianne Wales, Suzanne Paquette, Phil Mody, Jason Taylor

Regrets: Dave Bartlett, Butch Bisaro, Donna Wilchynski, Annie Rioux, Jennifer Horahan

The meeting began at 6:03 pm.

1. Adoption of Agenda and Minutes

That the July 7, 2021 Electoral Area C/Christina Lake OCP Review agenda be adopted.

- Suzanne and Jeff accepted.

That the June 2, 2021 Electoral Area C/Christina Lake OCP Review meeting minutes be approved.

- Suzanne and Jeff accepted minutes.

2. Updates and Follow Up from Previous Meetings

- A request was made that the Environmentally Sensitive Waterfront Development Permit Area be revised and provided to the Committee for the next meeting.
- Boundary Services Committee had met earlier on July 7, 2021. There was a discussion at that Committee meeting of the concern about the water levels and the extent of the drought being experienced in the Boundary
    - Committee member mentioned that hundreds of Kokanee fry had been found dead in Christina Lake, likely resulting from the

warm water temperatures. Impacts will be felt in few years in the adult fish stocks.

    - Committee member felt that this points to the need for robust objectives and policies for riparian and foreshore protection.

- Discussion amongst committee members about whether a boat inspection station had been seen in the area and strong concerns were expressed about introduction of other invasive species into the lake.
- Summer in-person engagement could potentially happen this summer, based upon recent announcements from the Provincial Health Officer. Senior Planner will put together some information on what that could look like.

3. Summer Engagement

- Committee members discussed the proposed engagement activities and provided the following feedback:
    - When putting posters up somewhere that allow the possibility of feedback from members of the public, include contact information and a method to give their input online if they prefer.

4. Riparian webinars

- Portions of two webinars were watched:
    - The first one was on what riparian areas are and their importance, with Natasha Lukey, Biologist (her presentation is between 13:10 and 1:01:30) - https://jointheconversation.rdkb.com/boundary-watershed-webinars/news_feed/aquatic-riparian-areas-and-local-fisheries-information
    - The second one, we watched the first portion of Tom Biebighauser's presentation on Wetlands: Health and Restoration (presentation starts around 11:21) - https://jointheconversation.rdkb.com/boundary-watershed-webinars/news_feed/wetlands-health-and-restoration
- Committee members reflected on what was shown in the webinars. They felt that the information shared was important and pertinent to the OCP review including the protection of the lake and ecosystems that are part of or feed into the lake.

5. Action Items

- Senior Planner to send out email to group concerning which webinars were watched.

- Absent committee members to watch the riparian webinars shown at meeting.
- Senior Planner to undertake outreach regarding riparian development permit guidelines.

6. Adjournment

The meeting was adjourned at 7:35 pm.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue

Zoom

https://zoom.us/j/98468572510?pwd=QlpXRWNNNThCalZZZmlHUWo3c2tYQT09

6:00 pm, July 7, 2021

1. Adoption of Agenda and Minutes
2. Updates and Follow Up from Previous Meetings
3. Public Engagement Strategy discussion
4. Riparian Areas – Webinars
    - Riparian Areas: Health and Protection
    - Wetlands: Health and Restoration
5. Adjournment

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting on July 7, 2021

Engagement Plan
Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Community engagement is an integral part of an Official Community Plan (OCP) review process to gain community input on the proposed policies. COVID presents a number of challenges around holding large gatherings, even as the Province of BC begins to open up.

Background

Under normal circumstances, Community members would be invited to participate in one or two more Open Houses held at the Community Hall to gather comments and ideas to influence the OCP review. COVID continues to present challenges with this approach.

As of July 1st, BC entered Step 3 of the Restart Plan and the allowable capacity for indoor and outdoor events. These events are allowed to happen with a limited capacity and with safety plans in place. For indoor seated gatherings there can be a capacity of 50 people or 50% of the venues capacity, whichever is greater. Outdoor organized seated gatherings can have a capacity of 5,000 people or 50% capacity, whichever is greater. BC's Restart Plan outlines a four step process, which has the Province re-opened by September if the targets set for Step 4 are achieved.

There are challenges with holding in-person events this summer, in terms of staff ensuring that safety plans and occupancy limits are followed by the participating public. For outreach during summer months, there may not be sufficient staff available. RDKB's Planning Department is approaching this by intending to hold larger engagement events only once the Province moves into step 4 (the earliest date when this can happen is September 7).

This presents a challenge in the Context of Christina Lake's OCP Review, as we have reached a stage with the plan review where we would like further public input on a few key issues and to check in that what has been written so far is hitting the right note.

The following table outlines a number of potential activities that can be done to engage community members:

	Timeline	**Engagement Activities**	**Start Date**
1	Brochures about OCPs and information on review to be posted at the community hubs	Have posters and brochures outlining the OCP review process, what has been talked about and what is being proposed. Advertise Join the Conversation online engagement.	- August 2021
2	"Listening" Posts	"Listening" Post in the town on specific topics – a question or topic is posted and sticky notes are provided for people to write responses on. Regular monitoring required.	- Mid-July
3	Further promotion of Join the Conversation	Can be done in conjunction with participatory activities on JTC like quick polls.	- End of July 2021 – have advertisements put up at Christina Lake
4	Zoom meetings and Webinars (2 or 3) in Fall 2021, Winter 2022 or Spring 2022 – to discuss topics and gain input.	Begin an online engagement format including Webinars and Zoom meetings to include people who live full-time at Christina Lake and those who reside elsewhere during the Fall and Winter months.	- End of July 2021 begin advertising for upcoming events to perhaps capture interest of seasonal residents and visitors.

		Advertise for these events in Christina Lake at the usual places through end of July and August 2021.	
5	Public Open House	Host in-person gathering either in Fall 2021 or in summer 2022 Could have one or two Open Houses, depending on what topics would need to be covered and combination of other engagement activities.	Fall 2021 – (September and/or October) Summer 2022 (in July and/or August)

The final engagement activity will involve a Public Hearing, which is a legislative requirement and is quite formal in its procedures. Often RDKB public hearings are preceded by an Open House, to provide members of the public an opportunity to ask questions and understand the material. The reviewed OCP would be revised once the community has had sufficient opportunity to provide input on the plan. The plan is then sent to the Board of Directors for 1st and 2nd reading, following which a public hearing will be held to gain the publics official input on the plan.

Recommendation

Staff recommends a brief conversation about the engagement activities outlined above and requests guidance from steering committee members as to what may be the more effective activities either on their own or in conjunction with other activities.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue

Zoom

https://ca01web.zoom.us/j/61949757069?pwd=dzZ4MmRyWXBQckVLbWV4czFRQTZ6dz09

6:00 pm, April 6, 2022

1. Adoption of Agenda and Minutes
2. Updates and Follow Up from Previous Meetings
3. Public Engagement Strategy discussion
4. Residential Land Use Designations
5. Adjournment

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting on April 6, 2022

Engagement Plan

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Community engagement is an integral part of an Official Community Plan (OCP) review process to gain community input on the proposed policies. COVID has presented a number of challenges around holding large gatherings, even as the Province of BC begins to reduce restrictions. Hopefully, we continue to see the situation improve.

The following table outlines a number of potential activities that can be done to engage community members:

	Timeline	**Engagement Activities**	**Start Date**
1	Brochures about OCPs and information on review to be posted at the community hubs	Have posters and brochures outlining the OCP review process, what has been talked about and what is being proposed. Advertise Join the Conversation online engagement.	- May 2022
2	"Listening" Posts	"Listening" Post in the town on specific topics – a question or topic is posted and sticky notes are provided for people	- Mid-June

		to write responses on. Regular monitoring required.	
3	Further promotion of Join the Conversation	Can be done in conjunction with participatory activities on JTC like quick polls.	- End of May – have advertisements put up at Christina Lake
4	Public Open House	Host in-person gathering at Community Hall – posters with markers for community comments.	Spring 2022 – (May/June) Summer 2022 (August)
-	Webinar engagement	Option remains possible as needed.	-

The final engagement activity will involve a Public Hearing, which is a legislative requirement and is quite formal in its procedures. Often RDKB public hearings are preceded by an Open House, to provide members of the public an opportunity to ask questions and understand the material. The reviewed OCP would be revised once the community has had sufficient opportunity to provide input on the plan. The plan is then sent to the Board of Directors for 1st and 2nd reading, following which a public hearing will be held to gain the publics official input on the plan.

Recommendation

Staff recommends a brief conversation about the engagement activities outlined above and requests guidance from steering committee members as to what may be the more effective activities either on their own or in conjunction with other activities.

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP
Steering Committee Staff Report

Prepared for meeting on April 6, 2022

Residential Land Use Designations

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Residential land use designations are a required element in OCPs as set out in the *Local Government Act*, including the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years.

The purpose of this report is to outline recommendations for updates to the objectives and policies regarding the Residential Land Use Designation in the Plan Area.

Background

The current OCP also has Section 2.13 *Residential and Rural* (see Appendix A), which outlines some goals, objectives and policies for the Residential land use designation in the Plan Area. There are 5 residential land use designation:

- Single Family Residential – most of the properties in the water service areas, mostly focused in the south-end townsite and Lavalley Point;
- Future Residential – areas that have been protected for the long term future residential needs of the community to the south of the townsite;
- Waterfront Residential – includes parcels adjacent to the lake that are unserviced by a community water system;
- Rural Residential – generally includes parcels outside and removed from water service areas, excluding the McRae Rd area, that are more remote from the more densely settled residential areas at the south end of the lake; and
- Rural – includes privately-owned parcels along Fyfe Road and along the Kettle River in the Ponderosa Estates. Many of these parcels are either partially or entirely in the ALR. Other parcels are publically owned.

We have previously discussed the Rural Land Use designation alongside the discussion of a potential Agricultural Resource land use designation. The Steering Committee accepted the objectives and policies for the Rural land use designation as presented, but did not support the Agricultural Resource designation. The objectives and principals for the Agricultural Resource land use designation were proposed to be combined into the Rural land use designation.

Housing Needs Report

The 2020 RDKB Housing Needs Report projected a decline in population over the next 10 years, with a decreased demand of 89 housing units by 2031. The predictions in the Housing Needs Report were based on trends shown in data from the last two censuses, 2006 and 2016. The report did not capture the rapidly changing housing demand that has been witnessed throughout the pandemic.

Some of the gaps in housing highlighted in the report are:

- Year-round market rental housing;
- Youth safe house;
- Workforce housing;
- Accessible seniors-oriented rental or ownership housing including independent and senior's supportive housing (may not be feasible in rural areas but a consideration for neighbouring communities that might absorb anticipated migration trends).

Anecdotally, these needs still remain relevant today, and may have increased in the pandemic housing boom. The seasonality of many of the residents at Christina Lake results from its importance as a vacation community and presents some challenges for people looking for year-round rentals and young people and families, who end up being priced out of the market.

2021 Census data

The 2021 Census results for Christina Lake show the population as 1,627, a 21.7% increase over the 2016 population of 1,337. It is unclear how the pandemic would have affected these numbers, including the number of people counted in this population who would be normally be temporary residents.

The census data also states that there are 1400 private dwellings (an increase from 1366 in 2016), 797 that are occupied by usual residents (an increase from 638 in 2016), being a dwelling with permanent residents.

Building statistics

Year	Building permits	Dwelling Units
2016	59	11
2017	65	8
2018	62	13
2019	55	20
2020	43	9
2021	XX	XX
Total	**284**	**61**
Average per year	**57**	**12**

There are currently at least 3 large parcels designated Residential within the service area that could be subdivided to 2000m^2 parcel sizes. These three parcels are 6.15 ha, 13 ha, and 20.4 ha in area. With the potential to be subdivided to a minimum parcel size of 2,000m^2 these parcels could provide upwards of 197 new residential parcels without a zoning amendment or amendment to a water servicing bylaw. Keep in mind that this is a rough calculation that has not factored in the land that would be required for access roads and could be required for parkland.

Identified Issues

Some of the concerns with residential areas in the Plan Area that have been reported to the Planning and Development Department include:

- Concerns about contamination of lake water by old and unmaintained septic systems;
- Noise complaints;
- Unsightliness;
- Limited growth because of available services;
- Recreation vehicles on residential properties, either too many or staying longer than six months.

Recommendation

Staff recommends:

1) A restructuring of the Residential and Rural policy section of the current OCP to be in the form of four land use designations to simplify how information is presented. This includes combining the Future

Residential designation with the Single Family Residential designation into one Residential designation, and incorporating a number of general policies from the Residential and Rural policy section amongst the four land use designations;

2) That the steering committee review that Residential land use designations objectives and policies as presented below; and

3) That the steering committee discuss small-scale agricultural uses, such as chickens and bees, in residential areas. This discussion was deferred during the March 6, 2019 discussion of Agricultural Resources.

Residential Land Use Designation

Residential areas are generally serviced by public water systems. As discussed in the Water Services section, that was reviewed by the OCP Steering Committee on May 1, 2019, there are five community water systems at Christina Lake (see Map below). Most lands currently designated residential are within either the Christina Lake Water Utility water service or the Sutherland Creek Waterworks District.

The Christina Lake Water Utility is owned and operated by the RDKB and provides a water service for much of the south-end townsite, including some of the highway commercial properties. Sutherland Creek Waterworks District is an Improvement District that services most of Lavalley Point neighbourhood. Connection to a water system permits smaller lot sizes. Interior Health provides the general guidelines of 1 ha size for parcels that will have a septic system and well, to provide enough space for effluent to disperse without impact on a drinking water source. With a connection to a water system, contamination of drinking water is less of a concern.

Areas have been identified in the current OCP as Future Residential. These areas are located south of the townsite, just outside of the Christina Lake Water Utility water service area. The parcels identified are considered the ones that present the most viable areas for future residential development. These parcel are not in the ALR and generally have a reasonable slope to them to allow residential development without large amounts of engineering.

Approximately 12 parcels are designated as Future Residential Area on the Schedule B OCP Land Use Map (see below). Most of these are larger, privately-owned parcels that extend south of the Christina Lake townsite at the south of the lake, located along Thompson Rd. The parcels along Thompson Rd. would be the most logical parcels to next connect to the Christina Lake water system if there is capacity in the system. The Crown parcel to the north of the subject properties identified as a gravel deposit is

also included in this land use designation, which should be addressed in the OCP review.

Currently most of these lands are zoned Rural. With their current designation, these lands require an OCP amendment application and a Zoning amendment application to re-zone to the Single Family Residential Zone. With being designated Residential, these lands can be added to the Single Family Residential zone with a re-zoning application.

Objectives

The objectives of the Board with respect to the 'Residential' land use designation are as follows:

Objectives	Current/New/Modified	Yes/No Comments
To identify lands in a community water service area, or to which a community water service could be expanded for residential development and establish appropriate uses and parcel sizes.	Modified - Altered a Goal to be an objective.	
To protect residential areas from expansion of commercial and industrial areas.	Modified - Altered a Goal to be an objective.	
To consider higher density residential developments within existing residential areas.	Current objective of *General Residential and Rural*	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
Designate non-ALR lands, serviced by community water, or lands that would be connected next to a community water service, as 'Residential'	Modified Single Family Residential, and Future Residential sections.	

In addition to uses otherwise permitted in all designations, permitted uses in the 'Residential' land use designation may include but not necessarily be limited to: one single family dwelling; one secondary suite; one sleeping quarter, bed and breakfast; home-based business; and accessory buildings and structures.	Modified from Single Family Residential, General Residential and Rural, and Future Residential sections.	
With respect for the rural and small town character of the Plan Area, parcel coverage and setbacks in the implementing bylaw will ensure that development is proportional to the lot.	Modified from General Residential and Rural	
Permit the non-commercial use of recreational vehicles or tents for temporary accommodation.	Modified from General Residential and Rural	Consider including in the general LUD section for residential properties?
In the Residential land use designation, for parcels located in a water service area, the minimum parcel area for new parcels created by subdivision is 2000 m^2 when the parcel is connected to the water system and 1 ha when the parcel is not connected to the water system.	Modified Single Family Residential and Future Residential	
In the Residential land use designation, when a parcel is not within the boundaries of a water service area, the minimum parcel size required will be 10 ha.	Modified Single Family Residential and Future Residential	
Higher density residential development may be considered, by way of	Modified	

rezoning, in conjunction with the Sewage Treatment and Water Servicing sections of this Plan. Further considerations for higher density residential development will include: - Proximity to community features such as commercial areas; - The provision of off-street parking; - Creation of a development permit area for site planning and the form and character of the buildings, if the proposed housing form be multiple family dwellings.		

Waterfront Residential Land Use Designation

Waterfront residential areas are characterized by smaller lots not serviced by private water and sewer services, often with difficult terrain conditions such as slope and soils. These factors, together with the anticipated higher per unit costs for the installation of community services suggest that further development of these parcels could negatively impact the health of Christina Lake and could contribute to the degradation of lake water quality and the shoreline in general. This degradation may result from further development in the riparian area next to the lake and an increase in the number of septic systems in proximity to the lake.
There are a number of boat access only parcels that extend up the lake. Generally these parcels have remained less developed because of the expense and logistics associated with boating in construction material. This may be changing with increased use of barges on the Lake for moving supplies.

Subdivision to a parcel size smaller than 10 ha should be discouraged. There are 490 parcels that are currently designated as waterfront residential. Of those parcels, 445 are less than 1 hectare in size, 20 are 1-2 ha in size and 23 are 2-10 ha in size. There are two parcels over 10 hectares, but neither are large enough to be subdivided.

Objectives
The objectives of the Board with respect to the 'Waterfront Residential' land use designation are as follows:

Objectives	Current/New/Modified	Yes/No Comments
To identify lands adjacent to Christina Lake that are unserviced by a community water system that are outside the South Townsite and Lavalley Point areas for residential development and establish appropriate uses and parcel sizes.	Modified	
To protect the integrity of Christina Lake in line with policies outlined in the Lake designation and the Environmentally Sensitive Areas section of this Plan.	New	

Policies

The policies of the Board with respect to the ‘‘Waterfront Residential’ land use designation are as follows:

Policies	Current/New/Modified	Yes/No Comments
Designate waterfront residential parcels that are not connected to a community water service as ‘Waterfront Residential’.	Modified Waterfront residential.	
In addition to uses otherwise permitted in all designations, permitted uses in the ‘Waterfront Residential’ land use designation may include but not necessarily be limited to: one single family dwelling; one secondary suite; one sleeping quarter, bed and breakfast; home-based business; and accessory buildings and structures.	Modified	
The minimum parcel size for the creation of pa required within the Waterfront Residential area shall be 10 ha.	Modified	
Permit the non-commercial use of recreational vehicles or tents for temporary accommodation.	Modified from General Residential and Rural	Consider including in the general LUD section for residential properties?

Rural Residential Land Use Designation

Parcels designated as Rural Residential are neighbourhoods that are slightly removed from the denser residential neighbourhoods and have a more rural aspect, while still with neighbours in proximity. They tend to be pocket neighbourhoods in amongst a more rural landscape. Parcels are generally around 1 ha in size in many of the neighbourhoods listed below, with Cascade being the main exception, with parcels sizes established in the historic Cascade townsite.

There are a number of areas with Rural Residential 3 (R3) zoning including the following:

- on Bonavista Dr.;
- in Cascade;
- on two parcels along highway 395;
- on McRae Rd;
- on Caitlin Rd; and
- on East Lake Dr. at Biner Rd.

There are 174 parcels with this zoning, of which 76 have address points. Address point can be used as a proxy for determining how many have been developed as an address is required for a building permit application. In addition to this it is anticipated that 6 new parcels with R3 zoning will be created in a subdivision along McRae Rd. that is in process.

Further to this, there are 4 parcels with R3 zoning, which based purely upon a 1 ha size minimum without looking at access or other requirements of a successful subdivision application, could be subdivided to create 54 additional parcels. From this information, we can ascertain that there are around 100 parcels with this zoning that have yet to be developed and around 50 more that could be created through subdivision.

Around 37 of these are vacant lots located in Cascade, where the original lots sizes were laid out at the turn of the 20th century and are quite small, averaging around 0.06ha in area. Development on these parcels require two or three adjoining lots be used to meet requirements for septic systems and well distancing. A number of these lots are owned by the Province.

In 2006, 20 lots were created along Caitlin Rd. Many of these are owned by individuals, however only five have been developed.

The 10 lots on Bonavista Dr. are comparable in location and size to the parcels involved in the proposed zoning amendment. These parcels were created by subdivision in 2007. Of these 10 parcels, three remain undeveloped.

The rezoning of the land on Bonavista Dr. from Rural to Rural Residential 3 that enabled that subdivision was approved in 1998. Interestingly, for this application planning staff stated in a report to the Planning and Development Committee that at that time there were no shortages of vacant residential lots at Christina Lake and pointed to the tract of land already zoned for 1 ha Rural Residential subdivision, "located above the long sweeping curve along Highway 3 just before leaving Christina Lake for Trail." This would appear to refer to the area at Caitlin Rd. In this report, planning staff express concerns with limiting the potential future expansion of the Christina Lake townsite by permitting a lower density rural subdivision within the area reserved for future higher density.

An application for an OCP and Zoning amendment was received in 2021 for a parcel located between Highway 3 and Swanson Rd at the end of Bonavista Dr. to re-designate from Future Residential to Rural Residential and to be re-zoned from Rural 1 (RUR 1) to Rural Residential 3 (R3). This amendment bylaw has received first and second readings and will go to public hearing some time this spring. If enacted, this bylaw would permit this parcel to be subdivided into 24 lots, 1 ha in size.

Objectives

The objectives of the Board with respect to the 'Rural Residential' land use designation are as follows:

Objectives	Current/New/Modified	Yes/No Comments
To provide residential accommodation in a rural setting on lots which are large enough to support independent and self-sustaining services without adversely impacting the surrounding natural environment.	Current	
To protect rural residential areas from urbanization.	New	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
Designate residential parcels that are more remote from the concentrated residential areas of the as 'Rural Residential'.	Modified Rural Residential.	
In addition to uses otherwise permitted in all designations, permitted uses in the 'Rural Residential' land use designation may include but not necessarily be limited to: one single family dwelling; one secondary suite; one sleeping quarter, bed and breakfast; home-based business; and accessory buildings and structures.	Modified Rural Residential.	
Consider permitting agricultural uses, including limited egg and poultry production on 'Rural Residential' properties.	New	
Preserve the Rural nature of parcels designated as 'Rural Residential' by preventing high density residential uses and commercial and industrial uses from being established.	Modified Rural Residential.	
Notwithstanding the above policy, a small neighbourhood store may be permitted by way of a rezoning.	Modified Rural Residential	

In the Rural Residential land use designation the minimum parcel area for new parcels created by subdivision is 1 ha.	Modified Rural Residential.	
Consider applying to remove the Cascade 'Rural Residential' area from the ALR.	New	Consider policy in reviewed Agricultural Resource section – recent concerns about large livestock in the area.
Permit the non-commercial use of recreational vehicles or tents for temporary accommodation.	Modified from General Residential and Rural	Consider including in the general LUD section for residential properties?

Attachments

1) Appendix A: Affordable, Rental and Special Needs Housing
2) Appendix B: Residential and Rural policies from current OCP
3) 2020 RDKB Housing Needs Report – Electoral Area C/Christina Lake section
   - Full report can be found here: https://rdkb.com/Plan-Build/Planning/Housing-Needs

Recommended Reference Material

Maps –current OCP Land Use Designations

- Current OCP Service Area and ALR and Sand and Gravel Deposits Map
- Current Zoning Maps – Index Map – South Map – English Point Map – North Map

Regional District of Kootenay Boundary

Date: 24/05/2018

Map 2
Land Use

N

0 250 500 750 1,000

Meters

1:20,000

CHRISTINA

LICHTY

E.LK

WHITE

MCRAE

HAMA

KENSINGTON

CAITLIN

LARSON

NYBERG

ALPINE

BROWN

CHRISTINA

GRAHAM

PAGE

SUNSET

BAKER CK

CLARKSTON

FIRE

GARBER

HÅGLUND

SUNFLOWER

MASSIE

DUNN

HUNTER

FRNTG

CODE

CAROL

FRANSON

FERRARO

TAMBELLINI

KINGSLEY

PALM

SKANDS

JOHNSON

RITCHIE

WILSON

FERLAND

BAKERY

BALL

SANDNER

LAVALLEY

PARK

HOLMES

STROME

NESS

W.LK

BENNINGER

OSBORNE

CHRISTINA

KINURA

GARDNER

CHANDLER

SANTA ROSA

BEECH

SCHULLI

FRISK

CHASE

NEIMI

OLSEN

BURGER

WOLVERTON

HIGHWAY 3

SWANSON

STEWART CK

THOMPSON

BONAVISTA

RIVER

BOTEL

1ST

2ND

MAIN

DAVIDSON

BILLINGS

RIVER

PONDEROSA

HWY 395

MOUNTAIN VIEW

BORDER

OCP Designation

- Residential
- Future Residential Area
- Waterfront Residential
- Rural Residential
- Rural
- Highway Commercial
- Core Commercial
- Neighbourhood Commercial
- Waterfront Commercial
- Campground Commercial
- Industrial
- Institutional
- Natural Resource
- Parks and Recreation

Document Path: P:\PD\General Files\C-55 OCP Review of Bylaw No. 1250\Mapping\MXDs\2018-04-27_EAC_MapTwoLandUse_24x36.mxd

Appendix A: Affordable, Rental and Special Needs Housing

There are a number of tools available to local governments to facilitate affordable, rental and special needs housing; however, many are best suited to municipalities where high density housing is more feasible and desirable due to the availability of services such as water, and sewer, and where residents do not have to be as reliant on automobile transportation.
This Plan includes policies regarding housing affordability such as increasing the supply of rental and affordable housing suited to rural areas including: permitting secondary suites in residential areas; provisions regarding manufactured home parks; permitting dwelling units as a secondary use in commercial and industrial zones; permitting home-based businesses; and considering mix-use commercial areas that permit residential uses in areas designated for commercial uses.

Objectives

The objectives of the ***Board*** with respect to Affordable Housing, Rental and Special Needs Housing are as follows:

	To recognize the need for affordable, rental and special needs housing within the Plan Area.
	To strive to ensure that affordable, rental, and special needs housing options are available and being used in the Plan Area.

Policies

The policies of the ***Board*** with respect to Affordable Housing, Rental and Special Needs Housing are as follows:

	Allow secondary suites in residential areas in the implementing Zoning Bylaw.
	Consider allowing dwelling units in conjunction with a principal commercial or industrial use in the implementing Zoning Bylaw.
	Support expansion of existing manufactured home parks and establishment of new manufactured home parks in appropriate locations.
	Consider, by way of a rezoning application, proposals to create affordable housing in the Plan Area, including from a non-profit group registered pursuant to the *Societies Act,* as amended. Such applications will be evaluated on criteria that includes, but is not necessarily limited to the following: a) the suitability of the site proposed for such use (including neighbourhood impacts or access to community services such as water and shopping); b) for housing projects creating more than three dwelling units, provision of on-site tertiary levels of sewage treatment; c) the provision of adequate off-street parking;

	d) guarantees, through a Housing Agreement pursuant to Section 483 of the *Local Government Act*, or other instrument acceptable to the Board, that the proposed development will remain exclusively as low-income housing operated by a non-profit Society in perpetuity; and e) consideration of creating a development permit area for site planning and the form and character of the buildings, should the proposed housing form be multiple family dwellings.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue

Zoom

https://rdkb.zoom.us/j/68241017382?pwd=M1BKK0F1aXp4K3pxK2JqZ0FWUlVrZz09

6:00 pm, May 4, 2022

1. Adoption of Agenda and Minutes
2. Updates and Follow Up from Previous Meetings
3. Residential Land Use Designations
4. Adjournment

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP
Steering Committee Staff Report

Prepared for meeting on May 4, 2022

Residential Land Use Designations

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Residential land use designations are a required element in OCPs as set out in the *Local Government Act*, including the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years.

The purpose of this report is to outline recommendations for updates to the objectives and policies regarding the Residential Land Use Designation in the Plan Area.

Background

The current OCP also has Section 2.13 *Residential and Rural* (see Appendix A), which outlines some goals, objectives and policies for the Residential land use designation in the Plan Area. There are 5 residential land use designations:

- Single Family Residential – most of the properties in the water service areas, mostly focused in the south-end townsite and Lavalley Point;
- Future Residential – areas that have been protected for the long term future residential needs of the community to the south of the townsite;
- Waterfront Residential – includes parcels adjacent to the lake that are unserviced by a community water system;
- Rural Residential – generally includes parcels outside and removed from water service areas, excluding the McRae Rd area, that are more remote from the more densely settled residential areas at the south end of the lake; and
- Rural – includes privately-owned parcels along Fyfe Road and along the Kettle River in the Ponderosa Estates. Many of these parcels are either partially or entirely in the ALR. Other parcels are publically owned.

We have previously discussed the Rural Land Use designation alongside the discussion of a potential Agricultural Resource land use designation. The Steering Committee accepted the objectives and policies for the Rural land use designation as presented, but did not support the Agricultural Resource designation. The objectives and principals for the Agricultural Resource land use designation were proposed to be combined into the Rural land use designation.

Housing Needs Report

The 2020 RDKB Housing Needs Report projected a decline in population over the next 10 years, with a decreased demand of 89 housing units by 2031. The predictions in the Housing Needs Report were based on trends shown in data from the last two censuses, 2006 and 2016. The report did not capture the rapidly changing housing demand that has been witnessed throughout the pandemic.

Some of the gaps in housing highlighted in the report are:

- Year-round market rental housing;
- Youth safe house;
- Workforce housing;
- Accessible seniors-oriented rental or ownership housing including independent and senior's supportive housing (may not be feasible in rural areas but a consideration for neighbouring communities that might absorb anticipated migration trends).

Anecdotally, these needs still remain relevant today, and may have increased in the pandemic housing boom. The seasonality of many of the residents at Christina Lake results from its importance as a vacation community and presents some challenges for people looking for year-round rentals and young people and families, who end up being priced out of the market.

2021 Census data

The 2021 Census results for Christina Lake show the population as 1,627, a 21.7% increase over the 2016 population of 1,337. It is unclear how the pandemic would have affected these numbers, including the number of people counted in this population who would normally be temporary residents, but decided to stay in their rural, second home during the pandemic.

The census data also states that there are 1400 private dwellings (an increase from 1366 in 2016), 797 that are occupied by usual residents (an increase from 638 in 2016), which is defined as a dwelling with permanent residents.

Building statistics

Year	Building permits	Dwelling Units
2016	59	11
2017	65	8
2018	62	13
2019	55	20
2020	43	9
2021	57	20
Total	**341**	**81**
Average per year	**57**	**14**

Subdivision Potential

There are currently at least 3 large parcels designated Residential within the service area that could be subdivided to 2000m^2 parcel sizes. These three parcels are 6.15 ha, 13 ha, and 20.4 ha in area. With the potential to be subdivided to a minimum parcel size of 2,000m^2 these parcels could provide upwards of 197 new residential parcels without a zoning amendment or amendment to a water servicing bylaw. Keep in mind that this is a rough calculation that has not factored in the land that would be required for access roads and could be required for parkland.

Identified Issues

Some of the concerns within residential areas in the Plan Area that have been reported to the Planning and Development Department include:

- Concerns about contamination of lake water by old and unmaintained septic systems;
- Noise complaints;
- Unsightliness;
- Limited growth because of available services; and
- Recreation vehicles on residential properties, either too many or staying longer than six months.

Recommendation

Staff recommends:

1) A restructuring of the Residential and Rural policy section of the current OCP to be in the form of four land use designations to simplify how information is presented. This includes combining the Future Residential designation with the Single Family Residential designation into one Residential designation, and incorporating a number of general policies from the Residential and Rural policy section amongst the four land use designations;
2) That the steering committee review that Residential land use designations objectives and policies as presented below;
3) That the steering committee discuss small-scale agricultural uses, such as chickens and bees, in residential areas. This discussion was deferred during the March 6, 2019 discussion of Agricultural Resources. This is currently proposed to be permitted in Rural Resource 3 land use designation; and
4) That the steering committee discuss short term rentals in the community and whether regulation of these should be considered.

Residential Land Use Designation

Residential areas are generally serviced by public water systems. As discussed in the Water Services section, that was reviewed by the OCP Steering Committee on May 1, 2019, there are five community water systems at Christina Lake (see Map below). Most lands currently designated residential are within either the Christina Lake Water Utility water service or the Sutherland Creek Waterworks District.

The Christina Lake Water Utility is owned and operated by the RDKB and provides a water service for much of the south-end townsite, including some of the highway commercial properties. Sutherland Creek Waterworks District is an Improvement District that services most of Lavalley Point neighbourhood. Connection to a water system permits smaller lot sizes. Interior Health provides the general guidelines of 1 ha size for parcels that will have a septic system and well, to provide enough space for effluent to disperse without impact on a drinking water source. With a connection to a water system, contamination of drinking water is less of a concern.

Areas have been identified in the current OCP as Future Residential. These areas are located south of the townsite, just outside of the Christina Lake Water Utility water service area. The parcels identified are considered the ones that present the most viable areas for future residential development. These parcel are not in the ALR and generally have a reasonable slope to them to allow residential development without large amounts of engineering.

Approximately 12 parcels are designated as Future Residential Area on the Schedule B OCP Land Use Map (see below). Most of these are larger,

privately-owned parcels that extend south of the Christina Lake townsite at the south of the lake, located along Thompson Rd. The parcels along Thompson Rd. would be the most logical parcels to next connect to the Christina Lake water system if there is capacity in the system. The Crown parcel to the north of the subject properties identified as a gravel deposit is also included in this land use designation, which should be addressed in the OCP land use designation mapping review.

Currently most of these lands are zoned Rural. With their current designation, these lands require an OCP amendment application and a zoning amendment application to re-zone to the Single Family Residential Zone. With being designated Residential, these lands can be added to the Single Family Residential zone with only a re-zoning application.

Objectives

The objectives of the Board with respect to the 'Residential' land use designation are as follows:

Objectives	Current/New/Modified	Yes/No Comments
To identify lands in a community water service area, or to which a community water service could be expanded for residential development and establish appropriate uses and parcel sizes.	Modified - Altered a Goal to be an objective.	
To protect residential areas from expansion of commercial and industrial areas.	Modified - Altered a Goal to be an objective.	
To consider higher density residential developments within existing residential areas.	Current objective of *General Residential and Rural*	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
Designate non-ALR lands, serviced by community water,	Modified Single Family Residential,	

or lands that could be connected to a community water service, as 'Residential'	and Future Residential sections.	
In addition to uses otherwise permitted in all designations, permitted uses in the 'Residential' land use designation may include but not necessarily be limited to: one single family dwelling; one secondary suite; one sleeping quarter, bed and breakfast; home-based business; and accessory buildings and structures.	Modified from Single Family Residential, General Residential and Rural, and Future Residential sections.	
With respect for the rural and small town character of the Plan Area, parcel coverage and setbacks in the implementing bylaw will ensure that development is proportional to the lot.	Modified from General Residential and Rural	Consider including in all residential land use designations?
Permit the non-commercial use of recreational vehicles or tents for temporary accommodation.	Modified from General Residential and Rural	Consider including in the general LUD section for residential properties?
In the Residential land use designation, for parcels located in a water service area, the minimum parcel area for new parcels created by subdivision is 2000 m^2 when the parcel is connected to the water system and 1 ha when the parcel is not connected to the water system.	Modified Single Family Residential and Future Residential	
In the Residential land use designation, when a parcel is not within the boundaries of a water service area, the	Modified Single Family Residential and Future Residential	

minimum parcel size required will be 10 ha.		
Higher density residential development may be considered, by way of rezoning, in conjunction with the Sewage Treatment and Water Servicing sections of this Plan. Further considerations for higher density residential development will include: - Proximity to community features such as commercial areas; - The provision of off-street parking; - Creation of a development permit area for site planning and the form and character of the buildings, if the proposed housing form be multiple family dwellings.	Modified	

Waterfront Residential Land Use Designation

Waterfront residential areas are characterized by smaller lots serviced by septic systems and individual water systems, such as wells or waterlines from the lakes. Often these parcels have difficult terrain conditions from the slope and soil present. These factors, together with the anticipated higher per unit costs for the installation of or connection to community services suggest that further development of these parcels could negatively impact the health of Christina Lake and could contribute to the degradation of lake water quality and the shoreline in general. This degradation may result from further development in the riparian area surrounding the lake and an increase in the number of septic systems in closer proximity to the lake. There are a number of boat access only parcels that extend north on the lake. Generally these parcels have remained less developed because of the expense and logistics associated with boating in construction material. This may be changing with increased use of barges on the Lake for moving supplies.

Subdivision to a parcel size smaller than 10 ha should be discouraged. There are 490 parcels that are currently designated as waterfront residential. Of those parcels, 445 are less than 1 hectare in size, 20 are 1-2 ha in size and 23 are 2-10 ha in size. There are two parcels over 10 hectares, but neither are large enough to be subdivided (i.e. greater than 20 hectares).

Objectives

The objectives of the Board with respect to the 'Waterfront Residential' land use designation are as follows:

Objectives	Current/New/Modified	Yes/No Comments
To identify lands adjacent to Christina Lake that are unserviced by a community water system that are outside the South Townsite and Lavalley Point areas for residential development and establish appropriate uses and parcel sizes.	Modified	
To protect the integrity of Christina Lake in line with policies outlined in the Lake designation and the	New	

Environmentally Sensitive Areas section of this Plan.		

Policies

The policies of the Board with respect to the ‘‘Waterfront Residential’ land use designation are as follows:

Policies	Current/New/Modified	Yes/No Comments
Designate waterfront residential parcels that are not connected to a community water service as ‘Waterfront Residential’.	Modified Waterfront residential.	
In addition to uses otherwise permitted in all designations, permitted uses in the ‘Waterfront Residential’ land use designation may include but not necessarily be limited to: one single family dwelling; one secondary suite; one sleeping quarter, bed and breakfast; home-based business; and accessory buildings and structures.	Modified	
The minimum parcel size for the creation of pa required within the Waterfront Residential area shall be 10 ha.	Modified	
Permit the non-commercial use of recreational vehicles or tents for temporary accommodation.	Modified from General Residential and Rural	Consider including in the general LUD section for residential properties?

Rural Residential Land Use Designation

Parcels designated as Rural Residential are neighbourhoods that are slightly removed from the denser residential neighbourhoods and have a more rural aspect, while still with neighbours in proximity. They tend to be pocket neighbourhoods in amongst a more rural landscape. Parcels are generally around 1 ha in size in many of the neighbourhoods listed below, with Cascade being the main exception, with parcels sizes established in the historic Cascade townsite.

There are a number of areas with Rural Residential 3 (R3) zoning including the following:

- on Bonavista Dr.;
- in Cascade;
- on two parcels along highway 395;
- on McRae Rd;
- on Caitlin Rd; and
- on East Lake Dr. at Biner Rd.

There are 174 parcels with this zoning, of which 76 have address points. Address point can be used as a proxy for determining how many have been developed as an address is required for a building permit application. In addition to this it is anticipated that 6 new parcels with R3 zoning will be created in a subdivision along McRae Rd. that is in process.

Further to this, there are 4 parcels with R3 zoning, which based purely upon a 1 ha size minimum without looking at access or other requirements of a successful subdivision application, could be subdivided to create 54 additional parcels. From this information, we can ascertain that there are around 100 parcels with this zoning that have yet to be developed and around 50 more that could be created through subdivision.

Around 37 of these are vacant lots located in Cascade, where the original lots sizes were laid out at the turn of the 20th century and are quite small, averaging around 0.06ha in area. Development on these parcels require two or three adjoining lots be used to meet requirements for septic systems and well distancing. A number of these lots are owned by the Province.

In 2006, 20 lots were created along Caitlin Rd. Many of these are owned by individuals, however only five have been developed.

The 10 lots on Bonavista Dr. are comparable in location and size to the parcels involved in the proposed zoning amendment. These parcels were created by subdivision in 2007. Of these 10 parcels, three remain undeveloped.

The rezoning of the land on Bonavista Dr. from Rural to Rural Residential 3 that enabled that subdivision was approved in 1998. Interestingly, for this application planning staff stated in a report to the Planning and Development Committee that at that time there were no shortages of vacant residential lots at Christina Lake and pointed to the tract of land already zoned for 1 ha Rural Residential subdivision, "located above the long sweeping curve along Highway 3 just before leaving Christina Lake for Trail." This would appear to refer to the area at Caitlin Rd. In this report, planning staff express concerns with limiting the potential future expansion of the Christina Lake townsite by permitting a lower density rural subdivision within the area reserved for future higher density.

An application for an OCP and Zoning amendment was received in 2021 for a parcel located between Highway 3 and Swanson Rd at the end of Bonavista Dr. to re-designate from Future Residential to Rural Residential and to be re-zoned from Rural 1 (RUR 1) to Rural Residential 3 (R3). This amendment bylaw has received first and second readings and will go to public hearing some time this spring. If enacted, this bylaw would permit this parcel to be subdivided into 24 lots, 1 ha in size.

Objectives

The objectives of the Board with respect to the 'Rural Residential' land use designation are as follows:

Objectives	Current/New/Modified	Yes/No Comments
To provide residential accommodation in a rural setting on lots which are large enough to support independent and self-sustaining services without adversely impacting the surrounding natural environment.	Current	
To protect rural residential areas from urbanization.	New	

Policies

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

Policies	Current/New/Modified	Yes/No Comments
Designate residential parcels that are more remote from the concentrated residential areas of the as 'Rural Residential'.	Modified Rural Residential.	
In addition to uses otherwise permitted in all designations, permitted uses in the 'Rural Residential' land use designation may include but not necessarily be limited to: one single family dwelling; one secondary suite; one sleeping quarter, bed and breakfast; home-based business; and accessory buildings and structures.	Modified Rural Residential.	
Consider permitting agricultural uses, including limited egg and poultry production on 'Rural Residential' properties.	New	
Preserve the Rural nature of parcels designated as 'Rural Residential' by preventing high density residential uses and commercial and industrial uses from being established.	Modified Rural Residential.	
Notwithstanding the above policy, a small neighbourhood store may be permitted by way of a rezoning.	Modified Rural Residential	

In the Rural Residential land use designation the minimum parcel area for new parcels created by subdivision is 1 ha.	Modified Rural Residential.	
Consider applying to remove the Cascade 'Rural Residential' area from the ALR.	New	Consider policy in reviewed Agricultural Resource section – recent concerns about large livestock in the area.
Permit the non-commercial use of recreational vehicles or tents for temporary accommodation.	Modified from General Residential and Rural	Consider including in the general LUD section for residential properties?

Attachments

1) Appendix A: Affordable, Rental and Special Needs Housing
2)
3) Appendix B: Residential and Rural policies from current OCP
4) 2020 RDKB Housing Needs Report – Electoral Area C/Christina Lake section
   - Full report can be found here: https://rdkb.com/Plan-Build/Planning/Housing-Needs

Recommended Reference Material

Maps –current OCP Land Use Designations

- Current OCP Service Area and ALR and Sand and Gravel Deposits Map
- Current Zoning Maps – Index Map – South Map – English Point Map – North Map

Appendix A: Affordable, Rental and Special Needs Housing

There are a number of tools available to local governments to facilitate affordable, rental and special needs housing; however, many are best suited to municipalities where high density housing is more feasible and desirable due to the availability of services such as water, and sewer, and where residents do not have to be as reliant on automobile transportation.
This Plan includes policies regarding housing affordability such as increasing the supply of rental and affordable housing suited to rural areas including: permitting secondary suites in residential areas; provisions regarding manufactured home parks; permitting dwelling units as a secondary use in commercial and industrial zones; permitting home-based businesses; and considering mix-use commercial areas that permit residential uses in areas designated for commercial uses.

Objectives

The objectives of the ***Board*** with respect to Affordable Housing, Rental and Special Needs Housing are as follows:

	To recognize the need for affordable, rental and special needs housing within the Plan Area.
	To strive to ensure that affordable, rental, and special needs housing options are available and being used in the Plan Area.

Policies

The policies of the ***Board*** with respect to Affordable Housing, Rental and Special Needs Housing are as follows:

	Allow secondary suites in residential areas in the implementing Zoning Bylaw.
	Consider allowing dwelling units in conjunction with a principal commercial or industrial use in the implementing Zoning Bylaw.
	Support expansion of existing manufactured home parks and establishment of new manufactured home parks in appropriate locations.
	Consider, by way of a rezoning application, proposals to create affordable housing in the Plan Area, including from a non-profit group registered pursuant to the *Societies Act,* as amended. Such applications will be evaluated on criteria that includes, but is not necessarily limited to the following: a) the suitability of the site proposed for such use (including neighbourhood impacts or access to community services such as water and shopping); b) for housing projects creating more than three dwelling units, provision of on-site tertiary levels of sewage treatment; c) the provision of adequate off-street parking;

	d) guarantees, through a Housing Agreement pursuant to Section 483 of the *Local Government Act*, or other instrument acceptable to the Board, that the proposed development will remain exclusively as low-income housing operated by a non-profit Society in perpetuity; and e) consideration of creating a development permit area for site planning and the form and character of the buildings, should the proposed housing form be multiple family dwellings.

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Zoom Meeting

Wednesday, May 4, 2022

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Kathy O'Malley, Dianne Wales, Suzanne Paquette, Phil Mody, Jason Taylor, Jeff Sim, Donna Wilchynski, Annie Rioux, Jennifer Horahan

Regrets:

The meeting began at 6:01 pm.

1. Adoption of Agenda and Minutes

That the May 4, 2022 Electoral Area C/Christina Lake OCP Review agenda be adopted.

- Suzanne and Phil accepted.

That the July 7, 2021 Electoral Area C/Christina Lake OCP Review meeting minutes be approved.

- Suzanne and Phil accepted minutes.

2. Updates and Follow Up from Previous Meetings

- Senior Planner mentioned upcoming Open House dates have been booked at the Community Hall – June 16 and August 11
- Later in May – "listening posts" to be set up at the Welcome Centre with post-it notes and a link to Join the Conversation page.
- Upcoming Public Hearings at Community on May 24th for two amendment applications:
    - 6pm Public Hearing for Bylaw amendments– 2 parcels between Swanson Road and Highway 3 - proposed change of OCP

designation from Future Residential to Rural Residential and change of zoning from Rural 1 to Rural Residential 3.

- 7pm Public Hearing – DMG Blockchain parcel to be re-zoned from Industrial 1 to a new industrial 3 zoning to include data warehouse as a permitted use.

- Committee member suggested that they would be interested in seeing more information on the road end public accesses to the lake shown at an Open House, including information on which ones are maintained and which ones are not. There was a study done a few years ago.
- Also, information on active transportation corridors and where they could be located at the lake.
- A bylaw table at the OCP Open House was suggested for the second Open House, with the Bylaw Enforcement Officer available to answer questions and to have some information on different bylaw issues in the community and how they could be handled.

3. Residential Land Use Designations

- Residential land use designation policies reviewed:
  - Objectives supported and first policy.
  - Second policy, committee members raised the question of whether the list of permitted uses was limiting to the possibility for multi-dwelling units;
    - Would it be possible to have more than one unit per property? Duplexes or triplexes?
    - Committee members did not support the seventh and final policy, requiring a re-zoning for a multi-family to be considered.
    - Senior Planner explained that sewage treatment for multiple family dwellings can be challenging on smaller lots and that having that assurance is important.
    - Committee member suggested that permitting duplexes and triplexes could be limited by lot size requirements and may not need a re-zoning review.
    - Committee members expressed concerns about affordability of housing at Christina Lake and the price of housing limits the ability for families and younger people to move to the area. There was an interest amongst committee members to have the plan communicate that Christina Lake is a community that is more than a recreational community for summer residents, but a

sustainable year-round town. This includes having housing for people at all stages of life and incomes.

- Committee member asked about tiny homes and how they are permitted in Area C.
    - There is currently a 5.5m minimum width requirement, which is proposed to be removed from the OCP in this review. This opens the opportunity for a variance to be applied for, or for this minimum to be removed from the zoning bylaw during its review.
    - Interest was expressed for permitting smaller homes.
- Committee member said that the removal of the requirement to re-zone would remove the challenge for people who want to build multi-family dwellings.
- Assessment would need to be done on capacity in the water system.

- Third policy was supported.
- Fourth policy raised a number of concerns amongst committee members about the number of recreational vehicles at the lake:
    - Committee members raised concerns about enforcement and management of the restrictions that are in place already;
    - Committee member also expressed concerns on the loss of taxes from a property remaining undeveloped due to the owner only parking an RV on there for 6 months of the year.
    - Committee members recognized the importance to the local economy of short term visitors.
    - A suggestion to limit the amount of time to 90 days as opposed to the current 180 days per calendar year.
    - A committee member also suggested that temporary use permits could be used to permit RVs on specific properties.
- Support for fifth and sixth policies.
- Suggested removal or re-write of seventh policy, to consider permitting higher density through intensive residential Development Permit Area instead of a re-zoning process.

- Waterfront Residential Land Use Designation objectives and policies, supported with revisions of some typos and consideration for discussion on similar policies as in the above land use designation.
- Rural Residential land use designation
    - Support for the objectives as written.
    - Support for first and second policies.
    - Third policy discussion – consider permitting in all residential zones.
        - Steering committee members suggested limiting number of chickens, banning roosters and considerations of requirements for electric fencing to prevent bears from being from accessing coops.
        - Discussion of including bees as well, with considerations for setbacks, permitted density, also electric fencing.
        - Considerations for other livestock, for example whether goats would be considered or pigs.
        - Decided that input would be requested concerning bees and chickens with upcoming engagement.

4. Action Items

- Committee to confirm when June meeting will occur.
- Senior Planner to send out information on upcoming Open Houses in June and August to committee members.
- Senior Planner to explore lot size considerations for duplexes and triplexes to ensure safe septic practices are followed.
- Senior Planner to check survey results concerning bees and chickens and number of days RVs permitted on a property.
- Open House prep – Senior Planner to gather information on road ends (mapping and booklet prepared before).
- Senior Planner to research implications of having higher density managed through a DPA process.
- Senior Planner to find out information on whether yurts are considered a tent or not.

5. Adjournment

The meeting was adjourned at 8:12 pm.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue
Christina Lake Welcome Centre

6:00 pm, September 7, 2022

1. Adoption of Agenda and Minutes
2. Updates and Follow Up from Previous Meetings
3. Land Use Designation Map
4. Industrial Development Permit Areas
5. Commercial Development Permit Areas
6. Adjournment

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting on September 7, 2022

Industrial and Commercial Development Permit Areas

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

Development Permit Area are an optional element that can be included in OCPs as set out in the *Local Government Act*. The purpose of this report is to outline the potential for regulation within Industrial Development Permit Areas in the Plan Area (see Appendix A).

Background

Development Permit Areas are a tool that can be used by Local Governments to accomplish certain purposes in land use planning. There are eligible purposes that are defined in the *Local Government Act* that are as follow:

- Protection of:
  - The natural environment, its ecosystems and biological diversity
  - Development from hazardous conditions
  - Farming
- Revitalization of an area in which a commercial use is permitted
- Establishment of objectives for the form and character of:
  - Intensive residential development
  - Commercial, industrial or multi-family residential development
  - Development in a resort region
- Promotion of:
  - Energy conservation
  - Water conservation
  - Reduction of greenhouse gas emissions

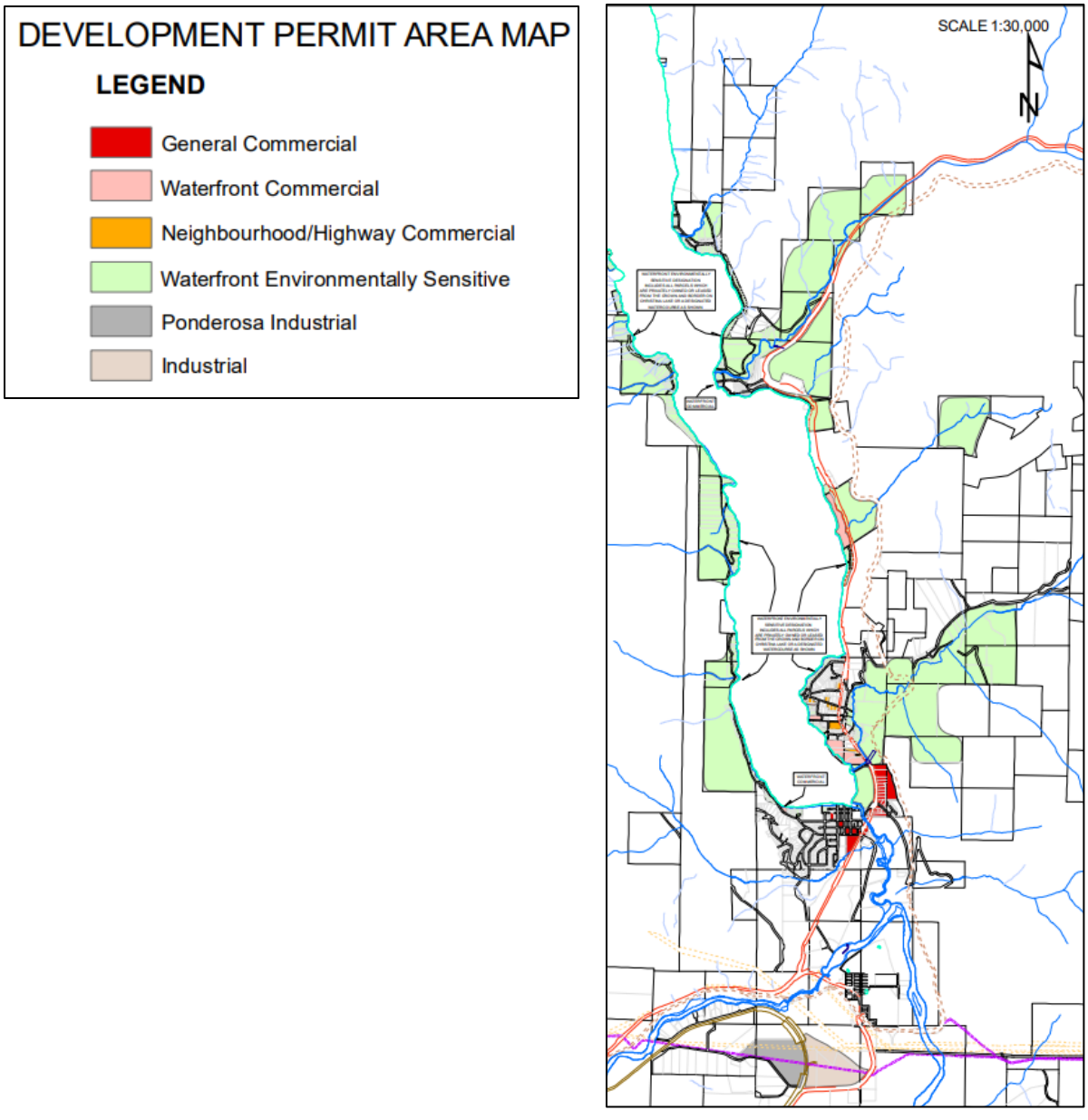
Guidelines are established for a development permit area that describe the actions that must be taken to meet the requirements. In development permit areas, a development permit must be obtained prior to a building permit, and a building permit cannot be issued without an approved development permit being in place.

The current OCP has Section 4, *Development Permit Area Requirements*, which outlines the guidelines for the Development Permit Areas in the Plan Area. There are six development permit areas outlined in the OCP. Three are

for commercial areas: General Commercial; Waterfront Commercial; and Neighbourhood/Highway Commercial. Two are for industrial areas: Industrial and Ponderosa Industrial. The final one is the Waterfront Environmentally Sensitive Development Permit Area.

From policy discussions at previous meetings, the current development permit areas have received general support from the steering committee to remain in place without a specific review of the guidelines contained within.

The Development Permit Areas are shown on the map below (also see attachments):



Industrial Development Permit Areas

The industrial development permit areas are located along Highway 395 south of Christina Lake.

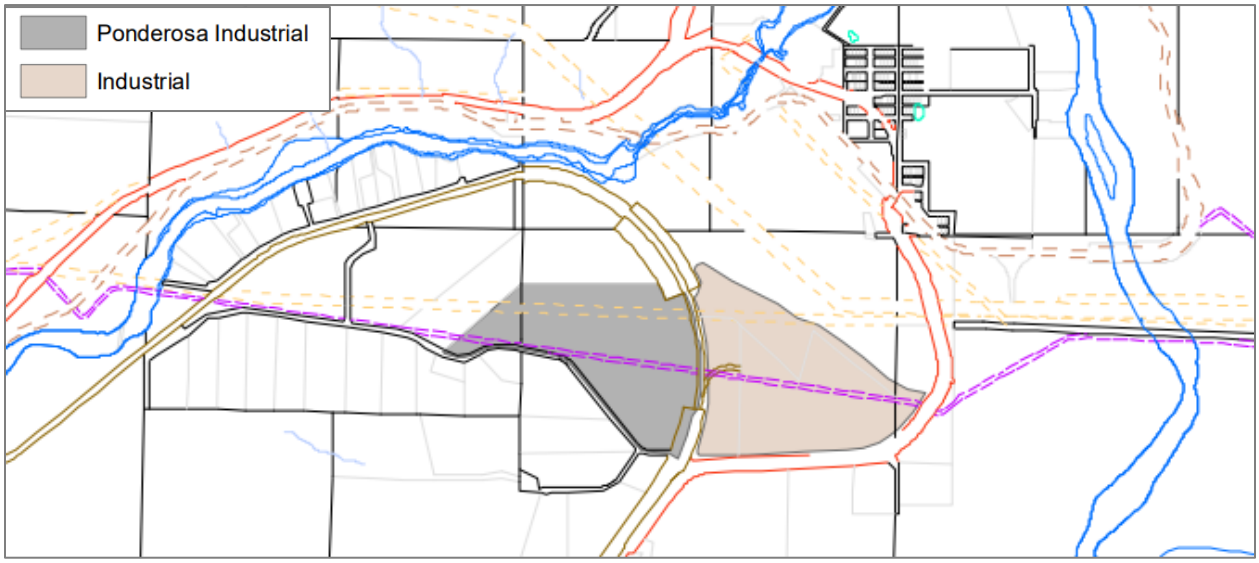


Figure 1: Area C Industrial Development Permit Areas, Ponderosa and Industrial DPAs

Identified Issues

Some of the concerns with industrial areas in the Plan Area that have been reported to the planning department include noise from industrial activities being audible beyond the boundaries of the industrial property.

Current OCP Content

In Appendix A, you will find the goals, objectives, and policies for the Industrial DPA and the Ponderosa Development Permit Area as they are written in the current OCP.
The two Industrial Development Permit Areas in the plan area seek to mitigate the potential impact of industrial activities on neighbouring properties.

Recommendation

Staff recommend that the two industrial development permit areas be combined into one Industrial Development Permit Area, and that the Justifications, Exemptions and Guidelines included here be reviewed by the Steering Committee.

Industrial Development Permit Area

All lands identified as "Industrial" on Map 1: Land Use Designations and Map 11: Development Permit Areas. The Industrial Development Permit Area is designated pursuant to:

- Section 488(1)(f) of the *Local Government Act* - establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- Section 488(1)(h) of the *Local Government Act* - establishment of objectives to promote energy conservation;
- Section 488(1)(i) of the *Local Government Act* - establishment of objectives to promote water conservation;
- Section 488(1)(j) of the *Local Government Act* - establishment of objectives to promote the reduction of greenhouse gas emissions.

Justification

Electoral Area C/Christina Lake's industrial areas are situated to the south of the Christina Lake townsite, mostly along highway 395. Many of the neighbouring properties are rural, with primarily residential uses.

The objective of the Industrial Development Permit Area is to promote efficient building designs and landscaping to improve energy conservation, water conservation, reduce greenhouse gas emissions, and to present an attractive and orderly industrial area that limits the impact of industrial uses on neighbouring properties.

Exemptions

A Development Permit is not required for any of the following:

a) Subdivision of land;

b) Additions to existing buildings that are less than 50 m^2 in area;

c) Alteration of land; or

d) Construction of fences.

Guidelines

The following guidelines will take into consideration the location of the proposed development activity in relation to the current and potential future adjacent land uses. A higher standard of form and character will be applied to parcels and portions of parcels that are adjacent to potentially conflicting land uses such as residential. An application for a Development Permit shall be accompanied by graphic and written materials in which effective means of addressing the following issues, related to the proposed industrial use, are clearly described:

Guideline	Current/New/Modified	Yes/No Comments
Measures to mitigate the impact of noise, vibration, odour, heat, dust and other potential effects of industrial land uses on adjacent lands are encouraged. Examples of methods of mitigation include siting and orientation of buildings; and the use of building materials that absorb sound and vibration.	Modified	
Re-vegetation of areas disturbed during construction activities is encouraged. Coverage by other permeable, dust free surfaces may be acceptable in some cases, however vegetation is preferred;	New	
Landscaping comprised of plant material that is drought tolerant is encouraged;	New	
In addition to screening regulations in the Area C Zoning Bylaw, supplementary screening in the form of walls, landscaped berms, fencing, hedging, planting, other screening materials may be encouraged in the following areas to create an aesthetically pleasing environment and to provide buffers to reduce potential noise, glare, heat, odour, and other potential effects of industrial activities on adjacent lands: • Around outdoor storage areas; and	New	

• Along parcel boundaries adjacent to roadways.		
Access to and from parking and loading areas must not impede traffic flows on roadways and residential and rural areas;	New	
A single access/egress point from the parcel will be encouraged.	Modified	
Access lanes and parking areas should be surfaced with a material that are permeable and minimize dust;	New	
The use of landscaping islands to separate large expanses of parking into smaller subsections is encouraged;	New	
Buildings and structures that are permanent in nature are encouraged;	New	
Buildings finished in light, natural, earth tone colours are encouraged, and that the use of more than two colours for fencing materials is discouraged;	New	
Design lighting to minimize light spill, glare and sky glow. Lighting is to be directed at the ground, using non-glare, full cutoff fixtures.	New	

Attachments

Appendix A: Current OCP Industrial DPAs

Appendix A: Current OCP Industrial DPAs

Industrial Development Permit Area

Area: *All privately owned land shown on the Development Permit Area Map as Industrial Development Permit Area.*

Category: *Designated pursuant to Section 919.1(1)(f) of the Local Government Act, which authorizes establishment of objectives for the form and character of industrial development.*

Justification: *It is a primary objective of this Plan to ensure all industrial noise, vibration, odours, glares and similar consequences of industrial activity are not detectable beyond the boundaries of an industrial property. It is also an objective of this plan to ensure that views of industrial activities are screened from all other land uses.*

Exemptions: *Emergency repairs, which are necessary for health or safety reasons shall be exempt from the development permit process. Subdivision and alteration of land shall also be exempt from the development permit process.*

Guidelines: *An application for a Development Permit shall be accompanied by the following materials in graphic and/or written form:*

A Report prepared by an accredited Professional(s) which describes measures to mitigate effects of the proposed industrial activity. The report must state that noise, odours, glare, dust and similar consequences of the activity will not be detectable beyond the property boundary.

The applicant must demonstrate that the proposed industrial activity is located within a wholly enclosed building.

The applicant must demonstrate the industrial building is adequately screened from adjacent lands.

The applicant must demonstrate that lighting from the proposed industrial activity will not adversely impact adjacent properties.

Appropriate emergency vehicle access must be provided. Development Permit applications will be referred to the local Fire Department for comment. Any recommendation made by the local Fire Department may be incorporated as a condition into a development permit approval.

Ponderosa Industrial Development Permit Area

Area: *All lands identified as "Ponderosa Industrial" on the Land Use and Development Permit Area Maps.*

Category: Designated pursuant to Section 919.1(1)(f) of the Local Government Act - Industrial Area.

Justification: This Development Permit area is located adjacent to Ponderosa Drive, which provides access to several rural residential properties. It is important that access to this area from Ponderosa Drive be controlled to limit the impact of industrial traffic on the rural residential neighbourhood.

Application: A Development Permit shall be required for projects which involve any of the following:

subdivision of land;

the erection of a new building with a total floor area greater than 20m^2;

an addition to any existing building with a total floor area greater than 20m^2.

Notwithstanding the preceding, a maximum of only one construction project resulting in an additional total floor area less than 20m^2 shall be permitted to commence without a Development Permit on any one parcel in any twelve month period.

For the purpose of interpreting this section, any new roofed area covering either an open or enclosed space shall be deemed to be a building or addition and covered ground area shall be considered to be floor area in the case of an open or partially open space.

Exemptions: A Development Permit is not required for:

the erection of a new building with a total floor area less than 20 m^2, subject to the provisions described above relating to application of the Development Permit requirements; or

alteration of land.

Guidelines: Development Permits issued in this area will be in accordance with the following access guidelines:

Road and driveway access to the Ponderosa Development Permit Area from Ponderosa Drive will be limited to a single access point, to be located within 100m of the Burlington Northern Railway crossing. Access to all developments within the

Ponderosa Development Permit Area will be provided via an internal road to minimize the impact of industrial traffic upon rural residential use of adjacent areas. Additional access directly from Ponderosa Drive will be permitted if required for fire protection purposes, as confirmed by the local Fire Chief, subject to the Fire Chief's approval, additional accesses should be gated to ensure that they are utilized for emergency purposes only.

Where the internal road is proposed to be a frontage road running parallel to Ponderosa Drive, a minimum separation of 80m between the roads shall be provided where it is possible to do so.

Commercial Development Permit Areas

The commercial development permit areas are located along Highway 3 and Kingsley Road. There are three commercial development permit areas: The General Commercial; Waterfront Commercial; and Neighbourhood/Highway Commercial.

Identified Issues

Some of the concerns with commercial areas identified are:

- A perception that development permit guidelines are not being followed by certain businesses in commercial areas.
- Bylaw enforcement concerns:
    - The challenge of enforcing development permit guidelines after construction is complete.

Current OCP Content

In Appendix A, you will find the goals, objectives and policies for the Neighbourhood Commercial DPA, the Waterfront Commercial DPA and the General Commercial DPA as they are written in the current OCP.
The three commercial DPAs in the current OCP all use the provisions of the Local Government Act for the revitalization of areas in which there is a commercial use and for the form and character of commercial developments. These DPAs focus on requiring new commercial developments at Christina Lake being aesthetically pleasing, having consistent building design, that blend into or complement the surrounding neighbourhoods.

Recommendation

Staff recommend that the three commercial development permit areas be combined into one and that the Justifications, Exemptions and Guidelines included here be reviewed by the Steering Committee.

Commercial Development Permit Area

All lands identified as "Commercial" on Map 1: Land Use Designations and Map 11: Development Permit Areas. The Commercial Development Permit Area is designated pursuant to:

- Section 488(1)(d) of the *Local Government Act* – revitalization of an area in which a commercial use is permitted;
- Section 488(1)(f) of the *Local Government Act* - establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- Section 488(1)(h) of the *Local Government Act* - establishment of objectives to promote energy conservation;

- Section 488(1)(i) of the *Local Government Act* - establishment of objectives to promote water conservation;
- Section 488(1)(j) of the *Local Government Act* - establishment of objectives to promote the reduction of greenhouse gas emissions.

Justification

Electoral Area C/Christina Lake's commercial areas are situated mostly in the Lavalley Point neighbourhood, along the Highway 3 corridor of Christina Lake and in the townsite. Many of the adjacent properties are residential. In an effort to prevent conflict with residential uses on surrounding rural properties, the Industrial Development Permit Area focuses on minimizing the potential impacts of industrial uses on the use and enjoyment of other lands in the general area. It is important that the potential for noise, vibration, odour, glare, heat, truck traffic and similar consequences of industrial activity be mitigated on neighbouring properties.

Exemptions

A Commercial Development Permit is not required for any of the following:

a) Subdivision of land;

b) Site preparation and maintenance including the alteration of land;

c) Minor alterations to buildings or structures not involving additional floor area;

d) Construction of fences, additions such as decks and stairs.

Guidelines

The following guidelines will take into consideration the location of the proposed development activity in relation to the current and potential future adjacent land uses. A higher standard of form and character will be applied to parcels and portions of parcels that are adjacent to potentially conflicting land uses such as residential. An application for a Development Permit shall be accompanied by graphic and written materials in which effective means of addressing the following issues, related to the proposed industrial use, are clearly described:

Guideline	Current/New/Modified	Yes/No Comments
Buildings should be sited to face a public road, the lake, or open space such as a square. The rear walls of buildings should not be visible from a public road or lake.	Modified	
Buildings shall be finished on all sides with consistent	Current	

exterior materials and colours to be used on all building facades. An artistic rendering showing the building in colour will be provided.		
Building designs, colours and materials, which harmonize with and accentuate the natural setting of Christina Lake are recommended.	Current	
Buildings should be of low profile and setback 15 m from CL or tributaries.	Modified	
Buildings will have safe, practical access and parking areas for passenger vehicles. A plan showing parking areas with proposed traffic circulation patterns must be provided. Parking areas and driveways for the new developments should be surfaced with a material that is permeable and minimizes dust.	Modified	
Landscaping should be implemented to enhance the appearance of the commercial area.	Current	
Screening in the form of permanent vegetative buffers, fences or a combination thereof may be required between commercial and residential properties.	Current	
Developments which involve multiple uses on one property are strongly encouraged. Any development, which	Current	

incorporates the concept of a well-designed central gathering place and focus for the community, will be favorably received.		
Signs should be consistent with building designs and complement their surroundings.	Current	
Service and storage areas shall be screened to diminish their appearance or impact.	Current	
Design lighting to minimize light spill, glare and sky glow. Lighting is to be directed at the ground, using non-glare, full cutoff fixtures.	New	
If the property borders on Christina Lake or a tributary stream, the Environmentally Sensitive DPA guidelines also apply.	Current	

Questions

1) Should provisions to vary certain regulations be provided for in development permit areas?
    a. If so, what kinds?
    b. How much?
    c. Keep in mind that use and density cannot be varied.

Attachments

Appendix A: Current OCP Commercial DPAs

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Zoom Meeting

Wednesday, September 7, 2022

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Kathy O'Malley, Dianne Wales, Suzanne Paquette, Phil Mody, Jeff Sim, Donna Wilchynski, Annie Rioux, Jennifer Horahan

Regrets: Jason Taylor

The meeting began at 6:03 pm.

1. Adoption of Agenda and Minutes

That the September 7, 2022 Electoral Area C/Christina Lake OCP Review agenda be adopted.

- Annie and Phil accepted.

That the May 4, 2022 Electoral Area C/Christina Lake OCP Review meeting minutes be approved.

- Suzanne and Phil accepted minutes.

2. Updates and Follow Up from Previous Meetings

- Open Houses were well attended – lots of notes to be compiled
    - Questions from the Open Houses and Questionnaires being compiled still and a report with all that information will be shared to inform draft plan review.
- No meeting in October because of elections and Senior Planner being away.
- OCP Steering Committee decided to poll all members about the December meeting via email.

- Steering Committee member asked about a policy regarding advocacy for power, such as Cascade Power Company and policy regarding environmental social governance (ESG).
- Committee member asked whether we can require clean up of sites? Such as the Bell pole site.
- Discussion of a provision fund for commercial buildings, something for rehabilitation.
- What sort of bonds are required for development permits?
- Question regarding how we define institutional uses and whether that would include prisons and rehab or halfway houses.

3. Land Use Designation Map

- Land Use Designation map was displayed at the August Open House. Senior Planner discussed some of the changes that have been made and others that are yet to be made, including:
    - Natural Resource areas – being shown as two different designations on map RUR1 and RUR2
        - RUR1 private land
        - RUR2 public land
    - Initial thinking around this was that the private land would be changed to Rural Land Use Designation – same as what is on Fyfe and Ponderosa Estates.
    - When setting up the map, the rationale for this became less clear and decided to separate into RUR1 and RUR2 – more though needs to be put into this and we'll look more closely at it when we start reviewing the OCP in total.
    - A couple of other changes that have come up – natural resource land on Sunflower Rd – some lots stretch to the waterfront and it would make sense to have the waterfront residential designation stretch to that area.

4. Industrial Development Permit Areas

- All guidelines – Committee wanted to see the word 'encouraged' replaced with something stronger, such as 'required'.
    - Discretion for decision maker comes from the way that the mitigation happens, but that some mitigation is required.
- Discussion of single access/egress point from parcel – use of word required instead of encouraged was wanted by committee– provision

should be made for an access or egress that is for the exclusive use of the Fire Department.

  - Though it should be noted that if an egress isn't used regularly, it can become a hazard.

- Discussion of how to extend dark sky policy to residential areas as well through a bylaw.
- All other guidelines were supported.

5. Commercial Development Permit Areas

- First policy – the suggestive language "should" was preferred by the committee.
- Committee did not want the colour schemes to be limited to earth tones.
- Committee also suggested that a focus be placed on encouraging the use of Fire Smart materials.
- Committee preferred that low profile be replaced with fewer than two stories.
- Committee member suggested that for parking, that we require larger spaces than we currently do.
- Mention xeriscaping in relation to landscaping and encourage the use of green spaces – including for common gathering places.
- Support for the screening of storage areas and loading docks.
- Support for all other guidelines.
- Question around inclusion of variances in DPs – Committee generally felt that variances should be publicly reviewed and so minor variances should not be included as part of DPs.

6. Action Items

- Senior Planner will be providing an engagement summary for the summer open houses.
- Senior Planner to find out whether lighting requirements can be within zoning.

7. Adjournment

The meeting was adjourned at 7:54 pm.

Regional District of
Kootenay Boundary

Meeting Agenda

RDKB Planning and Development Department
Electoral Area 'C'/Christina Lake
Official Community Plan (OCP) Steering Committee

Venue
Christina Lake Welcome Centre

6:00 pm, November 2, 2022

1. Adoption of Agenda and Minutes
2. Updates and Follow Up from Previous Meetings
3. Engagement Summary
4. Environmentally Sensitive Waterfront DPA
5. Adjournment

Regional District of
Kootenay Boundary

Staff Report

RE:	Christina Lake OCP Review – Draft Summary of Public Engagement (2016-2022)		
Date:	November 2, 2022	**File #:**	C-55
To:	Christina Lake OCP Steering Committee		
From:	Liz Moore, Senior Planner		

Issue Introduction

The Local Government Act states that during the development or amendment of an Official Community Plan, the proposing local government, "*Must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected*."

The following describes the opportunities provided to members of the public throughout the review of the Christina Lake Official Community Plan and the comments received.

Background

The OCP review began fully in early 2018, following the completion of the Christina Lake Nature Park Management Plan.

A summary of the public engagement efforts are provided below.

Date of Engagement	Format	Topics	Results/Comments
November 2016	Intro meeting	Park Management Plan and OCP review	-
October 2017	Open House	- Draft Park Management Plan OCP review - Parks and Rec - Invasive Species - Solid Waste - Mosquito Control	-

~24 meetings From February 2018 to November 2022	Steering Committee meetings	All topics covered in Plan	8-18 committee members and Area C Director, Grace McGregor
2018	Survey	RVs, seasonal accommodation, Short Term Rentals, Chickens and Bees, nutritional food, minimum floor area, minimum dwelling width, form and character, housing density, minimum parcel size for rural lots, unsightly premises, noise bylaw, bylaw enforcement, cannabis, agriculture, environment, transportation, parks and recreation, economic development, values	Survey Results are compiled in Appendix A
2018	Open House	2018 Survey Results	Comments received are included Appendix C below.
2020	Online Survey	Accommodation, values, signage, services/amenities, commercial areas, participation in OCP review.	Survey Results are compiled in Appendix A
Available 2020 to Present	Online Engagement	Steering Committee Agendas and Minutes, Open House materials available for download.	Comments received are compiled in a table in Appendix B below.

June 16, 2022	Open House at Christina Lake Community Hall	Draft OCP policies and Maps were displayed and staff were present to answer questions and provide information	Comments received are compiled in a table in Appendix C below.
August 11, 2022	Open House at Christina Lake Community Hall	Draft OCP policies and Maps were displayed and staff were present to answer questions and provide information	Comments received are compiled in a table in Appendix C below.
2022	Survey	Shipping containers, RVs, bees, chickens, short term rentals, housing density	Survey Results are compiled in Appendix A
TBD	APC meeting	Draft reviewed OCP	Comments received from the APC will provide information for the Board of Directors on how to move forward with this
TBD	Public Hearing	Draft reviewed OCP	Comments received during the public hearing will be provided to the Board to consider for their final decision.

Summary of Issues Raised

Issues commonly raised throughout the engagement process include recreational vehicles on parcels in the community, boats, shipping containers, unsightly premises, noise, fireworks, the housing crisis, protection of the lake and the natural environment, self-sufficiency, pathways and safety for pedestrians and cyclists, protection of the night sky, forestry, and seniors housing.

<u>Recreational Vehicles</u>

There are members of the community who are concerned about people living in RVs and the number of parcels that are occupied by RVs exclusively. Then there are those who wish to reside on their parcels in RVs for part of the year. Others wish to have year-round residency in their RVs. Others wish that more than one RV would be permitted on a parcel, for friends and family members to come visit.

Currently the Zoning Bylaw permits: "The non-commercial use of one recreational vehicle or tent for seasonal accommodation." Seasonal accommodation is defined as 180 days per calendar year. There is a zoning amendment waiting to be passed (Bylaw 1773) that proposes to include the following wording: "Residential occupancy (maximum of two years) in a manufactured home or recreational vehicle for the parcel owner while a dwelling unit is under construction, provided the owner first signs a notarized statement of intent to cease occupying and remove the manufactured home, or cease occupying the recreational vehicle, within 30 days after the dwelling unit has been completed."

The results from the 2018 survey showed that 81% of respondents (386 of 473) supported the current regulation allowing seasonal accommodation for one RV for non-commercial use and 70% of respondents (333 of 471) did not wish to see that among continuation of the current 180 days.

The 2022 questionnaire showed that 62% of respondents (109 of 175) did not support shortening the time to 60 days per calendar year. Also, 52% of respondents (70 of 134) did not support changing the number of RVs permitted for seasonal accommodation.

This would indicate a general support for maintaining the regulation as it is in the Zoning Bylaw.

<u>Boaters/Wake Boats/Moorage on Lake</u>

- Speed of boats
- Size of wakes and erosion of shoreline.
- Boats being moored on the lake.
- Motor boaters not slowing down or giving space to non-motorized boats.

<u>Shipping Containers</u>

There has been some interest expressed by community members of prohibiting or regulating shipping containers, particularly in the commercial areas of Christina Lake.

A question was in the 2022 questionnaire concerning prohibiting or regulating shipping containers. A small majority of the responses showed an interest in regulating or prohibiting shipping containers.

Unsightly Premises

- Disorderly properties.
- Weeds.

Noise

- Desire to maintain the peacefulness of the community.
- Disruption from party boats and large groups staying at vacation rentals.

Fireworks

- Disruptiveness and fire concerns

Housing Crisis

- Seniors Housing
- Housing for Children

Protection of the Lake and Natural Environment

- Septic Systems
- Riparian area erosion from wake boats

Self Sufficiency

An interest has been expressed in having greater self-sufficiency at Christina Lake, specifically in the form of small agricultural production. Interest has been shown by some in having some back yard food production, such as chicken and bees, permitted in residential areas.

The 2018 survey and the 2022 Questionnaire both asked about permitting chickens and bees in backyards. In 2018, the question included whether both should be permitted in residential and waterfront residential areas, to which 53% of respondents said no. In 2022, two questions were asked specific to bees and then chickens, in residential areas. For bees, of the 174 respondents, 79% supported them being permitted in residential areas, while for chickens 60% of the 176 respondents supported them being permitted.

Pathways and Safety for Pedestrians and cyclists

- Pathway from East Lake Drive to south end of Lake

- Slower speeds on highway through Christina Lake
- Crosswalk at Kingsley

How Issues were Addressed in the Plan

The issues identified above are either in the jurisdiction of another government body (i.e. boating), would be addressed in the zoning bylaw (e.g. regulation of RVs) or another bylaw, such as a noise bylaw or unsightly premises bylaw.

For issues outside our jurisdiction, we can make policies advising advocacy to a senior level of government. This has been done for several concerns.

- Advocacy to Transport Canada for enforcement for boating laws and consideration for further regulation of speeds.

Policies have been put in place

Appendix A: Feedback from 3 surveys: 2018, 2020, 2022

2018 – See attached report.

2020 – See attached report.

2022 Questionnaire plus Questions at Open Houses

Q1: Do you support the prohibition of shipping containers in commercial and residential areas?	
Y	69
N	61
Other	27
Comments	- used year round as housing. My sister has a shipping container home. It's beautiful. Storage is fine as long as the property is maintained. - storage out of site allows for better security and neighbourhoods. - Limit of 1 per property - N – commercial, Temp – Residential - I feel specific guidelines can be put in place, especially for safety purposes. A monitoring system could be implemented. - should be allowed in commercial zones only - these have been used for years, and should be owners discretion. - shipping containers can be used as storage, so prohibiting them could result in unsightly yards/areas. - residential maybe require them painted so they are rusty eye sores - They offer safe and reliable storage options. CL is growing, people need to store stuff while building, etc. - Better than tarp sheds. - Some yards look worse than the shipping containers. - Nothing wrong with shipping containers. Some look better than existing sheds. - Containers are fine, regulation as to size/#/visual impact is necessary. - Reasonable regulation is necessary. - Shipping Containers should have a time limit? - Limited time, let’s be reasonable, while people prepare their property to accommodate their belongings held within the container! Support each other

	- No Shipping Containers unless small and out of public view. - What would other options be if no containers? - No Shipping Containers unless small and out of public view. - What would other options be if no containers? - - Yes with only in commercial and making sure they don't get unsightly. The mural one by the cannibas shop is beautiful. - Should be allowed in commercial zones. - yes only in non-residential areas Please! - yes - temporary for construction. - yes temporary use only, i.e. construction. - No containers on residential lots. - Commercial and residential should be separate policies. I'd support no containers on residential, but not commercial. - They may be okay if they are really nice, but how can you regulate this? - Comm - yes, Residential - temp? - No containers - they end up looking like junk - Yes - only during construction etc. - No - not in rural areas - why allow a mess that can be contained - No, some people have small living quarters and can't keep everything inside an rv. This was asked at last meeting and many answered no. - no containers - end up looking like a commercial junk yard.

Q2: Do you support limiting the occupancy of an RV on a property to 60 days per calendar year?	
Y	55
N	70
180 days	39
Other	11
Comments	- If people have been using an RV location for a long time already; perhaps they could have their use of it grandfathered to the longer designation. - Leave at 180, but need a permit for short term use for 2 more RV's. - Require a temporary permit for two additional RV's for 2 weeks or less - Why is this an issue? - There needs to be a chance at exceptions, i.e. elderly parents or 1 occupant

	- Housing shortages dictate that this is a viable option for low income people. As long as property is not an eyesore. - with a housing crisis and rental housing limited it is not common sense to be restricting housing. RDKB should be exploring more housing options including reducing the minimum acreage requirements in RR3 areas to 10 acres - allow all the time. - With exceptions (ie. Building a house). - my concern here is risk of homelessness, tolerance and support of all people is community. - Some use an RV as primary residence . They should not be forced out. Do not contribute to homelessness/housing problems. - many landowners use their RV for vacation purposes so they are only in the area or yard - some live in them for part of the year & travel or live in while building - dependent on location/zone perhaps by special permission (No House Yet!) - There should be regulation of property maintenance of the lot and one rv only and greenery left on property. I would support tiny homes more. - yes - property taxes paid on permanent structures. - Yes. Permits can be an option for house builds. - 180 days is reasonable as long as it is ONE RV and that is enforced. - People bought these properties for the RV purpose they should be able to stay as long as they want. - There are many well looked after RV properties that are used much longer. - It's my property - I have a right for a place to live. Cannot afford to build a house that is 622 sq. ft. - It would be too hard to enforce. 60 days is too short. - Housing needs being met more than 60 days needed (E. Hill) - A little late to enforce when you see more and more RV's placed on property purchased for summertime. Not everyone can afford a cabin or house, but can afford an RV. - Multiple RV's and longer length in residential designated areas. - Not everyone at the lake has 4,000 sq foot home. Many long timers here, family , visitors may-oct, reunions etc in summer. Let us enjoy! - It can be necessary housing.

	- I think 180 days in reasonable as long as this can be enforced.
Q3: Should we allow more than 1 RV to be occupied on a property at the same time?	
Y	59
N	70
Other	5
Comments	- Limit of 1 RV per lot - But limit of 3 or relate to property size. - For short periods say max 3 weeks per instance or permit required. - 2, limit to 30 days - This is usually only for summer months, otherwise stored there (some share land with family) - the extra RV's are usually occupied by visitors. Restricting the reasonable number doesn't sound necessary. If there is an unreasonable amount, then that shouldn't be allowed. - People should be able to have guests or families stay with them even if they live in an RV - Depending on building plans or family needs (# persons per household) - But qualify with "yes" if situation is temporary. I.e. family coming to visit for a couple of weeks. - Providing a house already exists on said piece of property. - Yes with a short term regulation - As long as there is a home occupying the property. - limited 2 RV's occupied - depends on services the property has - Max 2 - Max 30 days - depends on size of lot - NOT MORE THAN 2 - only 1 @ a time - organize a neighbourhood of trailers not in already formed - + no trailer neighbourhoods. - once again prohibiting housing options is foolish. - Not on a permanent basis, but for an occasion such as a family gathering…maybe? - As long as there is adequate sewer facilities for 2 RVs and as long as property is not an eyesore, ie. 2 septic tanks or regular dumping @ offsite disposal, - only for short term visitors (2 weeks or less) and then limited to 3

	- 1 RV per site. Additional RVs by permit only with a 2 week limit.

Q4: Do you support permitting backyard bees as a use in residential areas?	
Y	136
N	36
Other	2
Comments	- leave hobbies. Farmers need work too. - Bear smart - limit the neighbourhoods - 1 ha size. - bees need a break - As long as they are secured we need more bees - one person said no because they were allergic - With regulations including area, size limitations, bear smart - low incomes dictate that this a viable option for job opportunity - depending on location - if properly fenced - on acreages - limited and bear safe - Community self-sufficiency is imperative - many people are allergic to bees, so having them in residential areas could be a death threat. Bears as well could be a nuisance because of the bees. - but how many hives

Q5: Do you support permitting backyard chickens as a use in residential areas?	
Y	107
N	67
Other	2
Comments	- no roosters - small scale - with bear smart principles - leave these hobbies to farmers. - Limited permission. 1/2 acre and above. Bear Smart. Certain Numbers of chickens. - Yes limited 3 backyard more for larger lots. - limit the number of hens allowed - no roosters. - mitigate smell/noise and I'm a maybe. - only rural areas

	- limit the amount and no roosters - if size of property is 1/2 acre? or larger. - Not near the waterfront. - yes but limit to 3. they stink. - no rooster. Needs to be fenced, limit # of chickens. - NO! The stink coming from chicken coops is not something I want to smell daily. - Limited - As long as they are properly cared for and not overcrowded. - again self-sufficiency - we can buy eggs very local. - limit to 3 only. They are smelly. - with appropriate regulations. - only 6 maximum, but no roosters - no roosters - limited and bear safe - 6 maximum, no roosters - 6 chickens - more on acreages? No roosters. - Unless property is at least one acre - no roosters - depending on location - but no roosters!! - 3-10 no roosters if over 1/2 acre and no roosters in neighbourhood unless neighbours agree - within reason I have 4 girls

Q6: Do you support regulating short term rentals at Christina Lake (such as AirBNB and VRBO)?	
Y	100
N	43
Other	5
Comments	- Yes but enforcement difficult - very important to keep the peace in a neighborhood. There must be rules/regulations and guidelines of how many on a street as well. Look to Nelson to see the great work they have done with this problem. - regulate and require permits/ septic checks. - to keep it under control. - needs to be regulated - neighbours need protection. - regulate with permits and by-law enforcement. - regulation can be good for the rest of the lake - 1. tourist fee, 2. standards re # of users and septic, 3. quality offered for renters standardized.

	- regulate with permits + by-law enforcement. - A person should make their own decisions on their property. - No!! Stop restricting a free economy! You have no RDKB economic plan save bring in restrictions. - No - it is so hard to regulate it simply is not worth it. PS: This could seriously undermine affordable housing initiatives. - Also providing lake user (boater) guidelines!! - Maybe - need more info - improve standards of rentals. - lots coming and going - should be licensed. - Don't understand how this would work and what regulation means - our economy in Area C is tourist based. Why would you restrict people from gaining a cash flow to help pay their taxes. - why? - If you own a property you should be able to rent it if you need or desire to. - I'm on the fence about this. I'd like to see what the regulations are before I give my opinion. - it is hard enough for tourists to find accommodations for families. - what sort of regulations?

Q7: Do you support duplexes, triplexes and townhouses being permitted on parcels, provided there is adequate water supply and wasterwater disposal?	
Y	103
N	40
Other	1
Comments	- Not on the waterfront. - In commercial zoning only, not residential - Yes, with ecological concerns studied. We need housing! - Yes - there is a need for more affordable & more dense housing. - but limit according to property size - zoning based regs needed? - with height restrictions - under what zoning - our property is forbidden and we have between 4,000-5,000 sq. feet in part due to regulatory restrictions

	- this is vague. - there isn't enough housing for people so as lonas it's taken care of, it's valuable to provide it. - staff housing - let's help families looking for housing. - Kingsley Rd. is the only Rd. in CL that is discriminated for its potential use. So yes if universal, but no if Kingsley Rd. is still discriminated against. - I also support multi commercial/residential units. This may work well on Santa Rosa where commercial properties area across from Residential. - Housing is needed, so let's do what we can for affordability. - as a young person this is a large issue for me as I see it as a way to address housing supply and affordability issues. -

Other Comments

- For Bylaws on the books, enforce them. Don't make neighbour complain against neighbour.
- Open lake access points for all to use!
- Limit storage of RVs on Residential lots to one only.
- Force owners to deal with buildings that have collapsed. (Christina Lake Motel and Campground). Terrible welcome to see that as you arrive at the Lake!
- Anything happen re: rail grade
- Clean up behind Pizza Store. Clean up old trailer covered with blue tarps on around town.
- and acreage in Fife needs to be down to 10 acres and S. Rosa.
- Clean up Chandler! Remove garbage trailers with blue tarps. Clean up Crow and Bear lot, eye sore!!!
- Enforcement needs to be proactive rather than complaint driven only. Complaint driven is not working.

Appendix B: Feedback from Join the Conversation

Metrics from online launch of project (February 2020 – June 1, 2022)

Total Visits	Aware Visitors[1]	Informed Visitors[2]	Engaged Visitors[3]
1.5 k	1 k	562	101

Forum Comments

The Forum function on Join the Conversation is a way for people to ask questions and have conversations about items.

3 comments were made in the Forum by 3 participants.

Date	Username	Comment
2021	Westcoastdan	Hello, I live year round and own property in Christina Lake. I am concerned with the proliferation of impromptu "RV" lots that seem to be popping up in our neighborhoods. This can be any where from 2 to over 5 units parked permanently on a lot that is zoned as single residential. I have heard that some of these RV spots are either rented out as a vacant spot to park your own RV or are rented in the short term as a turn key package with use of the owners RV included in the rental. I feel this has major negative issues on our community, including but not limited to parking, population density issues, noise, water usage, and waste disposal. I know that we have bylaws that are supposed to stop this type of behavior but a short drive around would seem to indicate that these bylaws are ill-enforced. I cherish the sense of community and peace that we have

[1] An Aware Visitor, has made at least one single visit to your project, but have not clicked on anything.

[2] An Informed Visitor has taken the 'next step' from being aware and clicked on something (e.g. another project, a news article, a photo, etc). A click suggests interest in the project.

[3] Every visitor that contributes to the tool is considered 'engaged'. This means that they posted a comment on the guestbook, asked a question.

Every engaged visitor is also informed and aware and every informed visitor is also aware.

		had at the lake and feel that if this issue is allowed to continue it will further degrade. Christina Lake should not evolve into a short term RV park, with all the drawbacks that this would entail.
	Mfairweather and srplanner	Question and answer on where to find information.

Stories

The stories function on Join the Conversation allow people to express their ideas and tell their story about the topic at hand. It allows people to provide long form accounts of personal experiences and identify what matters to them. It's a helpful tool for identifying the values and concerns of community early on in a consultation process.

There have been 14 stories contributed by 14 people, all of which were submitted in 2020.

Date	Username	Comment
May 6, 2020	Jeff Olsen	My Story We moved here 12 years ago due to the weather, environment, rural atmosphere and recreational opportunities and peaceful lifestyle the previous allow. We did not move here to be play a part in overdeveloping and urbanizing one our Provinces gems. That may be a funny thing to say but it seems many like to measure a communities value by it's economic development first and foremost. Economic development being more people, more houses, more jobs more money, more, more and more until the place is overrun and congested to the point of being less attractive to those who want to escape the infernal economic machine and rat race. Progress does not need to be Remote to Rural to Urban to Metropolitan to be deemed as successful. Progress can be measured more effectively by examining the quality of life that people enjoy, health, safety, education, recreation, social stability, feeling of community etc.

		Looking forward 10 years I would like to see a greater interest in preserving what we have as opposed to continuously and consistently looking for ways to increase our "economic net gain". Some important issues to focus on would be, -seniors housing and support yes we tried that without success but maybe now after watching the effects of C19 we can have a different perspective, the winter population of Seniors in the community may now be much larger as snowbird options may be effected by the C19 issue complicated by insurance issues for out of country travel. -greater protection of our environment and respect for the boundaries we have created thus far to protect it, we are doing some good things but we are still encroaching on and stressing the limits in many areas, much room for improvement to be had in all areas of land, water and air, -a recycling, reuse and reduce initiative that goes beyond the basic, we are still filling our landfill with many things that could be better dealt with, -a clean air policy that addresses the smoke filled skies and toxic air we endure from back yard waste burning every fall and spring, -tangible support and promotion of agriculture for food purposes, our local food security is not very good at this time and once again the C19 issues have highlighted the issues surrounding, production and delivery when relying on others to feed us, -supporting our youth, better said our teens who are "expected" to act as adults but just aren't there yet, at this time we offer them very little, no place to hang out and not much available that addresses their needs which are much different than ours,,, This all may sound a bit unrealistic to some but what we all need and probably know is that the present systems we hold so dear are not sustainable, don't adequately address many of

		our issues and that eventually we will need to make some drastic changes in how we plan for our futures and live our daily lives, yes we will give up a few things but in turn the gains will balance the perceived losses. The greatest critique of "suppressing" development is loss of jobs, but those may be conventional jobs in sectors that really don't give us meaningful progress, when one looks towards a saner existence jobs will be found there as well,,,,there will always be something to do, just what the direction we want to take is the question.
May 8, 2020	Adoralady	Keep it, beautiful Moved here many years ago for the natural atmosphere! I want to make sure my kids and grand kids get to enjoy the beautiful area. I don't want to see big developments or cutting up of properties too small. -Minimal lights so you can see the stars - the nature park to stay natural ! - more parks -A crosswalk by Kingsley road . -slower speed limit through the lake .
May 22, 2020	hollydolly	The world according to me would be….. Noise bylaws that are enforced. Restrictions on wake board boats eroding shorelines. Keep the night sky. Protect residential neighbourhoods from commercialization. Protect lake water from unsafe septic systems. Designated boat trailer parking. Proper bike/walking path from Eastlake to core area shopping.
May 23, 2020	tanisms	How Christina Lake Became my Permanent Home I'm originally a city girl, born I Los Angeles, grew up in Victoria, worked in Vancouver. A gal

		I worked with and who has been a friend for over 50 years now, allowed me and my family to stay in her rustic cabin back in 1968. My husband fell in love with th Akers and suggested we acquire a piece of property. Ever the practical one, I reminded him that we didn't even own a home so how on earth did he suggest we buy recreational property! Details aside, four years later we learned of a lot on the lake going for $5,000 and decided to get a loan to buy it. Friends thought we were out of our minds because we still didn't own a home. Every summer for the next five years we worked on the bare lot learning, erecting free-standing rock walls with the rawmaterialsat hand, until eventually we had saved enough money to hire a local builder to start construction. By this time we had also managed to finally own a home, so life was good. Our builder was a wonderful man who allowed us to build our "cabin" piecemeal, as we accumulated savings for him to add more to the structure (2 1/2 storeys eventually). Following both our retirements, in 1992 we were ready to sel our home at the coast and turn our summer retreat into our permanent home. My husband was gung-ho to leave the big city behind, but I have to admit to some trepidation. I immediately joined two community organizations, became involved, met people, and as they say, the rest is history. Wild horses wouldn't get me back to the big city now unless I'm forced into it by circumstances beyond my control!
July 9, 2020	jmc	Quiet and smoke free I love it here and have been coming here for 60 years. I like the suggestion of another writer for a safe bike/walkway from the Alpine area to the Chritina Lake town. It's not a good bike ride on the highway so going to the 'other end' requires getting in the car. I would love to ride my bike if it was safe. It would be great to have more/some monitoring of boom boats - the boats that sit on the lake with their stereos booming on summer days. I would like to see

		burning banned during the summer months. Or perhaps to a schedule (ie one day per week between x and y hours).
July 19, 2020	jsc	Protect the lake Changes - Stop the damage to the shoreline by restricting the flooded wake boats' wave impact. These boats create storm size waves all day long ruining the shoreline environment. Healthy shorelines are important to the overall health of the lake. I would like to see the police boat effectively keep these boats further away from the shoreline. The police boat could also be helpful in managing the level of music and un-muffled engines. Stay the same - keep the shoreline healthy and natural. Protect the peace and quiet. Most residents prefer the quiet, clean atmosphere and are willing to work towards it. We need rules for our tourist groups. They are here for a short time and understandably want to make the best of their time here but it should not be at the expense of the rest of us. This is our home. We need boat and noise bylaws to restrict the damage to our lake and lifestyle. Some lakes have designated certain times/days for this type of disruptive activities.
August 3, 2020	Sand Dollar Store	Business Signage Hi, I'm Julie Randall from the Sand Dollar Store. We first opened our business 5 years ago. At that time, I could not find an answer to our "highway signage" request. I basically was told ,you can put them up where you want but dept of highways might take it down for plowing and you could find you sign In the ditch.

		This past winter, the Dept. Of highways took the signs down (sawed the posts down), didnt advise, and removed them from site. After having to make several phone calls, we tracked them down at the highways' yard! They claimed they tried to get a hold of us but did not! A few selected signs of some businesses were left up and quite a few including ours were not! My request is for this committee to look into a space on either side of Christina Lake so all the businesses have the opportunity to post their sign without a bunch of individual signs up and down the highway. OR one big sign with all businesses posted on it. And an agreement with dept of highways to leave them alone! If possible, I would like to be a part of this conversation!!! Thank you
August 9, 2020	mmkatthelake	Regulations on the lake Something happened on my early morning lake paddle today that I'd like to bring up. Each summer I feel I need to get on the lake earlier and earlier and stay closer to shore to avoid boats. So, I do. While I was heading back to my starting point at 7 am, where Christina Creek meets the lake, one lone boat (the only one I saw) came from the north towing a skier and following close to the shoreline. I might have been 50 feet from the buoys at the nature park when said boat decided to cut between me and the buoys, turn, and cut back even closer. The skier did not lose any momentum, nor did anyone seem to acknowledge my existence standing on my board watching and waiting to see if I'd get hit by more than the wake. If the woman driver did not have sunglasses on, I'd be able to take a good guess at her eye colour. These were not young people like everyone

		likes to blame for everything, they were at least middle age. I was honestly shaken by this experience and am clearly upset by the negligence of boaters that I see much too often when it comes to giving paddlers and swimmers room at the south end of the lake. There is a WHOLE BIG LAKE out there. Why are they boating around such a sensitive ecological zone and area of potential congestion? Why are they allowed to? If the driver did not notice me, that's worrisome. If she did and decided to do what she did by choice, well…I can't publish those thoughts, but she and her group have ruined my respect for boaters and those who spend a short period of time here abusing the privilege of being able to enjoy such a beautiful place. I honestly hope there isn't a tragic accident in the future, but I can't say I'd be surprised if it happens. Some actual restrictions and laws for this lake may be the only thing that saves lives and stop it from becoming the free-for-all amusement park it does each summer. Non-boaters have just as much right as boaters to enjoy this lake anytime during the year.
August 10, 2020	Seamarsh	Best place on earth! I have enjoyed Christina Lake since 1969 in our family cabin and probably before that when I was younger. I love the rural peace and the enjoy the nature surrounding the area. I would prefer to keep the lake area "untouched" by human consumption that comes in the form of more development. I would like to see Interfor closely monitored as they log closer and closer to the lake and within lake view. It is happening. It would be great to create some reasonable by-laws that have some teeth for enforcement. I like the peace of the lake which means quiet on most days and nights so all may enjoy the song of the birds by day and the crickets at night. Those that decide the lake is a noisy party zone need to be checked and advised of noise by-laws. This could include properties and loud floating boats. The stars are

		amazing and it would be nice to gaze at them without holding your hand out to first shield the light on properties that insist on having runway spot lights to light up their lake front. How about a "light noise" bylaw. There are all types of boats enjoying the lake. It would be great to educate all boaters on the lake of etiquette to safely use their craft and then to be aware of the wave action caused to shorelines by being too close to shore or wharves. This includes all power boats making a wake. Education is key as a first step, then perhaps a little teeth in a bylaw with regard to wave creation too close to shore or misuse of a craft during operation. I own a surf boat, I drive down the middle of the lake so the waves are dissipated by the time they reach the shore line and I never surf in May or June so as to not cause waves at all. A mussel washing station should be at each boat launch on the lake and education on the risk of contamination should be ongoing. Perhaps we might discuss buoy placement around the lake and plan the best way to have these in front of properties and for what purpose. Some are attaching their boats to buoys, others are "zoning" off the lake to create their own private bays or swim areas. Boaters don't know or don't care where they drive with regard to buoys. How big can a buoy farm be with regard to the number of boats in an area? All good healthy discussions. Bears can be a problem at times and there should be education then perhaps strict enforcement and bylaws for property users to keep all attractants away. Whistler has a best practice for this. If there is a report of a bear in the area, signs should be posted by the CO. It would be great to have more traffic enforcement on the streets around the lake during busy times instead of sporadic patrols and response to call. Perhaps the waterfront properties are in need of septic inspections to advise whether their system are a risk to the lake. It is known that there are properties that leach to the lake. Many properties have fire

		hazards and perhaps a bylaw to keep properties clean of fire fuel should be created. Maybe a free dump day for yard debris would be an incentive. There are always ways to improve a community and it doesn't happen by itself. If we all have ideas then we should all participate in moving these ideas forward. A huge thank you to our elected officials and the employees of the RDKB and to the many volunteers. This lake is a wonderful place to live, lets make it even better.
August 10, 2020	evwilliams	My family acquired a lot and built their cabin on Alpine Rd. 65 years ago and we are still enjoying it. What we most like is the quiet, being able to breathe clean air, see wildlife, and swim. What ruins it is the people who play music from their boats, which one cannot escape from. I would like to see noise bylaws limiting use of acoustics on boats, and limiting noise in general at night. We also need to keep restricting all fires when the fire hazard is extreme. I would also propose that we limit outdoor illumination at night - and even go for a dark sky preserve. Being able to see the milky way, meteor showers, comets, is very special and can be ruined by spotlights and bright outdoor illumination . We have two spotlights that only go on if triggered by motion sensors, which is handy for detecting bears. Beyond that, no need for artificial light. outside.
August 11, 2020	Denise	Fireworks We need to ban the personal use and sales of fireworks in Christina Lake. The Summers are getting busier every yesr with more people letting off fireworks/firecrackers usually under the influence of alcohol which is a deadly mix. They cause huge fire and noise hazards for our beautiful, peaceful community. They also affect the environment and are extremely stressful for the wildlife and pets we cherish.

		There could be a "hotline" set up for people to report infractions and fines levied as a deterrent. Also, laser firework shows should be considered for community events.
August 26, 2020	arogers	Hello! I am beyond fortunate to have a lakeside cabin which my grandpa built in '48-'53. It's still in the family and I spent my entire childhood summers at the lake ('86-'03). My parents, retired, spend 5 months each year there and my fiance and I just returned from one week vacation. This has been the clearest August (o smoke!) I can remember and I'm very happy you pre-warmed the lake for us :) Like many below, I too share the concern that the stereos in boats are getting a little out of hand. Our cabin is mid-lake, and we see a few of these boats each day, I shudder to think how noisy the south end is becoming. I believe the operators of the boats are not aware that sound travels almost perfectly over water - and with the monstrous engines inside those wakesurf boats, the stereo must be turned up to be heard. The wakesurf boats also present an environmental impact with their monstrous wakes. I love tubing behind our bowrider and the wakes are awesome for some jumps, but I swear our dock is starting to come apart with the size of wakes that slam into it on an hourly basis. And the wave impacts will damage the shoreline/remove sand from beaches. My proposition: Ban Jet-powered boats over 19 feet in length. This encompasses the wakeboats and the large stereos. This leads to the enforcement question: We, I feel, are under-enforced on the lake. I saw many boats with way too many people and even witnessed a man-over-board followed by a

		lot of drunk yelling. So no matter what bylaw changes that may come about of this process should be enforced. One more active police boat during summer weekends. The length/motor ban I propose can be enforced during launch. I love the lake and rarely do I feel that relaxed. But there have been some alarming trends of late. Thank you for reading! Andrew
September 4, 2020	dwmulligan	Old folks My wife and I are getting to the stage in life where we need to start thinking about a smaller home with no stairs. We have been looking at apartments in the Fraser Valley but would love to be able to stay at the lake. Maybe the time has come for some property at the lake rezoned for senior housing or multi family apartment type housing?
September 18, 2020	Lifer	Young families I am a full time resident of Christina lake and have been most of my life. I grew up here and am now raising my family here. Something I think this community could benefit greatly from is a multi use community building. the welcome centre and Community halls are great both for tourism and cultural reasons and even certain gatherings. What I propose is a building that can be used for all different types of indoor/outdoor sports for both kids and adults. We've done such a great job paving the way with the new pickle ball courts. Let's keep that initiative going! We need something that no community between here and Beverdell has. Something we can use for gymnastics, dance, rock climbing, trampolining, Boot camp, yoga, Pilates and whatever else we can incorporate! we could run all types of programs During summer months and have great year round programs for year round residents.

		😊😊

Regional District of
Kootenay Boundary

Open House Notes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Community Hall

90 Park Rd, Christina Lake

Thursday, June 16, 2022

Present

Grace McGregor, Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore, Senior Planner; Abbe Teasdale, Water Smart Ambassador; Kristina Anderson, Watershed Planner

Guest:

Members of the Public:

Open House from 4pm-7pm.

Topics Presented:

- Guiding Principles
- Environmentally Sensitive Areas
- Heritage Resources
- Agricultural Resources
- Property Maintenance and Safety
- Natural Hazards
- Sand and Gravel deposits
- Utility corridors
- Transportation
- Solid Waste Management
- Water systems
- Sewer

Proposed objectives and policies were displayed along with relevant maps and members of the public were invited to add comments.

1. Guiding Principles

- Comment placed on Principles 1&2 – I think it's important to remember that we live in a rural area & we moved here to get away from the city whether we live in town or on rural property 😊

2. Environmentally Sensitive Areas

- Yes, I support all the objectives and policies for environmentally sensitive areas.
- Good policies

3. Heritage Resources

- Yes to heritage objectives – Island at outflow of Christina Creek to the Kettle – archeological site?

4. Agricultural Resources

- "To encourage farming practices which minimize impacts on the environment"
    - Yes
- "To support and encourage local food production"
    - Yes on all properties in CL. Food security and sovereignty are very important.
    - Local food production. Yes!
- Allow goats, sheep, chickens. Non-aggressive farm animals that keep weeds down and create nat'l fertilizer.
- Have a food forest approach to highway beautification. Only problem is bears – but get people to maintain "harvest" it.
- Create community garden space at Welcome Centre or other site. Share tools and other equipment. Have a place to process the harvest.
- Community gardens are a good idea.
- Yes, community garden is needed. Welcome centre!!
- Utility corridors?

5. Property Maintenance and Safety

- Yes to all these objectives.
- Who will enforce bylaws and how?
- Noise bylaw and unsightly premise bylaw are necessary.
- I would not want a neighbor that uses his/her property as a garbage dump. There does need to be guidelines.

- People should have the freedom to do as they please with their own property.
- Care and maintenance of property – to ensure their own healthy environment and not encourage wildlife.
- We should promote being a good neighbour but not regulate it.
- Define outdoor storage.
- Outdoor yard burning – please let's get educated on the toxic particulates that our neighbourhoods develop with backyard fires.
- Firesmart – Yes Yes Plus our crown lands by residential. Huge risk there.
- Encourage property owners adhere to Fire Smart landscaping practices.
    - Yes!! Education is needed.

6. Natural Hazards

- Yes, native plants are imperative to our birds, bees, us
- Monitor the perfect green lawns. Drugs to plants.
- "Encourage the planting and retention of suitable native trees and shrubs near slopes and erosion hazard areas such as steep slopes and shorelines."
    - Yes!
- "Consider establishing a Tree Cutting Bylaw/Tree cutting permit area to reduce cutting of trees near erosion prone slopes and other erosion areas."
    - Yes!
    - Good idea!

7. Sand and Gravel

- Have YRB move their dirt back into pot at English Ridge – piles have been there for years ☹
- Yes, manage aggregate operations.

8. Utility Corridors

- Consider the use of abandoned utility corridors for green space and recreational trails.
    - Good idea.

9. Transportation

- Create an active transportation route - separate from HWY 3- from Alpine through to Lavalley Point – and Cascade to Christina Creek.

10. Solid Waste Management

- Compost toilets and humanure from solid waste.
- Move to encourage yard and garden waste to compost and sell back to community
- Absolutely ban from landfills recyclables!!

11. Water Systems

- No comments added.

12. Sewage Treatment

- Only on land that is on lakes and rivers.
- I support this.
- Regs as per engineering.

13. Other comments

- Park space on western side of Christina Lake - Spooner out – consideration for park usage.
- Zoning on Sunflower Road is "Resource" with a small strip of portions of Lot 10, 9, 8, 7 as Residential Lake Front. So Lots 10, 9, 8, & 7 have split zoning. It should be conforming with the other zoning just north of this areas as residential or Residential Lake Front (Doug)

Questions

Question	**Responses**
Do you support permitting backyard chickens as a use in residential areas?	No – 6 Yes – 9 Yes, small scale - 6 Yes, with bear smart practices – 2

Do you support permitting backyard bees as a use in residential areas?	No – 2 (1 saying they were allergic) Yes – 18 Yes, with regulations (area, size limitations, bear smart) - 2
Do you support the regulation or prohibition of shipping containers in commercial and/or residential areas?	**Do Not Prohibit or Regulate - 5**
	They offer safe and reliable storage options. CL is growing, people need to store stuff while building, etc.
	Better than tarp sheds.
	Some yards look worse than the shipping containers.
	Nothing wrong with shipping containers. Some look better than existing sheds.
	Yes to Prohibition - 5
	Support for regulation, not prohibition - 7
	Containers are fine, regulation as to size/#/visual impact is necessary.
	Reasonable regulation is necessary.
	Shipping Containers should have a time limit?
	Limited time, let's be reasonable, while people prepare their property to accommodate their belongings held within the container! Support each other
	No Shipping Containers unless small and out of public view.
	Other
	What would other options be if no containers?
Do you support limiting residential occupancy in RVs to 60 days per calendar year?	**No – 4**
	6 months is fair
	Leave it as it is
	I cannot support the 60 day limit for RV Living. We have to support those who need to live in them verses on the street.
	Housing shortage!

	Yes – 4
	Other – 12
	Restricted to 1 RV per lot, but not 60 days
	More than 60 days OK, but only 1 per property
	Over 60 days per property
	Summer months only
	6 mos for 1 RV/small lot – 2 for larger lots
	Limit of 1 RV per lot – Do not agree with this for short term RV use. Having 2 or 3 RV's for a weekend is what needs to be allowed
	More than 60 days and properties of 1 acre or more can have 2 RVs
	It should have dates instead of days
	Buy a permit to have more than one for 60 days
	Yes, but there needs to be exemptions
	Yes or 75 days as our hot season of guests is 2.5 months
	I support limiting to 60 days in residential. Rural Residential 180 days. Permit for additional RV's for short term (1 week) available.

<u>Other comments</u>

- All of the beach front needs to be opened up to the high water mark and existing structures removed.
- All of the street end beaches need to be opened to the public and existing restrictive signage and fences removed.
- We should have community vegetable gardens as well.
- Open up the beaches to public. No fences.

Regional District of
Kootenay Boundary

Open House Notes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Community Hall

90 Park Rd, Christina Lake

Thursday, August 11, 2022

Present

Grace McGregor, Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore, Senior Planner; Abbe Teasdale, Water Smart Ambassador; Kristina Anderson, Watershed Planner; Donna Dean, Manager of Planning and Development; Freya Phillips, Senior Energy Specialist.

Guest:

Members of the Public:

Open House from 4pm-7pm.

Topics Presented:

- Greenhouse Gas Reduction and Climate Resilience
- Affordable and Special Needs Housing
- Recreation Resources
- Residential Land Use Designation
- Waterfront Land Use Designation
- Rural Land Use Designation
- Commercial Land Use Designation
- Industrial Land Use Designation
- Resource Land Use Designations
- Lake Designation

Proposed objectives and policies were displayed along with relevant maps and members of the public were invited to add comments.

1. Greenhouse Gas Reduction and Climate Resilience

- No comments added. Freya Phillips explained that objectives and policies would likely be updated with adoption of Climate Action Plan.

2. Affordable and Special Needs Housing

- Affordable housing and senior housing options are important for community profile. Look to Rossland's current project.

- In response to first policy: "Allow secondary suites in residential areas in the implementing zoning bylaw." – How to combat/address trend of secondary suites being built first/prior to main house to ultimately increase/maximize sq. footage.

3. Recreation Resources

- A greenway trail connecting all areas of Christina Lake would be beneficial – support climate action by transporting people via human power not vehicles.

4. Residential Land Use Designation

- This 10 ha 30 acre limit is too much. Rural land should be 10 acres not 30 acres.

- We need to start the sewage treatment area at the end of Swanson Road and get started on a sewage treatment plant.

- What is temporary accommodation?

5. Waterfront Residential Land Use Designation

- No agriculture development bees or chickens on water front.

- Property taxes reflect permanent structures. No recreation vehicles beyond one for owner use.

- There would need to be a bylaw limiting temporary

- Eggs and bees sounds agricultural. Best left to non-hobby farmers.

- I think lot size and water/septic should be indicative of how many single family dwellings a lot can have on it. In all land use designations!

6. Rural Residential Land Use Designation

- Yes, sustainability is important.

- Rural 1 ha?? Where is the RR3 designation in the plan – presently 25 acres minimum, but should be 10 acres.

- In response to policy "Preserve the Rural nature of parcels designated as 'Rural Residential'…" - Your rural entrepreneur concept is urban oriented. ALR restricts our making a living and now you want to restrict agriculture further? Why?

7. Rural Land Use Designation

- Change the minimum subdivision to its historic values. In Fife there are 1 acre to 5 acre pieces. A minimum of 10 acres is sufficient to not cause higher density and allow young people the opportunity to settle here. At present you are restricting that option and potential tax income to RDKB.

- If you want to encourage rural character stop restricting the ability to make a living on rural land.

- You cannot encourage agriculture here. There is no market for it and transportation costs make shipping to markets not feasible. I feel you are not considering real economic challenges in rural areas.

- This is a poor economic area. You should be allowing rural people to utilize their property even that in the ALR to be able to contribute to the economy. Much rural mountain ALR was decided by someone in Victoria with a map and does not mean the land is suited to or possible to use for agriculture.

- 10 ha way too large – residents want it changed to 10 acres.

- 10 ha – 30 acres is way to large – should be 10 acres

- Yes, good comment!

8. Commercial Land Use Designation

- Green Space? When the road access lake parking is improved, we taxpayers not on the lake will consider this seriously. We have no park function and are not in the CBT so our economic recreation is limited. The lake has become a back east private lake yet we pay for milfoil control and are restricted from access to the lake.

- Addition to the following policy: "Notwithstanding the other commercial policies, the Regional District will not allow the amendment of lands designation as residential to commercial along Kingsley Road." – and Alpine Inn Road

- Why did you stop Kingsley Rd. change when ½ of it is commercial already?

- Responding to the following policy: "New marinas may be permitted in the Waterfront Commercial designation by way of a zoning amendment…" – No! A new marina is only going to encourage more volume of extra boats that already are creating sediment disturbance and habitat loss and taking away the enjoyment of swimmers and non-motorized users.

- Too many noisy big boats creating extra large waves damaging waterfront shores.

9. Waterfront Commercial Land Use Designation

- Yes, on limiting commercial waterfront

- 4th Objective "To encourage the development of well-planned year-round resort facilities, which could strengthen the local economy." – Yes, very much lacking. Reduce property tax to help.

- Yes, encourage restoration of lakeshore

10. Campground Commercial Land Use Designation

- Allow Christina Lake Motel and campground upgrade existing campground.

- In response to 4th policy – "New private commercial campgrounds may be allowed…" – Not in residential neighbourhoods please.

    - Yes.

    - Non in residential areas or near existing lake front.

11. Industrial Land Use Designation

- No comments added.

12. Rural Resource 1 and 2 Land Use Designations

- Comment in response to fourth objective: "To recognize that protecting water quality and the natural environment is vital to the community's well-being." – Critical. The whole community is dependent on protecting water quality in the entire watershed.

13. Lake Designation

- In response to 2nd objective – Yes!! Maintain and restore.

- Increase in water weeds in lake is alarming. Water lilies and millweed etc.

- Noisy large "show off" boats killing peace and possible weed growth.

14. Park and Recreation Land Use Designation

- In response to second objective: "To encourage the Province to develop and manage provincial parks in a manner which is environmentally sensitive while serving the needs of local residents and visitors." - And not change to campgrounds at the CL Park Beach.

    - Yes

- Not developing the road access sites to the lake is long overdo. You have allowed NO PARKING signs that restrict residents not on the lake. Developing parking be an inexpensive step!!!

- Give back to the community. Beach accesses that have been taken over by residents on lake properties.

- Yes! Property taxes not reflected by next door neighbours

15. Rail-Trail Land Use Designation

- No – should NOT be used commercially – no logging, etc.

- Should be recreational only.

16. Other comments

- Park space on western side of Christina Lake - Spooner out – consideration for park usage.
- Zoning on Sunflower Road is "Resource" with a small strip of portions of Lot 10, 9, 8, 7 as Residential Lake Front. So Lots 10, 9, 8, & 7 have split zoning. It should be conforming with the other zoning just north of this areas as residential or Residential Lake Front (Doug)

Regional District of Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of August 1, 2018

Summer 2018 Survey – Summary of Results	File# C-55
Report Prepared by: Carly Rimell, Senior Planner	

ISSUE INTRODUCTION

A survey was mailed to all property owners in Electoral Area 'C'/Christina Lake *(see Electoral Area 'C'/Christina Lake OCP Survey, Summer 2018).* The purpose of the survey was to gather public opinion on a variety of issues including; use, density, existing policies and potential policies which could be incorporated within the updated Electoral Area 'C'/Christina Lake OCP. The survey was mailed out the first week of June 2018 and respondents were asked to return the survey in the addressed stamped envelope by July 6th, 2018. There was also an option to drop off the hardcopy survey at either of the RDKB office locations. Surveys were accepted until July 13th, 2018 and incorporated into the results.

RATE OF RETURN

A total of 1,858 surveys were direct mailed to property owners, this did not include extended property owners. Duplicate addresses and names were removed from the mail list. Approximately 40 surveys were returned by Canada Post because they were undeliverable. As of July 13th, 2018 a total of 493 surveys had been returned for a return rate of approximately 27%. There were 364 hardcopy surveys and 129 completed online.

RESPONDENTS

Out of the 493 surveys returned only 8 were renters, the rest were property owners. The majority of property owners have owned their property for 15 years or longer. There was not a question to determine if the respondents were full time residents or part time residents however the 2016 census indicated the population of Electoral Area 'C'/Christina Lake was 1,337. However out of the 1,366 private dwellings only 638 of those residences are occupied by 'usual residents'[1].

[1] Private dwellings occupied by usual residents refers to a private dwelling in which a person or group of persons is permanently residing. Also included are private dwellings whose usual resident are temporarily absent on May 10, 2016.

RESULTS

The complete survey results are presented in 3 sections attached to this report;

- *Part 1: Multiple Choice*
- *Part 2: Rating*
- *Part 3: Long Answer*

ATTACHMENTS

Electoral Area 'C'/Christina Lake OCP Survey, Summer 2018

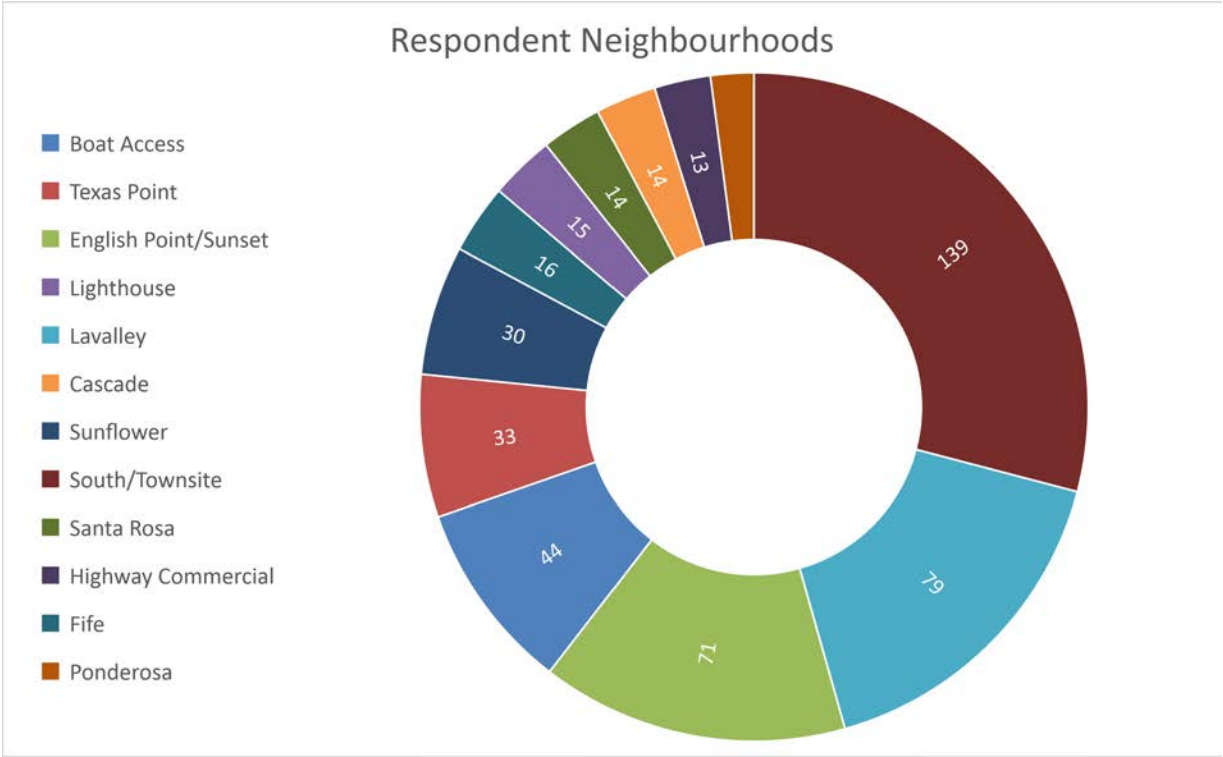
Results – Part 1: Multiple Choice

Results – Part 2: Rating

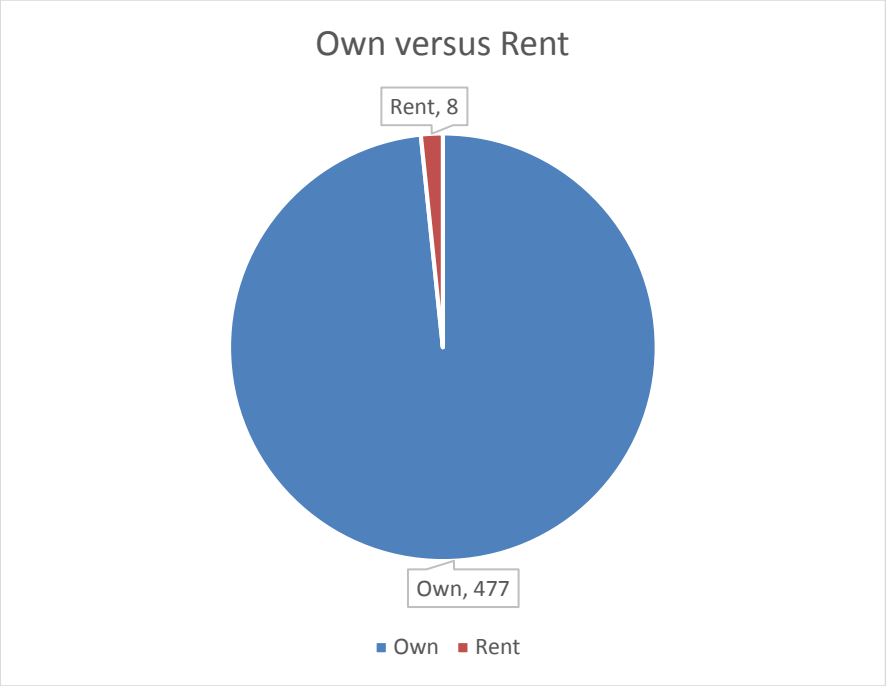
Results – Part 3: Long Answer

Part 1. Multiple Choice Results Summary.

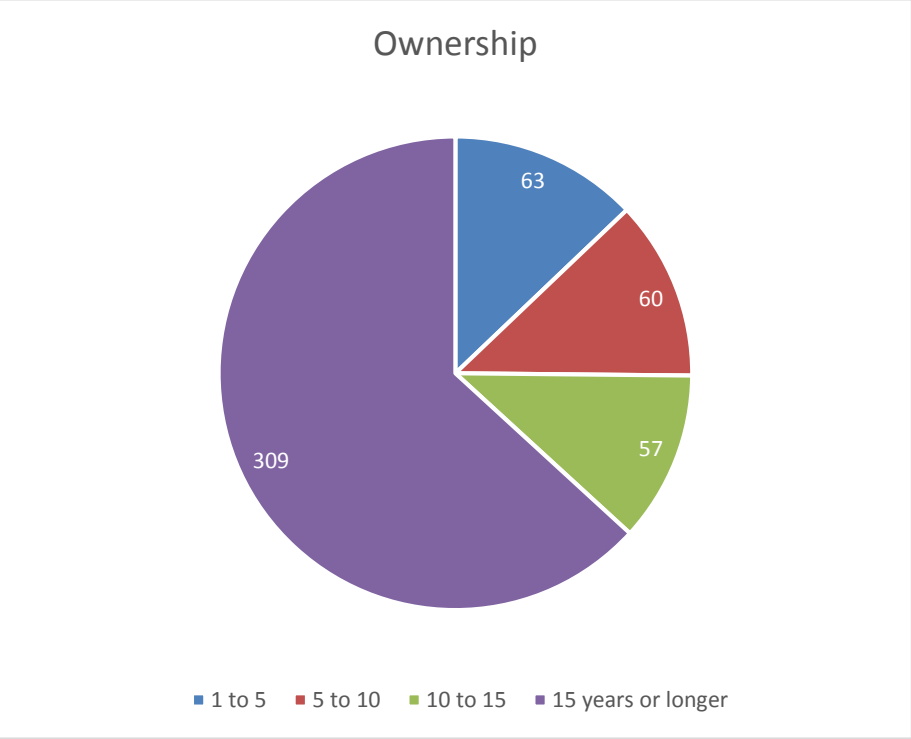
Q1: Please indicate the area in which you own property or reside in within Electoral Area 'C'/Christina Lake.



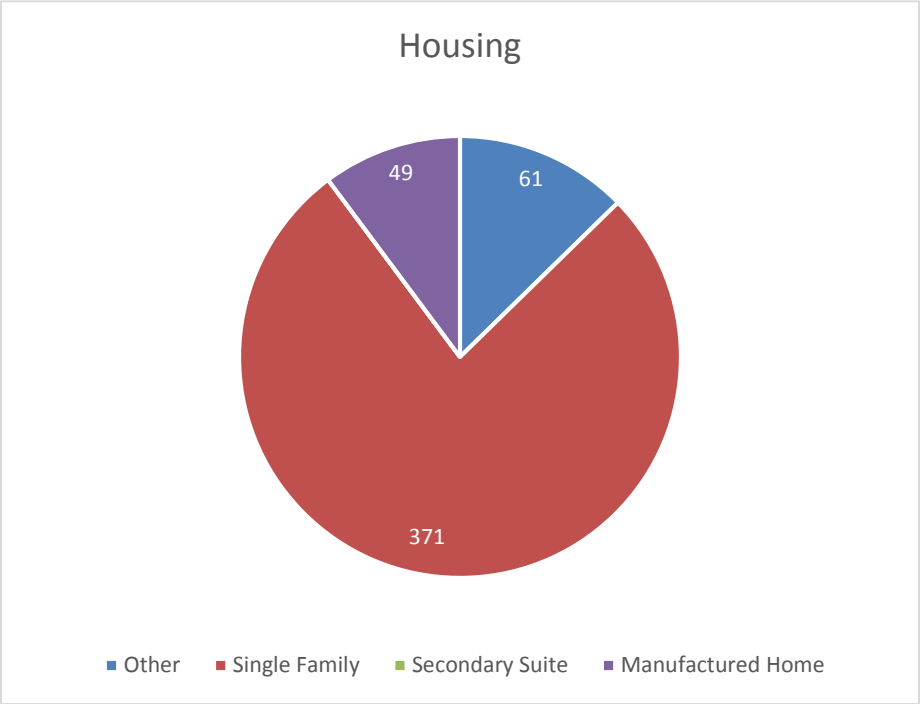
Q2: Do you own or rent the property you currently reside in in Electoral Area 'C'/Christina Lake?



Q3: How many years have you lived or owned property in Electoral Area 'C'/Christina Lake?

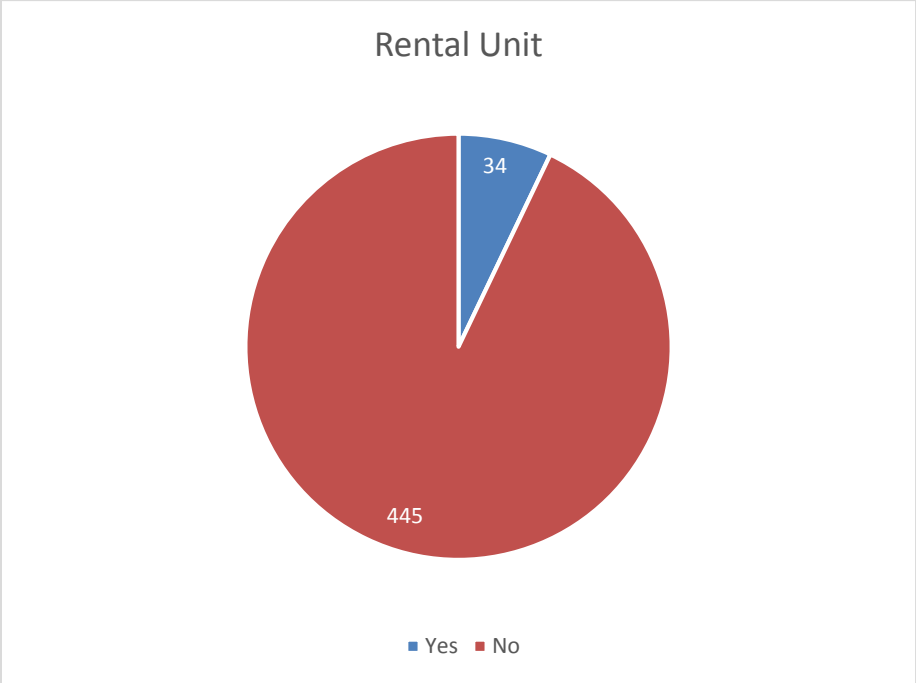


Q4: Please indicate the type of housing in which you reside:

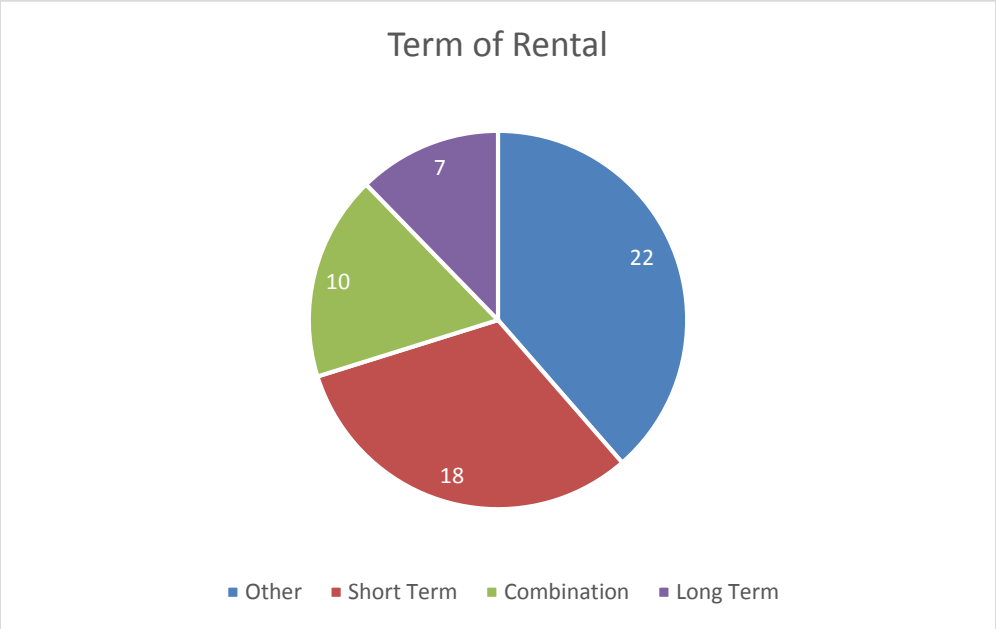


Other: Vacant land (X9), seasonal cabin (X8), Recreational vehicle (X6) , business, utility

Q5: Do you have a rental unit on your property?

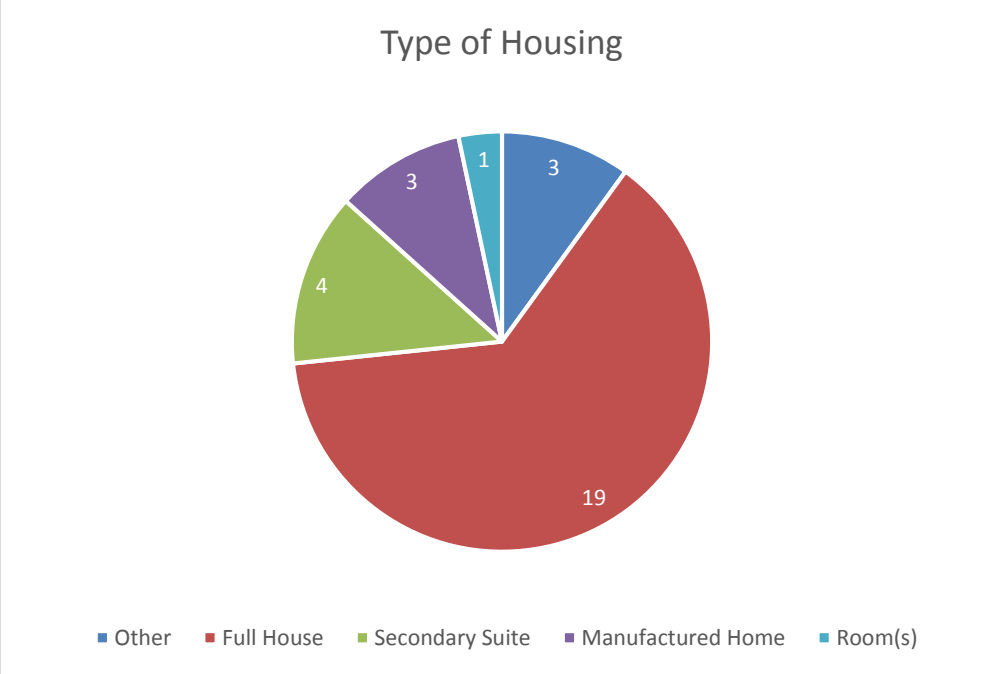


Q6: If yes, what term of rental do you provide?



Other: None or non-applicable (x13), occasional short term

Q7: If yes, what type of rental housing do you provide on your property?



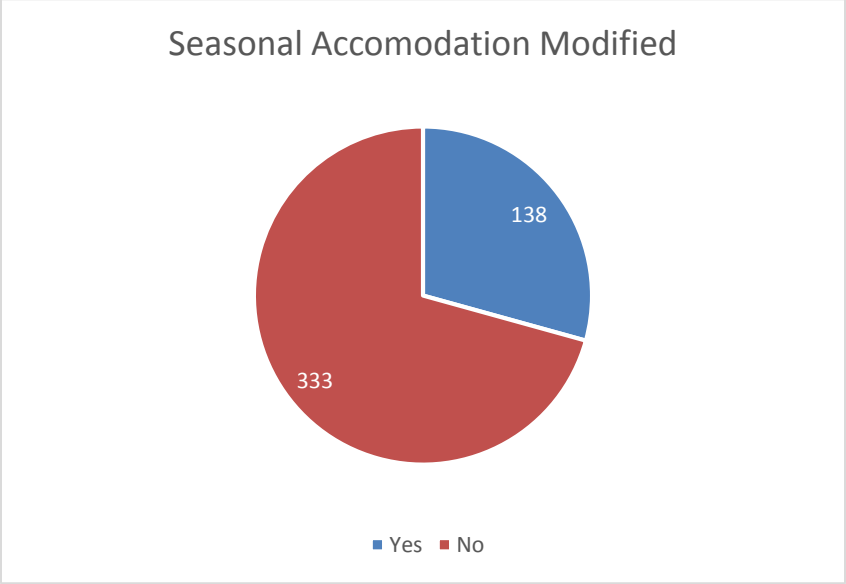
Other: No rental or non-applicable, cottage or cabin, trailer

Q8: Currently the non-commercial use of one recreational vehicle or tent for seasonal accommodation (occupancy of less than 180 days per calendar year) is permitted in all zones. Is this something you would like to see continue?



Comments: 473 people responded to this question out of 497 who took the survey. 386 people supported the current policy of 180 calendar days.

Q9: Would you like to see the timeframe of seasonal accommodation modified from a maximum of 180 days per calendar year?



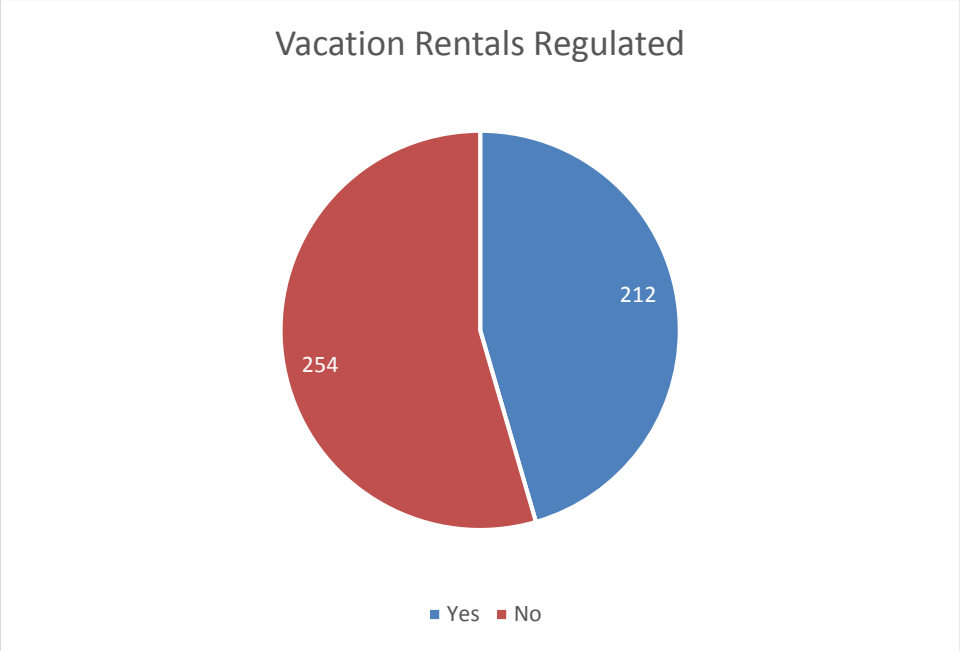
Comments: 471 responded to this question, 333 of them would not like to see seasonal accommodation modified. Although 138 respondents would.

Q10: If yes, to what length of days?

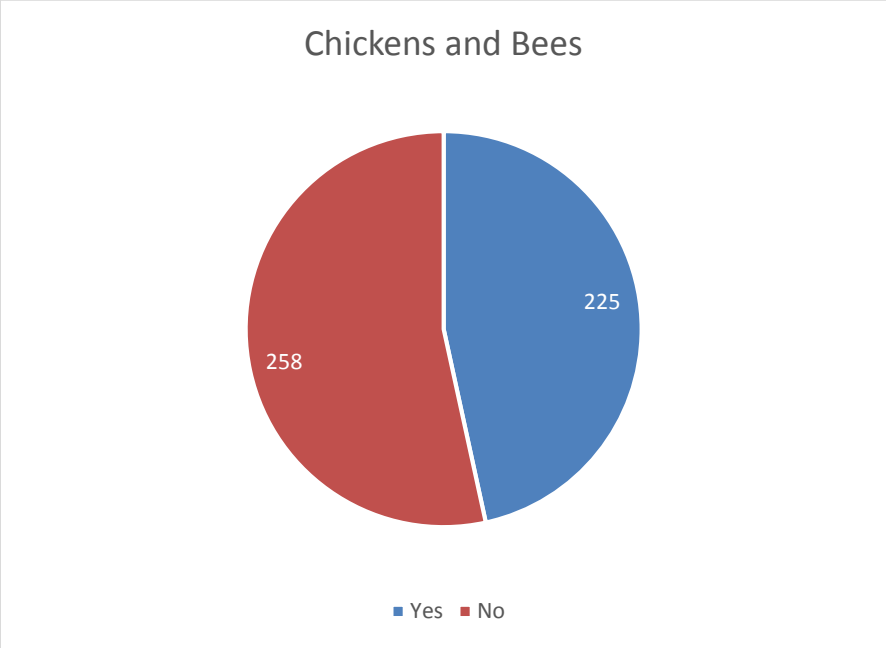


Comments: 127 responded to this question, the majority of whom would like to see seasonal accommodation modified to 120 days.

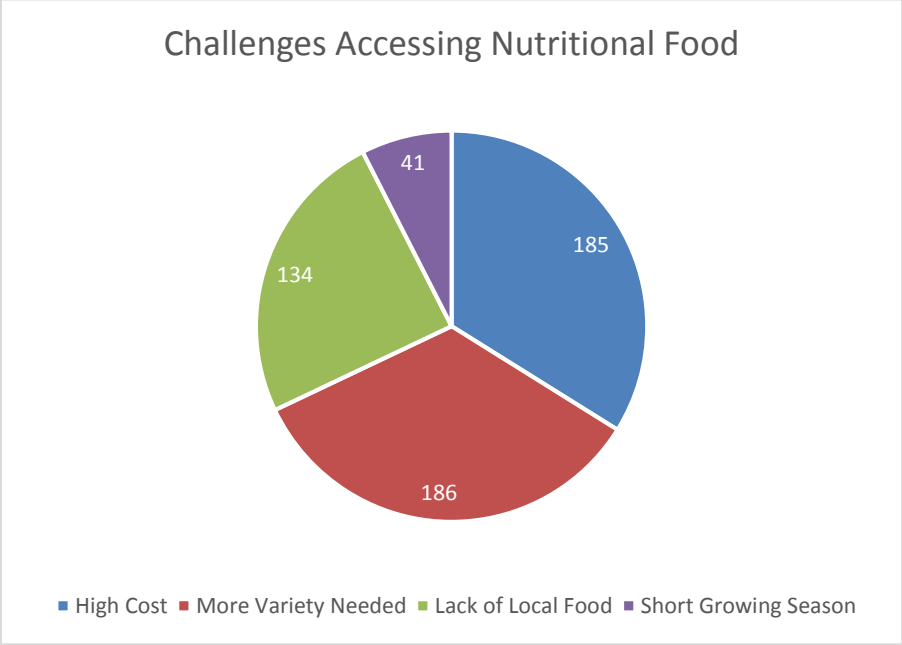
Q11: Would you like to see short-term rentals regulated in Christina Lake (such as AirBnb and VRBO)?



Q12: Would you support the keeping of chickens or bees in residential and waterfront residential areas?

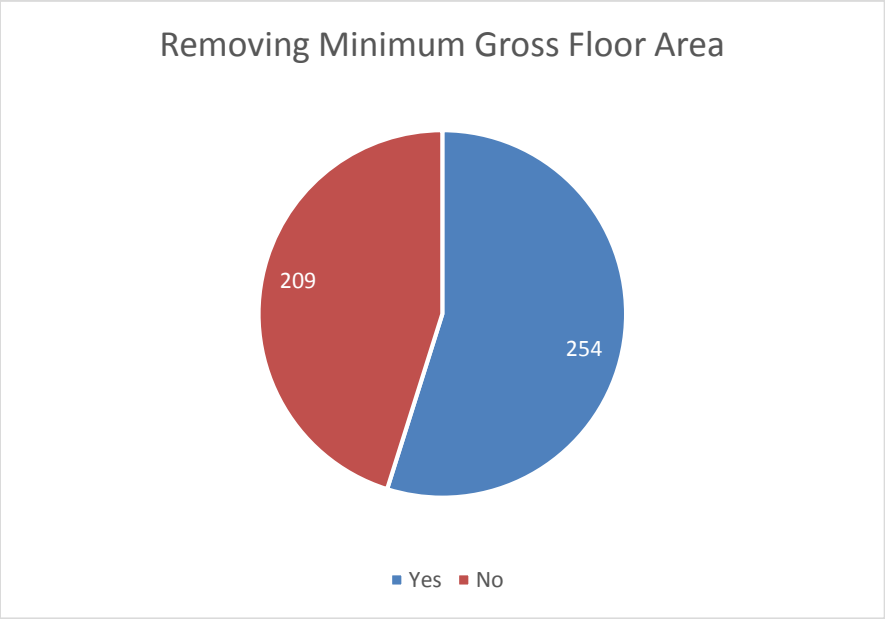


Q13: What are your challenges to accessing nutritional food in Christina Lake?

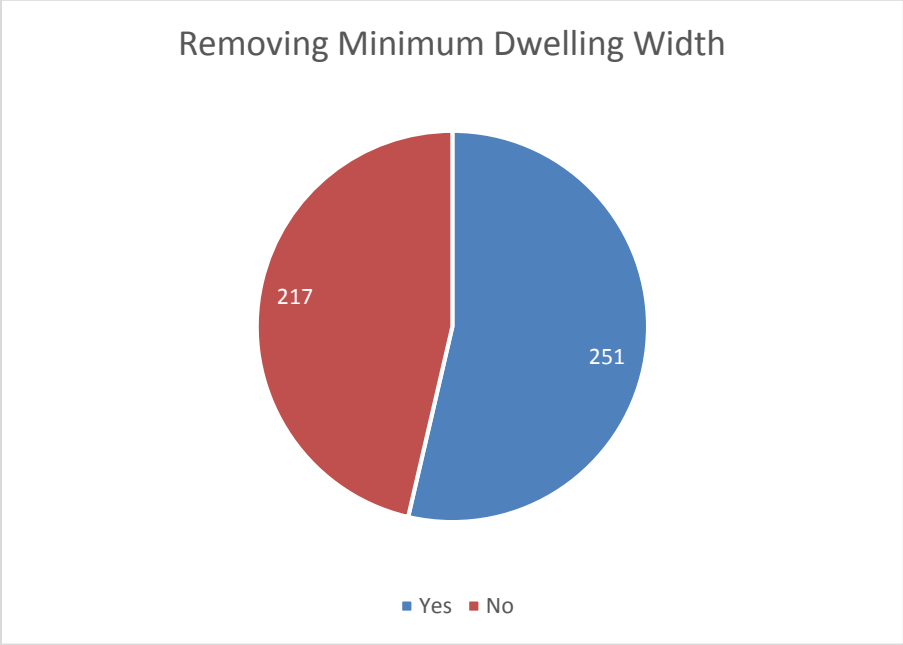


Other: No problems or not applicable (x50), physical access issues to nutritional food (parking, crossing highway, boat access owners)(x8) inconsistent availability, would like more Farmers Markets, poor quality produce, lack of organic options

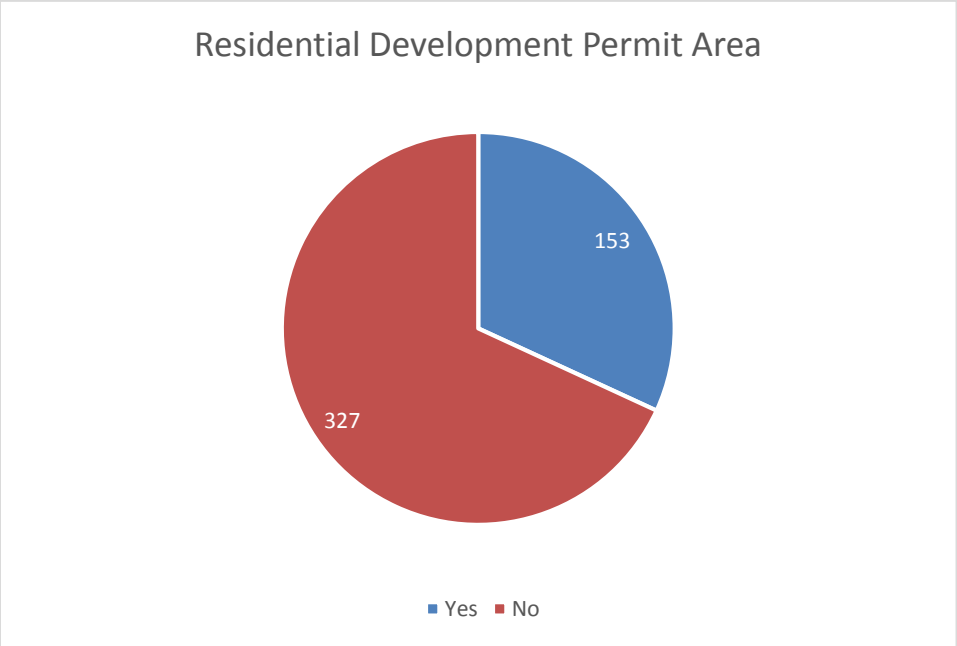
Q14: Would you like to see the minimum gross floor area of 60m² per dwelling unit requirement removed? (Removing this regulation would allow for smaller homes built on foundation)



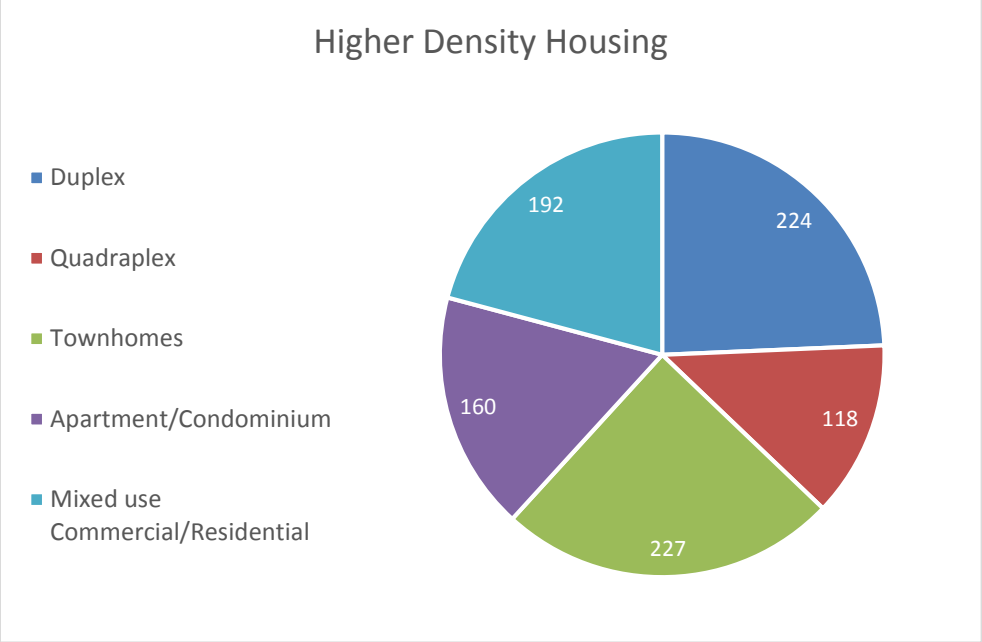
Q15: The current regulations have a minimum dwelling width of 5.5 meters, thereby not allowing the placement of singlewide manufactured homes. Do you support retaining policies that exclude singlewide manufactured homes and potentially smaller homes on foundation in higher density residential areas?



Q16: Currently there are no regulations for form and character (exterior finish, design, landscaping) for residential areas. Is this something you would like to see included in the updated OCP?

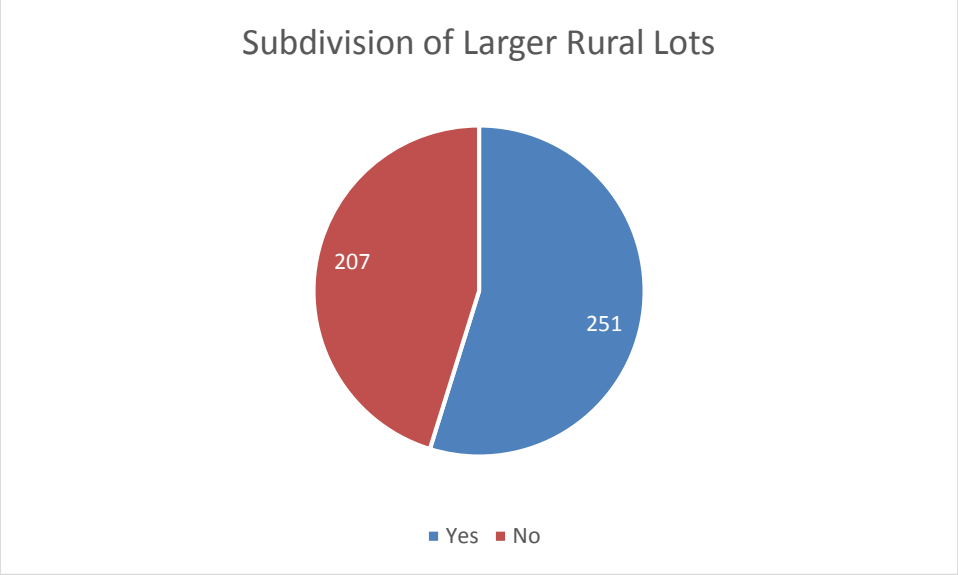


Q17: What type of higher density housing would you support provided there is adequate water supply and wastewater disposal?



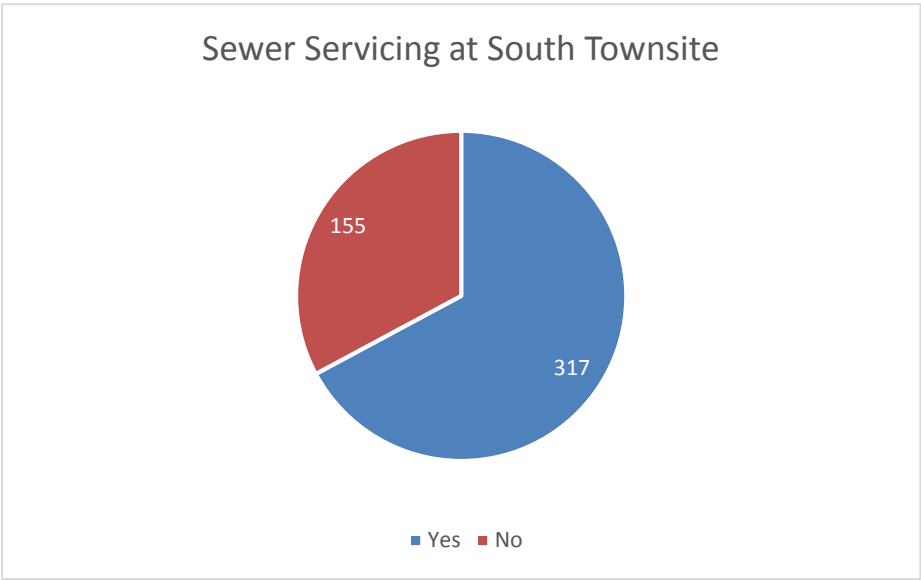
Other: None (x40), senior housing (x8), unsure/depends on location (x6), tiny homes (x5), carriage houses, co-operative housing

Q18: Do you support subdivision of larger rural lots?

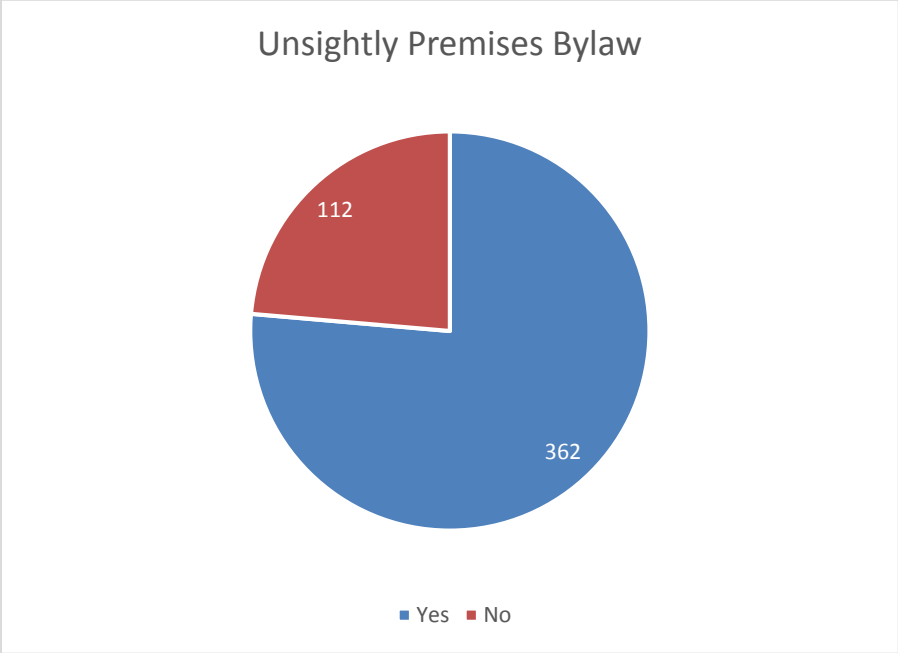


If yes, where: all zones/anywhere (x37), Cascade (x33), Ponderosa (x31), Fife (x24), South Townsite (x13), Santa Rosa (x7), Sunflower (x3), uncertain (4), where services can support subdivision, not on waterfront, on waterfront, Lavalley, Lighthouse, family estate divisions

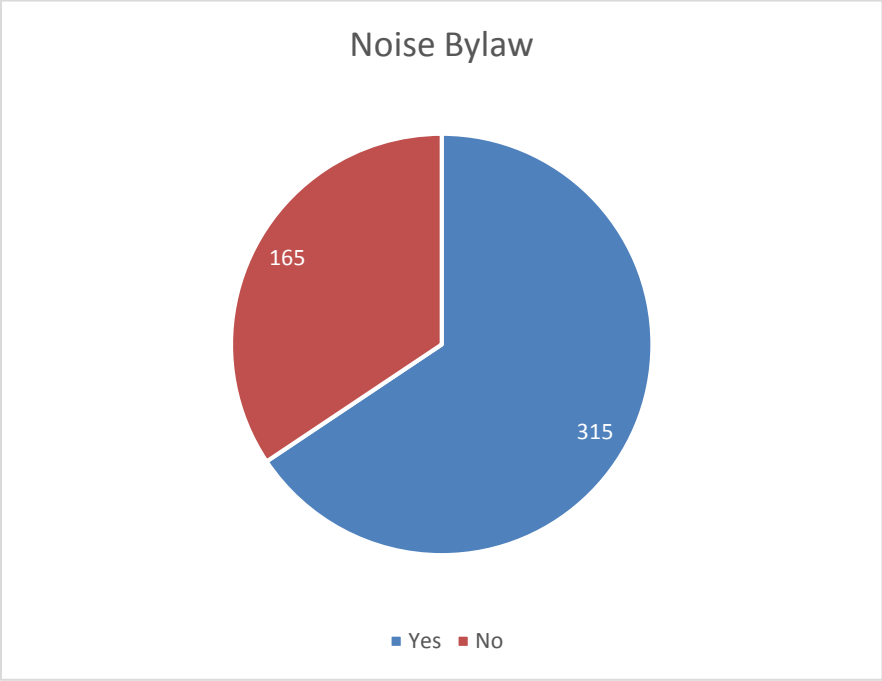
Q19: The provision of sewer servicing is known to be of some interest at the south end / townsite portion of the Plan Area (see Map 1 Neighborhood Map). In order to support higher density such as townhomes or condominiums a community system would be required. Would you like to see an updated feasibility study for a liquid waste management plan be developed to explore options for a community-based system?



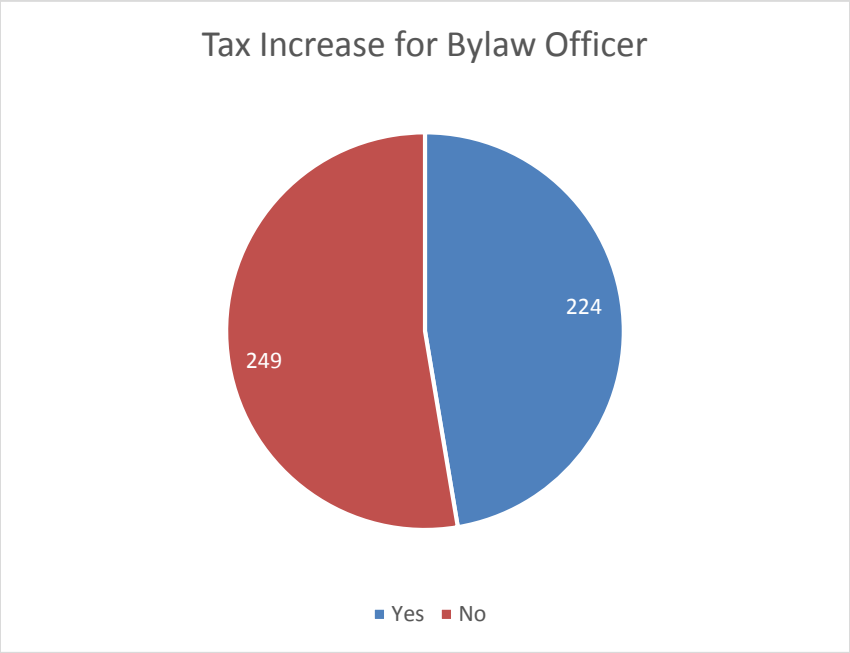
Q20: Currently there is no unsightly premises bylaw for Electoral Area 'C'/Christina Lake. Would you like an unsightly premises bylaw adopted and enforced?



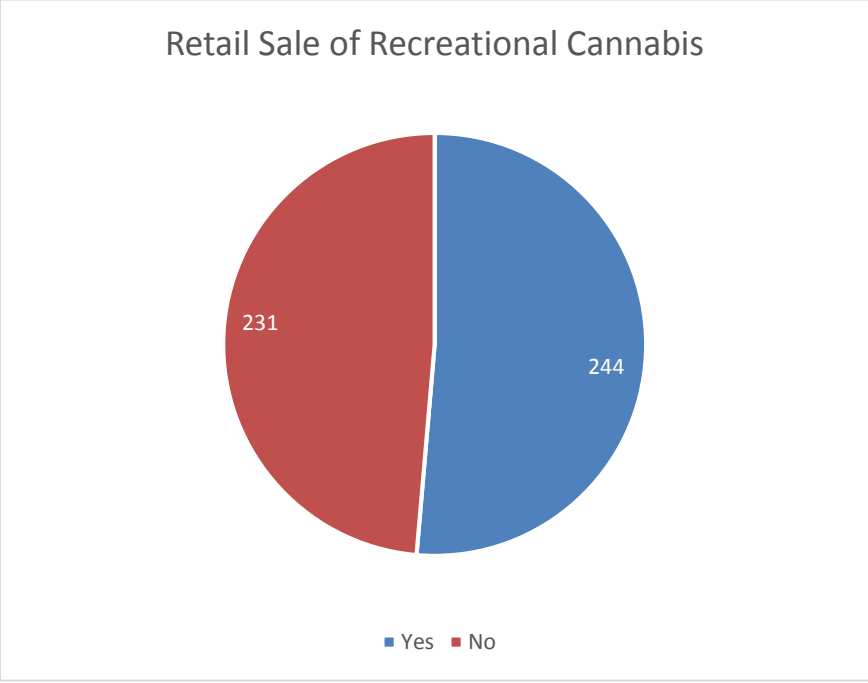
Q21: Currently there is no noise bylaw for Electoral Area 'C'/Christina Lake. Would you like a noise bylaw adopted and enforced?



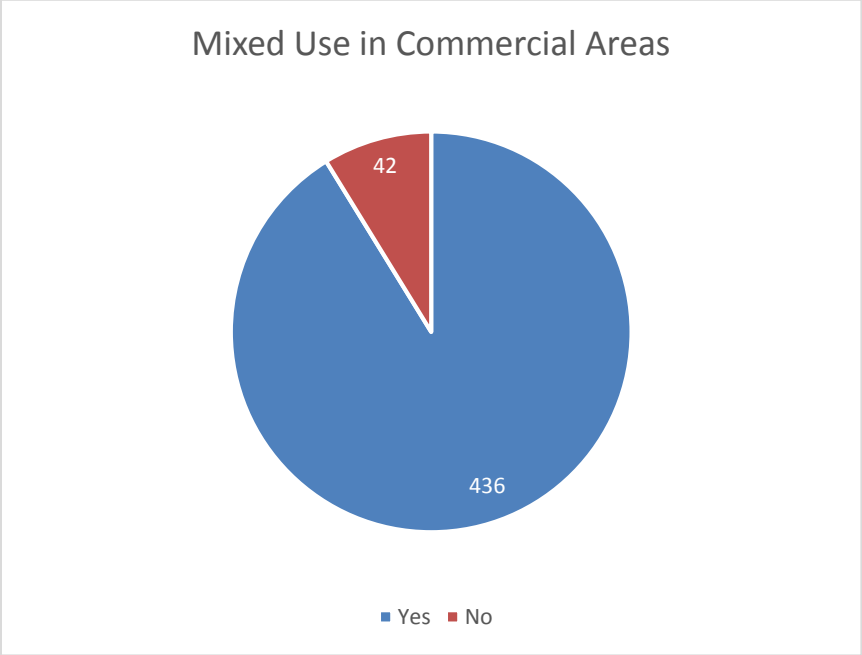
Q22: Currently there is no bylaw officer dedicated to enforcement of bylaws (sign regulations, land use contraventions). Would you support an increase in taxes to support a service for bylaw enforcement?



Q23: Would you support the retail sale of recreational cannabis in Electoral Area 'C'/Christina Lake, upon the Federal legalization later this year?



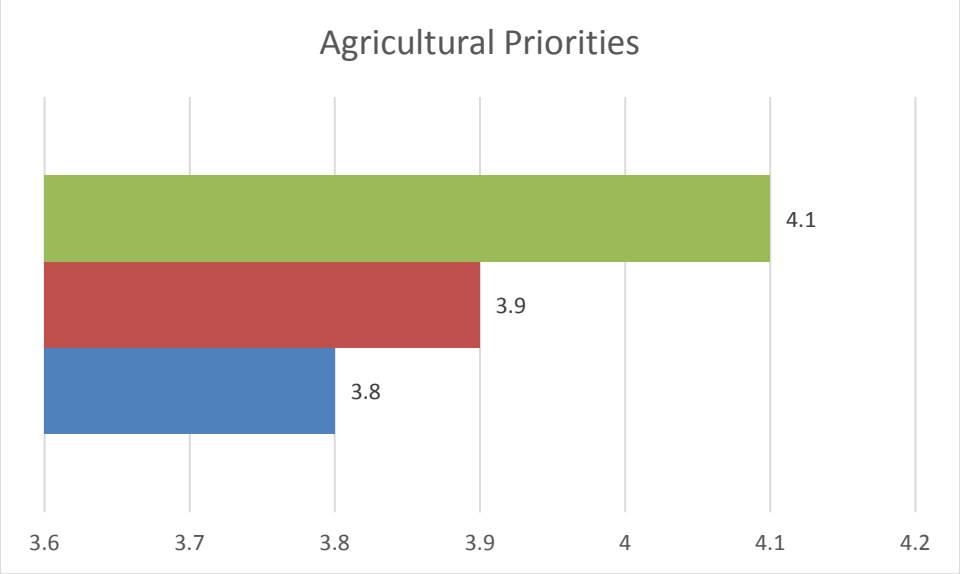
Q24: Would you support mixed use (commercial businesses on ground floor and residential units above) in the highway commercial and core commercial designations?



Part 2. Rating Results Summary. On a scale of 1 to 5 indicate (by placing the number) how important it is for the OCP to address the following issues: (1 being not important, 5 being very important)

Q25:Agriculture. What are the priorities for the agricultural land in Electoral Area' C'/Christina Lake?

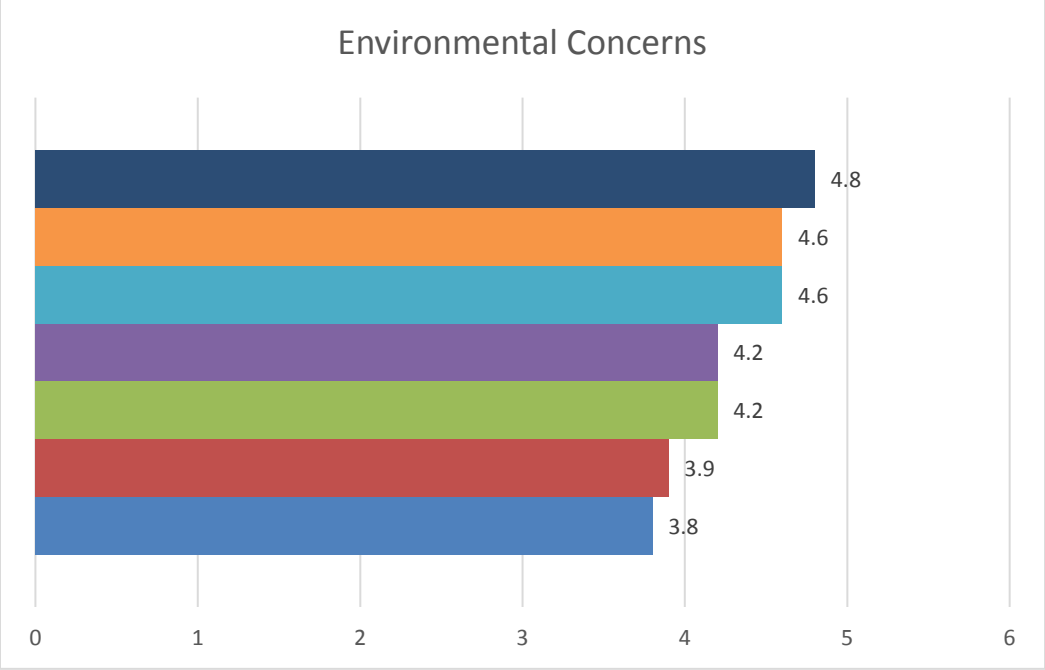
Rating. 1 = not important, 5 = very important	1	2	3	4	5	Total	WA[1]
a) Encouraging local food production	25	24	81	91	252	473	**4.1**
b) Maintaining agricultural lands for agricultural uses	46	21	90	73	235	465	**3.9**
c) Retaining a large minimum parcel size of at least 10 hectares to discourage the expectation and application for subdivision on lands within the Agricultural Land Reserve (ALR).	62	30	84	67	228	471	**3.8**
d) Other: Assess agricultural viability, Education on local food production, encourage co-operative food production, honey bees, support agri-tourism, water conservation, no cannabis production on ALR lands, encourage organic practices and limit pesticides, support local farming and Farmers Markets, allow a variety of subdivision sizes to permit for 'hobby farms'							



[1] Weighted Average

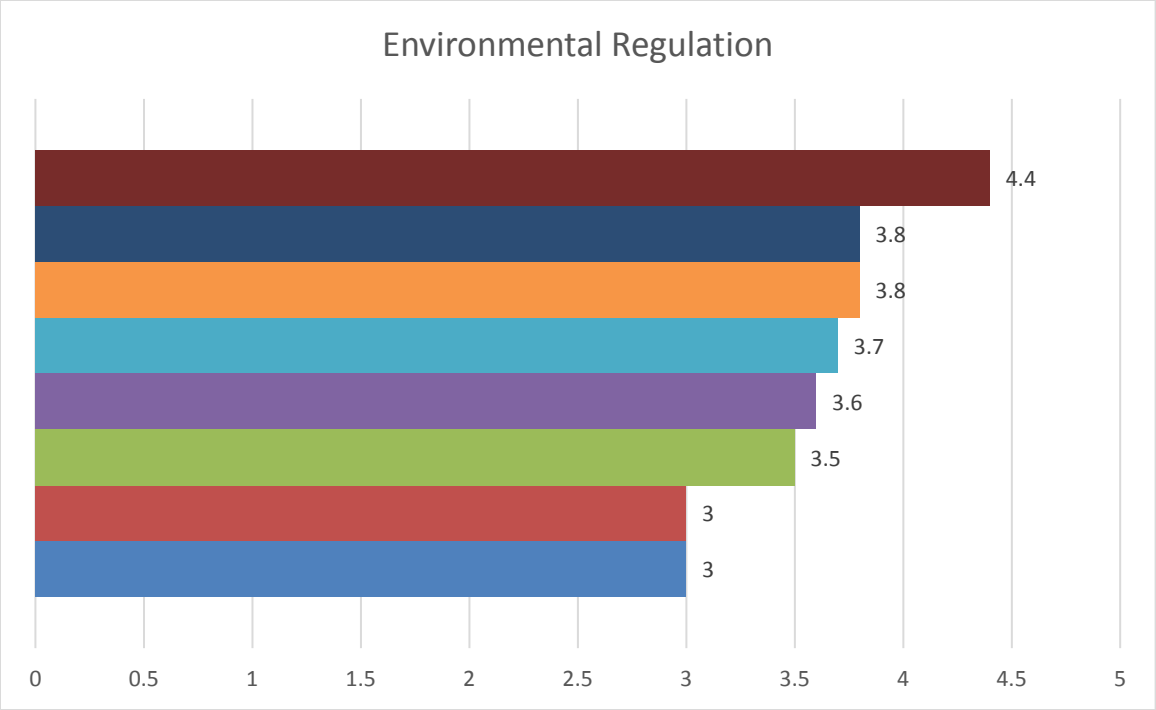
Q26: Environmental Concerns. Please indicate your level of concern regarding the following environmental issues:

	1	2	3	4	5	Total	WA
a) Water Quality	11	2	12	46	412	483	**4.8**
b) Aquatic Invasive Species	14	10	25	68	366	483	**4.6**
c) Wildfire Risk	11	11	32	77	349	480	**4.6**
d) Land Based Invasive Species	19	14	81	119	249	482	**4.2**
e) Air Quality	25	28	67	86	271	477	**4.2**
f) Foreshore Erosion / Riparian Areas	33	25	97	101	216	472	**3.9**
g) Drought	30	37	116	95	197	475	**3.8**
h) Other: Flooding, light pollution, boats eroding shore, unmaintained and leaking septic systems, wildlife corridors, logging in watersheds							



Q27: Environmental Regulation. How important is it that the RDKB do the following:

	1	2	3	4	5	Total	WA
a) Continue to protect water quality within the Environmentally Sensitive Waterfront Development Permit Area (which applies to lands which border Christina Lake or any tributary stream).	19	18	48	85	314	484	**4.4**
b) Protect from hazardous conditions (ex. regulate development in areas identified as a natural hazard area, such as flooding, rock falls, debris flows, and channel bank erosion to require professional reporting to minimize risks).	35	33	107	116	192	483	**3.8**
c) Protect from wildfires (ex. regulate development in areas identified as being in high risk zones by implementing siting, form, exterior design and finishing as well as landscaping requirements).	49	36	91	112	192	481	**3.8**
d) Increase the amount of land for parks and trails (for recreation and environmental protection)	48	38	135	108	148	477	**3.6**
e) Implement a tree protection bylaw to require a permit for removal of trees in riparian or steeply sloped areas to address localized drainage issues and hazardous conditions.	67	45	96	96	117	481	**3.6**
f) Reduce the amount of garbage/solid waste generated.	50	58	122	117	128	475	**3.5**
g) Improve air quality (ex. restrict open burning).	92	76	130	94	88	480	**3.0**
h) Introduce green building requirements to reduce impact of development (ex. through passive solar design and landscaping requirements)	89	81	144	88	75	477	**3.0**



Q28: Transportation. The Ministry of Transportation and Infrastructure is responsible for approving, building, operating and maintaining rural roads. However, the RDKB may include advocacy policies in the OCP that state the community's areas of interest and desired directions. How important is it to see the improvements in the following areas?

	1	2	3	4	5	Total	WA
a) Infrastructure to encourage walking/cycling	52	30	68	99	168	417	**3.7**
Pedestrian bridge over Christina Creek(x14), sidewalk along Highway 3, alternate route for pedestrians not on Highway to connect north to south, bike lane on East Lake Drive, cross walks across Highway 3 in commercial area							
b) Road Safety. Explain:	55	32	106	61	125	379	**3.5**
Speeding on; Highway 3, East Lake Drive, West Lake Drive, Thompson Road and Park Road, more enforcement, monitoring and speed controls in these areas, improved snow removal, have lower speed limit in place year round and lighting on Highway 3 through commercial areas, more crosswalks across Highway 3, widening of East Lake Drive for pedestrian use, clearer signage along Highway 3 for tourists so they don't make reactionary dangerous turns, ice on roads, keep lines freshly painted, McRae Creek Road needs to be repaired as it is essential for emergency evacuation route, keeping rock fall off roads and monitoring danger trees along roads.							
c) Road travel surfaces. Where?	57	33	120	73	116	399	**3.4**

All Roads (x31), West Lake Drive (x19), Huckleberry Market potholes at access (x16), East Lake Drive (x14), Highway 3 (x9), Sandner Frontage Road (x11), McRae Creek Road (x11), Highway 3 (x9), East Lake Drive; make wider (x5), Chase Rd (x5), Welcome Centre (x4), Wilson Road (x3), Thompson Road (x3), Texas Creek Road (x3), Swanson Road (x2), Santa Rosa Road(x2), Ponderosa (x2), South Townsite (x2), Kingsley Road(x2), Brown Road (x2), 2nd Avenue, Carol Court, Carlson Road, Christina Lake Provincial Park, Fife Road, Graham Road, Holmes Road, Kimura Road, Larson Road (widen), Massie Road, Ode Road, Nishi Lane, Stuart Creek Road, Mountain View Road, Sunset Drive, White Road, Public Access road ends to beach

d) Maintenance and operations. Explain:	46	28	122	67	99	362	**3.4**

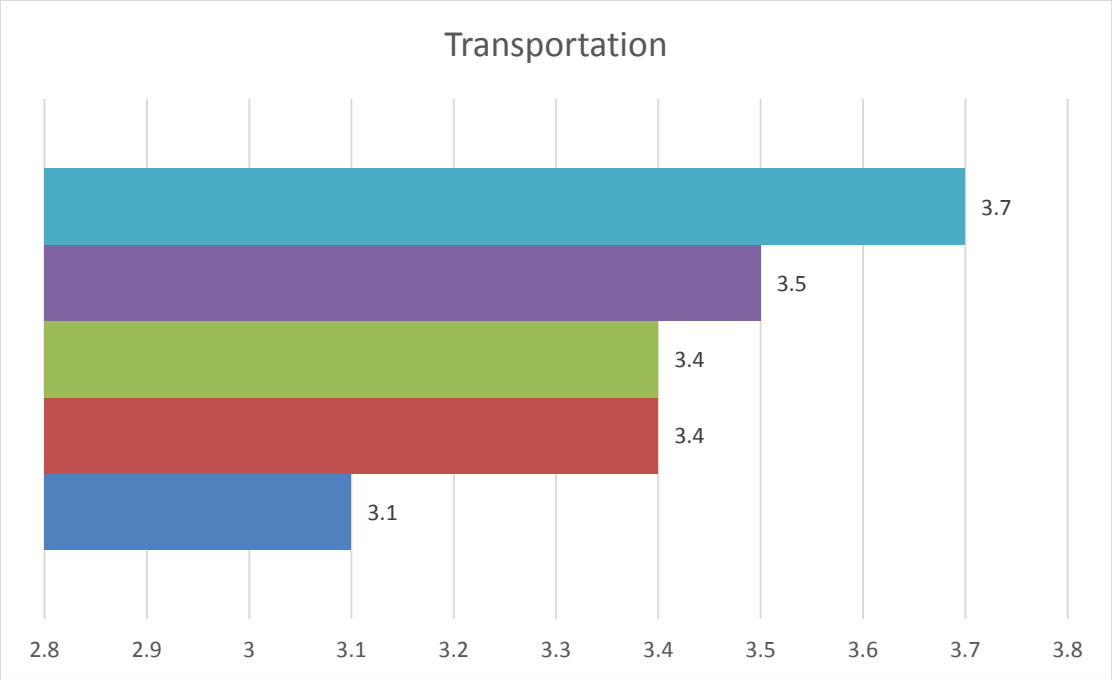
Want improved snow removal(x40), would like potholes filled(x12), Satisfied with current maintenance(x10), snow being plowed into driveways(x5), clearing drainage culverts(x4), turn on 'chain up' lights more often in winter, control for noxious weeds, improve street sweeping.

e) Intersection improvements. Where?	72	49	119	57	87	384	**3.1**

Santa Rosa /Highway 3/Kimura Road either pedestrian crossing with flashing lights, pedestrian overpass, traffic light or crosswalk (x34) West Lake Drive/Highway 3/Swanson either pedestrian crossing with flashing lights, traffic light or crosswalk (x35), East Lake Drive/Highway(x11), Tedesco/Highway 3 (Tempo Gas Station)(x7), Kingsley/Highway 3 (x7) , East Lake Drive/Alpine (x7), safer bridge crossing at Highway 3(x3), more acceleration and deceleration lanes along highway, consider blocking Fife Road, where it meets Highway 3, Thompson Road/Highway 3 needs light(x2), vegetation maintenance to improve visibility, McRae Road/Highway 3, more cross walks on Highway 3, emergency crossing at Fire Hall

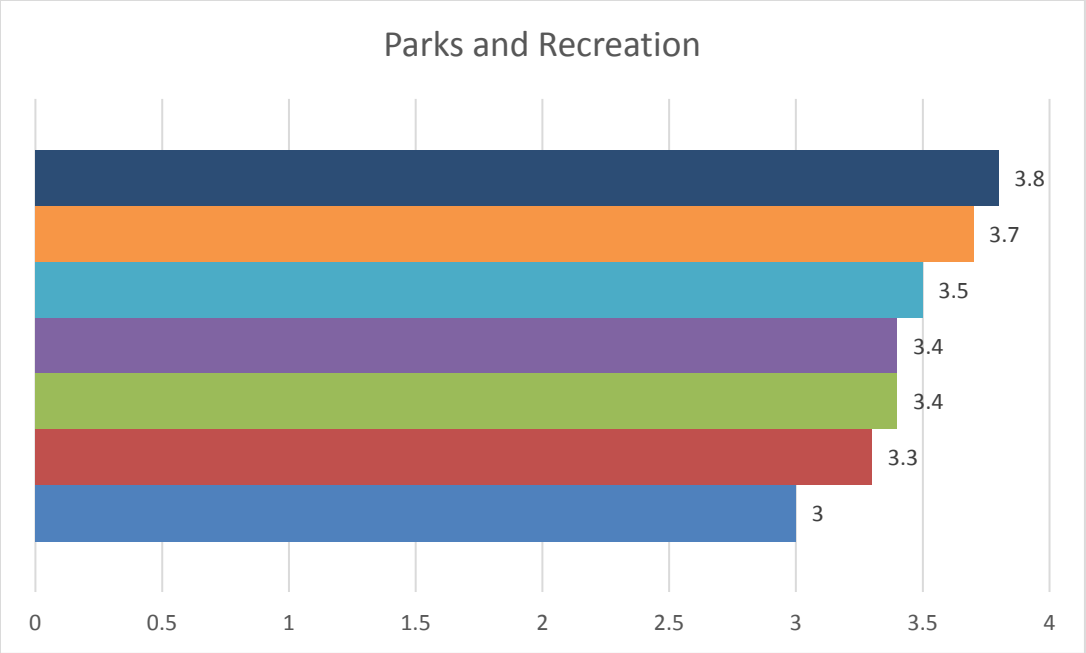
f) Other:

Widen snow removal areas to include shoulder so there is sufficient room for pedestrians, parking and maneuvering, maintain trail surfaces within the Christina Lake Community and Nature Park (Promenade).



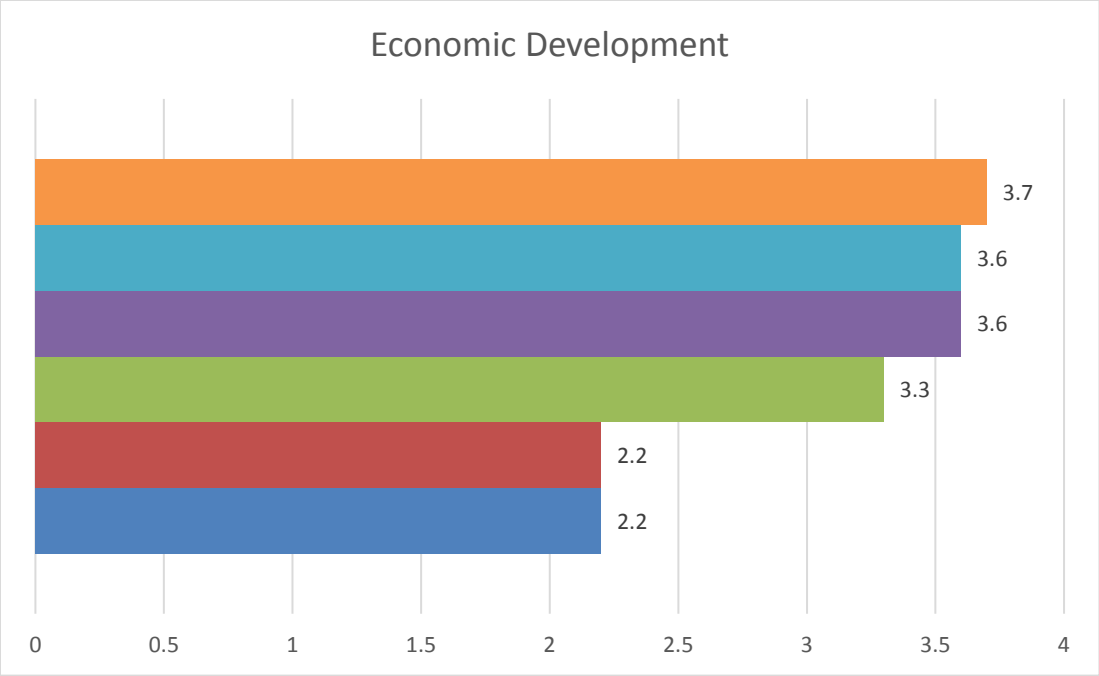
Q29: Parks and Recreation. What are the priorities for parks and open spaces in Electoral Area 'C'/Christina Lake?

	1	2	3	4	5	Total	WA
a) Protection and conservation of sensitive habitat and species at risk within parks and recreational areas	41	29	91	114	196	471	**3.8**
b) Identifying trails for non-motorized use	56	34	94	106	178	468	**3.7**
c) Improving amenities (benches, trailheads, parking, kiosks) and trails within existing parks and recreational areas	51	43	128	118	129	469	**3.5**
d) Acquiring more public access to Christina Lake	81	41	109	76	163	470	**3.4**
e) Acquiring new linear trails and greenways	59	45	131	100	123	458	**3.4**
f) Providing active recreation (playgrounds, picnic tables, multi-use trails) within parks and recreational areas	52	48	161	111	98	470	**3.3**
g) Acquiring new park spaces	87	71	141	69	94	462	**3.0**



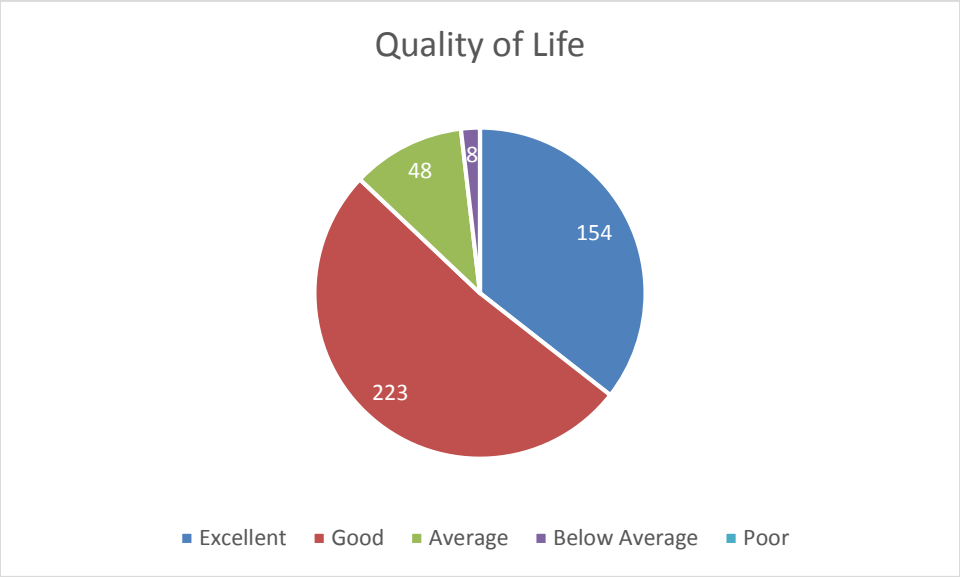
Q30: Economic Development. Which economic activities should be encouraged to expand and diversify the economy in Electoral Area 'C'/Christina Lake?

	1	2	3	4	5	Total	WA
a) Encouraging agriculture and related activities	40	30	126	131	145	472	**3.7**
b) Attracting tourism and related activities	52	33	107	121	157	470	**3.6**
c) Encouraging home based business	44	39	125	121	140	469	**3.6**
d) Encouraging commercial activities	52	53	154	118	92	469	**3.3**
e) Encouraging rural resource extraction (logging, mining)	193	98	105	36	40	472	**2.2**
f) Encouraging industrial activities	192	97	97	38	43	467	**2.2**
g) Other: Encourage mixed use(x3), promote as retirement area, attract professionals (work remotely), Encourage another marina, encourage diversity in entertainment for all ages, focus on international tourist market, promote cultural activities							

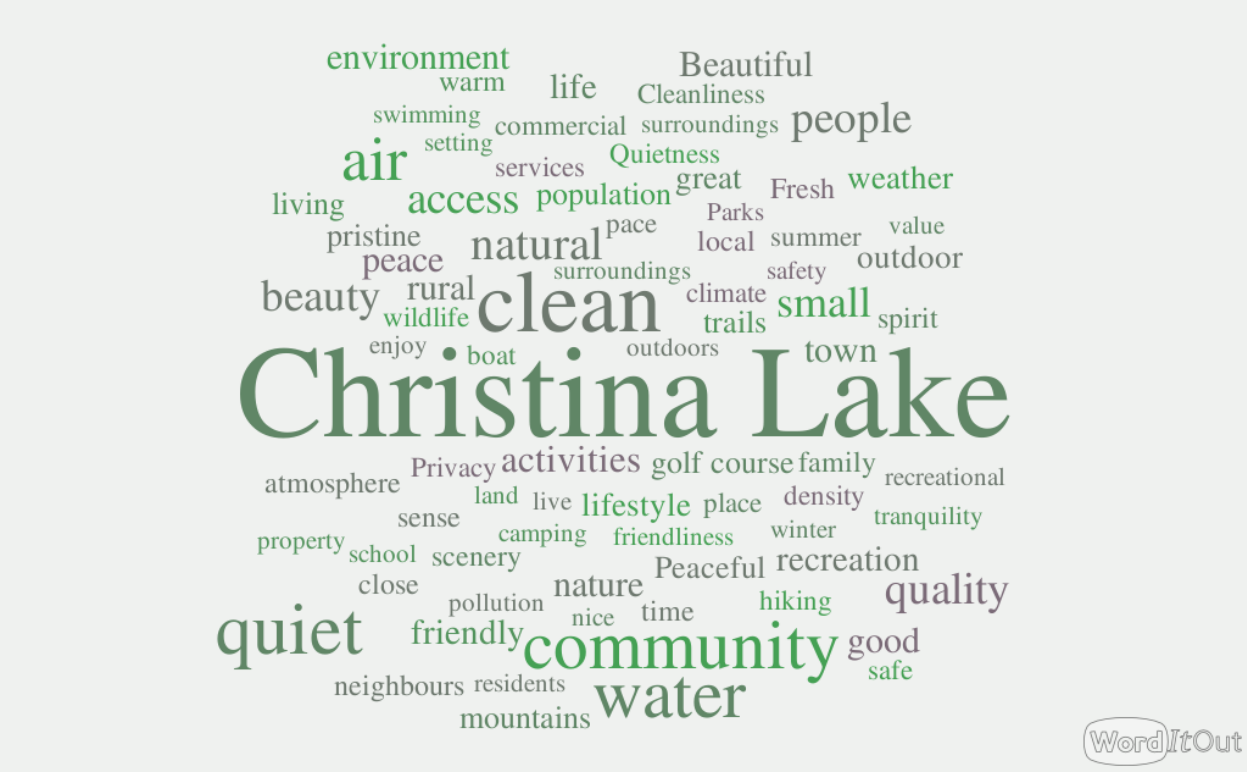

Economic Development
3.7
3.6
3.6
3.3
2.2
2.2
0
0.5
1
1.5
2
2.5
3
3.5
4

Part 3. Long Answer Results Summary.

Q31: How would you rate the quality of life in Electoral Area 'C'/Christina Lake?



Q32: What three things do you most value about living in Electoral Area 'C'/Christina Lake?



1) Cleanliness of the lake. 2) Basic conveniences. 3) Quiet, unhurried life-style.
1) Lake is still in good shape compared to other lakes 2) Accessibility to recreation 3) Small town feel
1) The lake 2) The mountains and trails 3) Tranquility
1) The quality of the lake water. 2) The ability to live at a leisurely pace and get away from busy, high-density areas. 3) It is unchanged from when I began going there decades ago - the consistency breeds comfort and safety.
1. Beauty of the area. Have been a property owner for 60 years. Enjoy the lake remains pristine. 2. Peace and quiet.
1. Being on the lake. 2. Water recreation. 3. Forest surrounding lake
1. Clean lake. 2. Low density of people. 3. Beautiful natural landscape
1. Clean water, safe place for kids. 2. Quiet not crowded 3. Kind, good people
1. Peace and tranquility (low density) 2. Cleanliness of the lake 3. weather
1. Peaceful rural setting with controlled commercialization. 2. Availability of some needed conveniences (grocery, bakery, gas, limited hardware, pharmacy) 3. Cleanliness
1. Quality/Quantity of water of Christina Lake. 2. Park System (ex. Gladstone) 3. Weather: warm/hot summers
1. Rural tree-lined lake with easy access to surrounding forests/trails. 2. Best summer weather in BC; pristine, warm lake water. 3. Has not been "touristized" to its detriment-needs to stay this way. Close to Grand Forks/Trail.
1. Scenery 2. Family 3. Longtime local / local Kootenay resident
1. The lake 2. Quiet area to live in-Nice people 3. Tourist place
A boat launch at south end of lake. It is terrible for the environment and road safety that everyone has to drive to boat ramp at Texas Point!
A clean lake, upgrade septic systems. Outdoor recreation
Ability to ATV, the Lake Access, The People
Absence of strip malls and the commercialization found in other BC towns; the beauty of the lake/air/water quality; the availability of an unencumbered view of the lake; increase density would have some positive but not if this means our local views became of condo complexes and commercial centre like those found in Kelowna or even Osoyoos.
Access to clean lake. Community activities. Good school
Access to nature, quiet most of the year, water and weather
Access to outdoor activities; natural landscape; good mix of amenities while maintaining small town character, quality of life, and pace
Access to pristine natural areas; relatively undeveloped/not crowded; beautiful in all four seasons
Access to recreation. Friendly neighbours.
Access to the lake/hiking/biking. Exercise classes at the Community Hall/Welcome Centre
Accessibility and close proximity to the lake.
Air quality, quietness, friendliness of the citizens
Air quality, water quality, no noise
Air, sun and lake
Air, water, sun; not commercialized; trails, greenspace and waterways
All the nature, animals, plants, green; fresh air, clean water, perfect swimming; not ugly development like Kelowna and Osoyoos, party tourists
Beautiful, easy access, less government
Beautiful area

Beautiful clean lake. Rural life/recycling and composting and garbage removal are excellent! Climate.
Beautiful countryside; quiet; animals (wildlife)
Beautiful environment, clean lake water, safe place to be
Beautiful lake, known as a vacation spot; has shopping amenities; peace and quiet lifestyle
Beautiful lake; great golf course; quiet living
Beautiful scenery, outdoor activities, small population
Beautiful, great water to drink; great lake for swimming, paddle boarding
Beautiful, serene, wildlife
Beauty and pristine lake, Friendly community, Great fitness program at Community Hall
Beauty of area; water cleanliness; sense of community
Beauty of the area; quality of personal relationships; friends/neighbours; affordable taxes
Beauty of the tree lined lake, the small town, non-commercialized, peaceful
Beauty, Cleanliness
Beauty, private, space
Beauty. Solitude. Serenity.
Beauty, quiet, clean air, no development - no condos, no huge hotels, no big condominiums developments; no McDonalds etc.
Being able to be outdoors, family traditions at the lake
Being alive; access to the outdoors; access to lake
Being close to the lake; laid back lifestyle; lots of hiking, walking trails close by
Christina Lake, local residents, community spirit and medical services.
Clean air; unpolluted lake
Clean and friendly; relaxed-except in July/August
Clean air, the forest, the lake
Clean air and water; natural surroundings-mountains, tress, lake, creek; the people
Clean air, Lake, mountains
Clean air, lake, vegetation (flora and fauna), our community hall and elementary school
Clean air, quiet, clean water
Clean air. Access to nature. Community
Clean air. Community feeling. Recreational mix
Clean air. Peace and quiet. Safety.
Clean air and water; generally a quiet and safe community
Clean air/water, easy access to recreational activity (outdoor) seasonally, low noise, the use of the Welcome Centre for activities, not so much just to eat and drink at
Clean air/water/wilderness/peacefulness. No traffic
Clean air; clean water; central to Alberta, Vancouver and U.S.A.
Clean air; great community people; mountain activities and scenery
Clean air; nature; Welcome Centre activities
Clean air; quiet; pickle ball courts
Clean air; swimming; access to farmers market
Clean and warm lake. The quiet atmosphere when trucks are not around. Warm summer weather.
Clean area, clean lake, recreation
Clean environment; friendly people; living in a politically stable and democratic area

Clean lake, clean air, quietness
Clean lake, access to shopping, quiet
Clean lake, free from all invasive species, outdoor recreation, and clean lake, upgrade septic systems.
Clean lake, history of area, protection of spawning areas
Clean lake; clean community
Clean lake; good activities available
Clean lake; good drinking water; amazing recreation so close
Clean lake; quiet; outdoor activities
Clean lake; size of population; easy relaxed lifestyle
Clean water
Clean water
Clean water
Clean water
Clean Water (lake)
Clean water, air, good neighbours. Lack of over regulation- i.e. no useless riparian regulations. Great safe place for families to grown up.
Clean water, clean air, and a lot of nature, lake access with parking other than south end.
Clean water, peace and quiet, clean air
Clean water. Local business support. Christina Lake off beaten track, which insures people who come here come for the right reasons more often than not.
Clean Water. Good People/Friendly Community. Recreation
Clean water; clean air; family time
Clean water; forested mountains
Clean; relaxing; friendly
Cleanliness of the lake; The nature/trails around the lake; the natural beauty and lack of visible logging
Climate
Climate; warm clean lake; helpful neighbours in times of crises
Community and events. Safety/security/low crime. Nature/water quality/peacefulness
Community connectedness, natural environment, school
Community spirit
Community spirit; active community; clean air and water
Community, rural charm, commitment to the environment
Community, the lake, the CLES
Community; quiet, safe living; amazing elementary school
Don't have anything specific. Long time "Laker"
Don't live there full time
Easy living
Education, location, business
Emphasis on local. Quiet lake. From the Hearth Bakery.
Enjoying the nature and the lake!
Environment - quality of life - freedom
Environment; pace of life/friendly people - a sense of community

Environment; the people
Family friendly, safe, good hiking trails
Family's long history at the lake -friends and neighbours -natural attractions
For the most part of the year the quietness. Access to the USA for trips to Walmart where they have scooters to shop with. Reasonable cost of living.
Force septic upgrades to stop sewage discharge in lake; allow use of ATV on roads and streets in town; incentive for business to come to Christina Lake
Fresh air - clean water - dark night sky - lack of traffic
Fresh air, Quiet lifestyle, Community spirit
Fresh air; quality of life; activities (walking, biking, trails)
Fresh Water, Fresh Air and Privacy
Good community, clean water, no industrialization, no multi-family dwellings, family able to come visit without restrictions, legacy properties that allow future generations to enjoy vacations at beautiful Christina Lake without bureaucratic interference
Good recreational experience
Good water supply, clean air, peaceful atmosphere
Good water, Clean air, Low density
Great community spirit, lots of natural recreation, lovely lake
Green space-hikes, trails. Lack of crowding. Sense of community
Helpful staff at RDKB in Trail office. Friendly, call back in a timely manner.
Hiking - lots of trails - access to forest area; water - plenty; golf
Hiking, walking, clean water, kayaking
I am a frequent visitor to our vacation home. 1) Natural beauty; clean air; clean lake 2) Proximity to trails and river sites. 3) The new art centre; clinic; drug store-i.e. amenities
I am a seasonal resident and have been for almost 60 years and one thing I value is not having speeding boats going down the lake making big waves and leaving a wake behind them. This is very dangerous and most annoying. At our cabin, there have been near misses with boats and skiers coming in too close.
I do not live in Christina Lake but visit a property owned by our family semi-annually. We value the tranquility and access to park and recreational areas and appreciate general "tidiness" of the area.
I live on East Lake Drive, a sub-community quite apart from the village. 1. Clean air, wonderful walking, our special lake that we drink from, paddle on and enjoy its beauty. 2. Quiet and Peaceful. 3. Wonderful neighbours and kind people in general. 4. The wonderful fitness activities and classes available to us.
I value the natural, unpolluted beauty, crystal clean water and Trans-Canadian Trail. It is also very nice to have gas stations, grocery stores, restaurants and a hardware store for supplies.
It is not overcrowded.
It is so beautiful here; there is great local hiking; it is wonderful when tourists are away
Knowing your neighbours, community involvement, friendliness
Lack of government presence. Low population
Laid back lifestyle. Basic amenities available. Relatively low crime.
Lake - water; community - activities
Lake and water quality. Access to community services. Safe and secure community
Lake access , boat access camping, access to Crown land
Lake access; not high density population; tranquility

Lake Quality, Tranquility. (Boat Access)
Lake quality; fishing; quiet
Lake, cost of living, lifestyle
Lake, friendly and welcoming neighbours, Diversity in types of homes
Lake, golf course, Kettle River
Lake, mountain activities, sense of community
Lake, nature hike and trail/bicycle paths
Lake, rural life (small town feel), quiet and less populated
Lake, trails, natural beauty and friendly people.
Lake. Mountains. Park Space
Lake; golf course
Lake; golf course; friends
Lake; mountains; community
Lake; quiet
lake; recreation trails-hiking, biking, etc.
Lake; scenery; lifestyle
Life quality - water, air and scenery
Lifestyle, pure air, water quality
Limited government costs, good people, low taxes
Little or no pollution. Quite rural life. Our beautiful clean lake.
Lots of activities do do-outdoors and indoors. Closeness of post office, pharmacy, grocery store, medical clinic. Friendliness of the community.
Low crime. Clean air (except when there is smoke). Diverse population.
Low crime, awesome Doctors office, living by pristine lake
Low density housing, outdoor experience, environmental stewardship
Low density, no traffic, rural setting.
Low level of regulations, generally clean air, great grocery store, low population, generally friendly
Low Population, pristine nature, clean Lake
Minimal government regulations. Easy access to outdoor activities.
More public and day use camping; public camping in south end
Mostly the quiet in winter months. Closeness to the border for US shopping etc.
My backyard (all of the Boundary and Kootenay's), the people, the businesses that operate in the area.
My domestic water, best lot on Ponderosa Estates, ease of entry to outdoors.
My home is seasonal; however, I value quality of life; hiking, water activities, cycling and the natural beauty of Christina Lake.
Natural beauty, Great place to relax and enjoy nature, Quiet
Natural beauty, Golf Course, Clear lake water
Natural beauty, the small town feel, the importance of the environment.
Natural beauty. Clean and accessible lake. Lack of brand-name commercial enterprises (e.g., we have Kool Treat instead of Dairy Queen)
Natural beauty; lack of bureaucracy, bylaws, and regulations; simplicity of the local lifestyle and lack of complex municipal structure
Natural beauty; parks and trails

Natural environment, warm water, slower pace of life
Natural environment, low population, clean water
Natural environment; not overly commercialized or over developed; recreational opportunities
Natural lake, good neighbors, clean
Natural recreational activities, clean air, peace and quiet (for most of the year anyway)
Natural surroundings, seeing animals in the yard. Enjoy the definite seasons. Benefit from local businesses (Huckleberry and Pharmasave-availability of medical aid)
Nature - scenery, lake, recreational opportunities people - overall very welcoming of newcomers
Nature and good water. Smaller community. Atmosphere and socializing
Nature, good neighbours and services
Nature, warm lake. Quiet, simple life. Good community
Nature and lake. Sense of community. The beauty of the trees and mountains.
Nature; clean air; seeing the stars at night
Nature; small town and sense of community; simpler living and relaxed atmosphere
Nature-the view, not so commercial, central between Castlegar, Trail and Kelowna Etc.
New to area
Nice weather; nice lake
No industrial pollution; peaceful; wilderness atmosphere
No pollution. Minimal industrial pollution. Clean lake for swimming. Small community spirit-encourages teamwork.
Non-hectic lifestyle; lake is at the 'doorstep'; good community spirit
Not crowded; the people and community; using the lake
Not having government. Being left alone to do what I want.
Not living full time here but love the peacefulness and lack of crowds
Not to commercialize (ex. Okanagan), not too heavily populated; keep north end of lake and mountains in pristine wilderness appearance
Open spaces, Wildlife areas, Clean lake
Opportunities for recreation; small town feeling-know lots of people; the lake
Our lake and creeks, Clean Air, Local medical clinics
Outdoor activities, weather, nature
Outdoor camping like atmosphere; small communities trait
Outdoor lifestyle, No large developments, No Hotels.
Parks and Recreation. Transportation. Agriculture.
Part-time resident. I value access to a community general store and am concerned continued population decline could lead to the eventual closure of this asset.
Peace and quiet, at night being able to see so many stars at night. Clean water and air. Wildlife, gradually shrinking-unfortunately-deer, squirrels, bear, skunks.
Peace and quiet from September to June
Peace and Quiet, Trans Canada Trail, Services more accessible
Peace and quiet. Natural beauty. Climate
Peace and quiet. The beautiful natural surroundings. The air is pure.
Peace and quiet; the lake; the whole community
Peace and quiet; beauty; water quality
peace and quiet; good neighbourhoods and neighbours; safety from crime

Peace and quiet; low population
Peace, low crime
Peace, quiet and friendliness
Peace and quiet. Privacy. Moderate climate.
Peaceful, safety, quiet
Peaceful and quiet (generally)
Peaceful living, Affordability, Clean air.
Peaceful; not commercialized, not a lot government regulations. Re: freedom to make our own choices for our land and dwelling
People - pleasant, helpful (stores/service/landfill); Christina Lake Stewardship Society and the work they do; privacy - not overdeveloped, lake not crowded
People are friendly and kind; weather is great; many events take place for all
People; environment
People; weather; activities
Pretty chill, not a bunch of rules. Great lake and trails. Golf course is awesome too
Pristine air quality and environment, the community, outdoor activities close by winter and summer
Pristine lake; modest population; natural beauty of area
Pristine Nature, Clean water, Good neighbours
Pristine water and air. Friendly people. Visitor's Information Centre
Pristine water, locally produced agricultural products, slow pace of life
Privacy, Easy access to services, Quality of life
Privacy, quiet, clean environment
Privacy and rural community. Environmental stewardship. Available outdoor activities.
Privacy; beauty; golf course; lake
Provincial Park, clean water, tranquility
Quality of lake water, quality of air, not over populated
Quality of lake water.
Quality of life; weather; easy to reach
Quality of natural surroundings. Peaceful (relatively) environment
Quiet
Quiet
Quiet, Climate, Parks
Quiet and clean
Quiet life; beautiful lake; great boat access beaches
Quiet living
Quiet neighbourhoods, single road access (No thru access to other areas). The people who keep their yards nice.
Quiet rural living (except for the SWAT teams). Exceptional lakes. Cultural activities (concerts etc.) and recreation.
Quiet with small town feel, Beautiful lake, Fresh air and landscape of mountains and lake
Quiet, clean lake, affordable
Quiet, limited development, the lake
Quiet, natural setting; rural style, small town life; hiking, biking and natural activities and water access

Quiet, nice people, beautiful
Quiet, peaceful life; no high rise building; no industry destroying the lake
Quiet, peaceful, natural
Quiet, rural, recreation
Quiet, scenery, community togetherness
Quiet, small, activity is a close walk
Quiet.
Quiet, peaceful community with tolerance for activities. Lake and park access. Attracts good people who appreciate beauty.
Quiet; clean air; rural appeal
Quiet; friendliness; the lake
Quiet; low cost of living; clean air and water
Quiet; natural beauty; community
Quieter Lifestyle, Having the Lake nearby to swim or boating. Having closer contact with community minded people.
Quietness
Quietness in the winter, closeness to the lake, less crowds in the winter.
Quietness, Low key, Beautiful surroundings
Quietness, natural surroundings
Relaxation I have a seasonal dwelling and use it as a family getaway
Relaxed atmosphere; outdoors; healthy environment ex. Air quality
Restaurants-can't find anything open after 8 pm.
Rural and rural feel and slow pace. Minimal regulations. Minimal industry.
Rural lifestyle, quality of life, time with family
Rural, Boat Access, Quiet Lake (minimum boaters)
Safety; recreation; near health services
Scenery, Air Quality, Community Lifestyle
Scenery, cost of living
Scenery, the lake
Scenery; the lake; meeting new and different people; better maintenance of lake
Scenery-clean lake, wooded mountains, clean air; Community -part time residents who appreciate full time residents and commitment to bettering lake facilities; quiet
Seasonal resident only-late spring, summer, early fall. Let's keep it simple, protect the beautiful lake and shore. Do not need big commercial or industrial development.
Security, quiet and friendly
Semi-rural lifestyle, quietness
Sense of community togetherness. Lack of air and noise pollution
Sense of community, The small town feel. We feel safe here.
Serenity, Beautiful Environment, Small Community
Setting, climate, location in BC
Slow pace lifestyle; slightly less bureaucratic law than larger towns; close access to outdoor recreation
Slow pace, beautiful lake, sense of community
Small community living, the lake, close to larger centres

Small community, friendly people, great Doctors
Small community, outdoor recreation facilities, low crime rate
Small community, rural lifestyle, the lake, volunteers, school
Small community, the lake, clean environment
Small community; surroundings - lake, mountains, frees, clean air; golf course proximity
Small friendly community. Not overly developed.
Small population, No heavy industry, No high density/high rise developments
Small town atmosphere, clean water and air, friendly and honest people
Small town atmosphere.
Small town atmosphere; pristine surroundings - forests, mountains, lake; some services accessible at the lake
Small town, community involvement; Clean water and care and concern by all who live here. Small boat accessibility (ie canoes/kayak/fishing)
Small town feel, life Style, community Support
Small town feel, community spirit, environment (nature)
Small town that feels like a resort. Walkability amongst nature. Access to Lake for physical activity.
So far-decent air, water quality plus the "green" environment.
Solitude, Beauty, Lack of governmental interference
Solitude; air quality; recreation opportunities in nature
Solitude; the view-Christina Lake; wildlife observation
Strong community connections, the Welcome Centre, rural character with quiet development that respects year round residents values
Strong supportive community, Outdoor recreation, Peaceful and beautiful
Summer Only
Summer time; winter has no commercial activity; need more population
Swimming, Rural and Semi-Rural lifestyle, Summer recreation
The beauty of nature, lack of human and commercial development, clean air, water, land
The beauty of the area, having a doctor’s office, drug store, clothing available
The beauty of the lake, mountains, clean air
The clean lake
The environment, lake, trees, mountains, quiet life style
The fact that we were finely able to make necessary improvements on out property following decades of being denied such upgrades. Breathing the fresh air. People that mind their own business and respect private property rights.
The Lake, keeping invasive species out and keeping the water quality clean
The lake, nature and animals like deer, bear, the residents who work for a better community
The lake, recreational trails, the school
The lake, that it's not over populated, the outdoors
The lake, the backcountry, the community
The lake and beach time, good place to raise children, small town and community
The lake and lake activities
The lake and surrounding areas, relatively undeveloped, community spirit
The lake and surrounding trails

The lake, campfires in my backyard and freshest of fresh air, and the quiet of off season and I love the darkness of no street lights to see the stars at night
The lake, Clean Water, Emergency Services
The lake, golf course
The lake, golf course, Trans Canada Trail
The lake, good neighbours
The lake, green space and the people
The lake, No council or rules (unincorporated). The people
The lake, no streetlights on residents land, open off leash areas for dogs, cleanliness of the lake.
The lake, peace and quiet, having family visit
The lake, quiet, medical clinic and grocery store
The lake, the quiet
The lake, wildlife, quiet
The lake. Being able to get together with my extended family. The lake.
The lake. A very involved community. The beauty surrounding the area.
The lake; boating; climate
The lake; recreation; friendly community
The lake; the trails; volunteers- stewardship; our community spirit and energy
The lake and the weather
The large clean warm lake; friendly small town; community spirit
The local school; sense of community; removed from busy city amenities!
The magic lake water! The people! The community!
The natural beauty. The clean air. The availability of local produce when in season.
The natural habitat; the relaxing way of life (recreation and vacation); the quality of the lake water
The outdoor recreation areas, the balance of motorized trails, peace and quiet
The parks and playgrounds are fabulous. I think there is more than enough natural beauty. There is a great sense of community.
The people-this is a great community. The Lake-quality, clarity, warmth-access. The taxes make our life affordable.
The pretty, natural surroundings, forests and lake.
The pristine lake itself. The peace and quiet. The rural lifestyle
The pristine quality of the lake; it's not over-commercialized; it's not over crowded like Kelowna or Osoyoos
The quality of the water in the lake. The enjoyment people experience during the summer. The peace that people experience during the rest of the year.
The quiet from September to June, the water, the weather, the environment. Smaller town, slower pace, low-density character. Walking and ability to bike.
The quiet. The fresh air, The natural beauty of the land.
The small town atmosphere; home-based businesses; air quality; all the sports activities (golf, pickle ball, exercise area, tennis courts, bike track, playground, baseball diamond, trails, etc.)
The water, the weather, and the life style
The weather; the clean lake (warm); family friendly
Trees-privacy beauty; lake-access boating swimming; neighbours-kind, concerned, friendly
Unadulterated natural surroundings. Strong sense of community. Safety and security

Undeveloped. Rural. Quiet
Very little light pollution (no streetlights). Clean water to swim in. The quiet.
Warm clean water, water recreational activities, peacefulness
Warm water clean lake, friendly rural feel
Water quality in the lake, quiet environment, facility for boat access
Water quality of the lake; sense of community and rural and small town character; natural pristine and environment
Water quality, protection by policing the lake, protection of the foreshore of lake
Water quality, rural setting, peace and quiet
Water quality. Peaceful, residential not, commercial focus. Parks
Water sports and golf course; air quality
Water, nature, quiet
We are mostly quiet, few people including tourists, many natural areas to access
We are summer residents since 1969. We love the beauty and cleanliness of the lake, the excellent small businesses at the lake and the wonderful visitor center.
We come for the summers. Small town vibe, great weather, great location and great people!
We have land only. We would build if we had sewer and water to property.
We value most; Rural setting with wildlife, Quiet peacefulness, Quality of lake water and clean air
Weather; neighbours; area management
Weather; Not too much overnight camping
Wildlife - air, water, land; the lake itself; mountains
Wildlife at our doorstep. Relaxed Lifestyle, Fantastic Lake
Work and Life balance, small town feel, good place for children to grow up
Year round activities; outdoor lifestyle; nature - no traffic

Q33: What three things would you like improved in Electoral Area 'C'/Christina Lake?



1) Focus on walkable development of businesses ie) park and stroll-development deeper than just on Highway 3
1) Garbage pickup for tourists, make a mess at rest areas and landings 2) wake zones on the lake 3) more parking on narrow roads
1) More accommodation for retirement living. 2) Development of a "downtown" commercial area away from Highway 3) Need a hardware store!
1) More local food available. 2) enhanced trails and recreational areas. 3) more beach access areas and improvements to existing beach access.
1) More of a town centre with more commercial and retail 2) Less commercial and retail sprawl 3) A hotel, pub, and resort near the lake for locals and tourists.
1) Regulate lakefront construction to minimize interference with natural shoreline (e.g. minimize extensive brick and cement structures) 2) Improve appearance and usage of Highway area along lake to include bike lanes etc. 3) Protect the water quality of the lake.
1) The weed situation at the south end is an eyesore at the Nature Park and is a symptom of nutrient overload. This must be remediated. Also, submerged weeds at the Provincial park make this an undesirable swim location. Improving these aspects of the lake would improve tourism value. 2) Parking for boat access and improvement to roads at boat launch 3) A sewer service for the townsite and south end of the lake would improve foreshore water quality and enhance the ability to provide more varied housing options for seniors and others looking for something other than single-family housing. This could also help to grow the population. (There has been a 20% decline since 1996)
1. Actions to ensure sewage systems are not seeping into the lake-cleanliness of lake. 2. Moderate increase in commercialization but realize the seasonality of business makes this difficult. 3. Ongoing maintenance of basics-streets, garbage pick-up, potentially more lighting of streets.

1. Clean up existing properties (with rubbish in yards). 2. Encourage service industries/tourism. 3. Provide better garbage disposal and water options in area of English Point.
1. Control speeding-lower speed limit on East Lake Drive to 40km! 2. Repair/restore some of our trails-Badger, Texas Creek and Deer Point
1. Deal with Sutherland Creek discharge into lake, utilize more of park area for floodplain. 2. Inclusion of Area C into the Columbia Basin Trust. 3. Better public access to lake with parking and not including South End Park, filthy water there.
1. Dredge and clean out Sutherland Creek to prevent water overflow into Christina Sands Estates (1805 Highway 3) and build a berm on the creek next to Christina Sands Estates, 2. Dredge and clean out Christina Creek to allow outflow 3. Build a dam at the bottom of Christina Creek to prevent inflow from the Kettle River
1. During events and long weekends extra security to monitor high traffic areas (partying) with trash containers and broken bottles to ensure area is clean at end of event. Also monitoring people sleeping in vehicles which leads to public urination, smoking and cigarette butts. Hire students to clean along Highway 3 picking up garbage. As a resident I pick up bottles, cans and broken glass during my summertime residency and that should not happen.
1. Enforced Bylaws 2. More Tourism 3. Encourage Younger Families
1. Fewer wake boats on the lake. 2. Stricter sewage requirements in all areas close to the lake. 3. Remove the taxes on foreshore encroachments for places like ours that have been there for over 60 years. 4. Better signage to the landfill. 5 Landfill open more days.
1. Have a Senior Centre. Open daily for lunch, shuffle board, coffee, tea for discussion and socializing. 2. More winter activities for people who stay. 3. Keep parks, trails, water activities in good standing for locals and for tourists. 4. A good "Deli" store with quality items.
1. Improved road access for existing roads. 2. Better public access to Christina Lake. 3. Improved Tourism facilities.
1. Increase public beach access 2. Abiding by BC waterfront and beach ownership (high water)
1. Lake Access Improvement - Signage installation on Public use easements and road easements that access the lake front for all of our visitors. Take down the structures and walls installed by neighbouring properties that are encroaching on the easements! 2. Floodplain and Boat Access Restrictions - Go forward permanent building ban including for any new Septic Field or Septic tank. Ban and eliminate (with a planned deadline removal date) on all outhouses from lakefront lots or lots within 500 meters of the lake. 3. Compliance Standards - Too many properties around the lake have taken advantage of RDKB and have knowingly installed septic fields and buildings without permits. For instance, a bylaw exists about sheds not being used for human habitation and as shared bathroom houses yet they are installed under the 10' x 10' building clause and then they become the foundation of and eventually become the campgrounds that are a nuisance (people, traffic, noise, smoke from campfires) for many of us. Current area Building Inspectors are turning a blind eye to this issue and are part of the problem here! We were once told by one of them, "It is the lake, they can sleep where ever they want....get over it!" 4. Solve the garbage problem from the boat access people! Our Christina Lake dump hours don't work for them! We are tired of picking up their trash on the side of the roads! God only knows if the trash is being put in bags filled with rocks to send to the bottom of the lake!
1. More attention to safety of West Lake and East Lake Drive. Reduce the traffic. 2. Boat launch at South End would ease the traffic and make more sense - common sense with limited cost and aid businesses at the South end. 3. Better late night boat control - noise and late night watersports. Unsafe and disturbing.
1. Street lighting

1. Waterfront property provides a majority of the tax base; however, upland residents have too much to say re: private lakefront property-ie draft riparian regulations. Fiasco. 2. Rezone vacant commercial areas at West Lake and Highway 3 (currently a ghetto) to residential! 3. Inadequate septic systems to be identified and rectified.
1. Enforceable noise bylaw including from home and cabin rentals and boats 2. Free yard waste disposal at dump to stop burning and smoke 3. Protect residential neighborhoods from commercial interests like rentals full of party people
Improvements: Improved maintenance of roads, with gravel removal. Prohibition of jet skis and jet boats. More public access to the lake and information where other public beaches are located.
A decent family restaurant would be great... Sewer would be awesome
A fairer tax base system with Grand Forks
A local bar and meeting place, more playground equipment around Welcome Centre, bus service and car-share to make Boundary area travel more convenient
A public pier; make public accesses identified and accessible to public
A sewage system for the South end of the lake. Demolition of abandoned shopping mall, which is an eye sore. All business signs restricted to the property on which the business is located.
Access to childcare under 2.5 years old. More access to launch boats for free or more affordable options to dock boats on lake in summer. Cheaper better quality produce.
Access to convenient garbage collection for boat access users.
Access to fresh fruit.
Access to lake; trails - hiking, biking; year round amenities.
Access to more medical services in Grand Forks
Access to more medical services-eliminate need to go to Kelowna or Trail. Biking and walking trails on East Lake Drive. It is very dangerous right now in the summer, lots of traffic. Also West Lake Drive!
Access to outdoor activities. Internet access. Access to fresh foods
Access to the lake
Access to the lake, walking and bike trails for safe travel within the area, better assistance to address problems (noise, summer damage, safety)
Access to water, increased hiking trails, amenities in town core
Accessibility to ATV Trails, speed limit reduction, more retail commercial investment
Adding small businesses: clothing, hardware, restaurants
Address noise pollution on lake, excessive boat stereo noise, which is not consistent with natural environment; increased cleanliness including litter management; wildfire risk management
Adequate garbage and recycling for boat access. A proper dumpster and green waste (recycling bin rather than 1 time per week. Complete parking area at Texas Point. Quagga mussel monitoring needs to be stepped up too.
Adequate street lighting on East Lake Drive. Better policing of speeders. Better ambulance response time.
Aesthetics of travelling through Christina Lake (Frontage Road) on Highway. Better internet service through Paulson Pass on Highway 3. More exposure about the Lake. Cleaner lake.
Amenities
Amenities, a bit too small…
As a property owner, information regarding property maintenance services in the area and recommendations for reputable green homebuilders in the area.
As boat access cabin owners there are no services for our taxes. Tax on dock should be removed, it is an essential item for boat access. Garbage and recycling services nonexistent.

ATV access from Grand Forks and Castlegar. Trans Canada Trail responsible ATV use to access all Lake amenities.
Ban open burning, encourage garbage collection (subsidize), prevent tree removal when developing lots.
Beach access. Foreshore rights (enforcement of free passage of high water mark). Faster and improved snow removal.
Better city plan (actual footprint) to encourage tourism. Improved and updated food market for tourists. Lakeside dining.
Better lighting for the roads and entrances to businesses. Community input into the uses of existing rail lines that may not be used anymore. More access to Christina Lake for the public.
Better medical. Better lake access. A little more retail.
Better parking by the pickle ball courts (Park Road). Boat Launch on South End. Picnic tables down on the river by burn-out bridge.
Better public access to lake and boat launches. More trails for bikes and hiking. Better access to the local rivers for hiking and tubing.
Better signage on Highway 3, lower speed limits
Better snow removal, better water
Better snow removal, enforcement of zoning restrictions, improved lake preservation
Better transportation to Grand Forks and Castlegar
Bylaw on noise pollution - boats; ban all gas engine boats; stop selling power (electric power to data centers that don't provide jobs)
Boat Access to Christina Lake
Boat access to Christina Lake. Parking near the marina. Clean up of the water access points that are now blocked off by some residents.
Boat Access, Government overnight camping at South End
Boat launch at Texas Point. No place to tie up and no signs to inform people of boat launching etiquette "Get Ready, Get In and Get out of the way". Mosquito control every year.
Boat launch at South End and hardware store
Boat launches and parking
Boat launching area, better parking for existing launch areas, allow single wide mobile homes
Boat noise bylaws, encouragement of small businesses, linear trail development
Burning -too smokey
Business, street lights, encouraging of businesses
Bylaw enforcement - unsightly properties; efforts to keep young couples here.
Bylaw to restrict nighttime light emitted from residential properties. Maybe another public marina, boat launch, an apartment building, maybe a stop light at West Lake and the Highway 3
Bylaw officer is so important; we have 2 properties beside us full of heavy equipment and noise during late hours and also to monitor unnecessary removal of vast amount of trees. Want more police presence in summer on road and water
Bylaw officer; unsightly premises bylaw; pedestrian bridge over creek
Bylaws and enforcement-noise
Bylaws on use of property; more businesses-restaurants, bars, service-based; tourist activities and tour businesses.

Bylaws! One of your questions was about regulating Air B and B…. How could you think of managing that when there aren't even bylaws or bylaw officers in the town?! Signage, sidewalks and more accessibility
Bylaws - noisy bikers speeders and junk yards. More walking areas. Streetlights.
Check everyone's sewage system. Get it out of the lake. Create noise bylaws - create 'light' bylaws (no spot lights on all night; protect the lake always
Choice in grocery shopping. Keeping deer away. Maybe a good outdoor market in the summer.
Clean public beach areas. Better winter road maintenance. Enforce pet leash bylaws (Dogs)
Clean up places that are real eyesores; the mall coming into the lake does not make a good impression. We need something new there.
Clean up the litter, road end swimming area-need signs, be welcoming, remove barriers put in by neighbouring home owners. Kingsley Beach remove dead tree trunk. Ugly
Clean and groom the main beach at start of each year; put a floating platform to play on at main beach; identify public access - fine those who use it for themselves
Cleaning lake of weeds at south end; dredging of Sutherland creek. Impossible for fish to spawn
Clearing roads of snow in the winter, blocking development as in the one near the dollar store.
Common path from beginning to end of defined 'Christina Lake'
Communication; internet
Construction of a pedestrian bridge at the south end; better signage for the Provincial Park public beach; improved roadway at the Welcome Centre
Continue invasive water weed eradication
Continued addition of Parks throughout Area 'C'. Addition and improvement of trails and greenbelts to connect all areas. All and any economic development must be done on a sustainable basis and maintained in a green and sustainable fashion.
Continued efforts to fight invasive plants, fish and mussels. Overhead lighting in KEY locations-Bakery Frontage Road. A lot of tourists in the dark. A special event like a Regatta, Race or Music Event.
Control of boat use to preserve beaches
Control traffic-especially in the summer on Highway 3
Cost of water service, have reduce speed zones established and enforced
Create a more tourist friendly townsite with accommodations and lake access so there is more to support local businesses.
Create a more walkable town "center", encourage more pedestrian areas for community and socializing
Create more jobs while preserving the natural state of Christina lake and area; side roads; street lights
Creation of noise bylaw and enforcement of same; more policing of folks dumping garbage in all places; continued vigilance: zebra mussels and lake weed milfoil
Crosswalk and safe walking paths along Highway 3; less invasive waterfront development; keep light pollution down so stars can be seen
Dental office, more use of special waste building at the Welcome Centre, use of vacant property across from CLES Centre
Develop the property at the south end new beach boat launch
Disabled access
Diversified commerce, stiffer regulation of boaters on the lake and enhanced fishery management
Do more to stop future fire problem. Put fire access roads in around lake. Clean up dead falls
Don't know--haven't spent enough time there

Easier local access for boats of residents south end of lake; clean up south accesses for lake use
East Lake Drive, Boat access taxes lowered or get parking garage, Something!!
Employment opportunity. Stores staying open for longer hours. Having a bar and eatery open year round (family friendly, and wheelchair accessible)
Encourage more businesses that serve food and entertainment, such as cafes, restaurants, farmer's markets and food trucks.
Encourage more year-round residents; build up the local business community - hardware store? Destroy mosquito habitat - remove large cottonwood trees which are both messy and dangerous
Enforceable bylaws, safer roads and walkways to travel on,
Enforcement of good septic practices at the Lake (i.e. ban outhouses).
Excessive boat engine noise. Invasive species control. Restrict Houseboat size and mooring regulations
Extend lake front hiking; increase lake front access; enforce removal of illegal beach fences, logs and signage
Extend road and power for boat access only properties
Few more local businesses
Fire protection, flooding protection, light industry (zoned on Highway 395) to create jobs
Fishing; better maintenance of lake; better mosquito control; more senior dwellings
Fishing; trails
Fix access road in front of the Huckleberry Market
For boat access people: more access! Less congestion at the now no parking area at Larson Rd.
Frontage Rd. (ie. Bakery Rd) more pedestrian friendly and aesthetically pleasing (benches, light standard, flower boxes). Information on how to improve retaining walls already existing on Lakefront. Volunteer weed pick-up days in June (Knapweed, Blueweed, etc)
Garbage cans placed around streets and walkways. Cannot dispose of garbage or pet cleanup
Garbage collection for boat access properties
Garbage removal, dangerous tree removal, tailing rocks
Garbage services for tax paying owners of boat access properties. Parking for tax paying owners of boat access properties.
Good road maintenance, all properties to be free of all kinds of junks, to control aquatic invasive species.
Greyhound, taxis, buses, transit to GF
Grocery store that sells organic foods; more inviting, attractive cleaned up commercial areas
Health and wellness resources; streetlights; crime prevention; community grant organization and advertising; encouragement of 'backyard farms' (ie chickens and bees)
Highway 3 speed limit 70-80 km per hour and 50 km per hour in town; stop clear-cutting; develop a village centre
I don't live here full time (although I'm here very often) so I can't think of anything
I feel as if I have died and gone to heaven when I get to the lake. I only wish the bakery were still open.
I think we should be happy with what we have, stop trying to to get "bigger and better". Ban booming boat stereos and open headers on boats, everyone can enjoy the lake without all the noise pollution
I'd like to see more housing options, the single family home model is not working to attract people and grow our community. I'd like to have a sewer system and a crosswalk so our kids can safely cross the Highway and a walking and biking path around the lake like Penticton or Osoyoos

I'd like to see this area turn into a place that promotes tourism year round. Promotes ATV use in town, places to eat and locally owned businesses that don't close for the off when seasonal owners go home.
I'd like to see the electronic sign removed in front of the Welcome Centre. All signs should be turned off at night. No exceptions.
I'm 87 years and can't want any really!
I'm here cause things don't need to change
I'm not against change, but I'm happy the way it is.
Improved community engagement, community events, food options
Improved safety for pedestrians and cyclists on West Lake Drive and East Lake Drive. Speed control bumps put in place.
Improvements to Christina Lake beach and park.
Increase in businesses catering to tourists and summer residents; water quality of lake - invasive species-south end swamp; springtime water levels - flood prevention
Increase logging and use of Firesmart techniques to better protect Christina Lake residents from fire
Increased protection of riparian areas, protect lake water quality, maintain as much as possible the dark sky at night.
Infrastructure; street lights; encourage new business development
Internet and television, radio communications and medical emergency clinic
Invasive water lily removal in Christina Creek and south end of the lake
Invasive weed control on the lake. Control drainage of grey water into Lake. Assess sewer system viability to protect the Lake
Jobs, jobs, jobs
Keep it the way it is now.
Keeping landscapes clean-no junk in back yard or front yard. The core of Christina Lake more attractive and more colourful. Few street light on main street, redesign again more with core
Lake access, size of boat motors on the lake, more grocery stores for competition for pricing.
Lake access. Major issue now, only to get worse with growth. Highways rights-of way infringed upon by adjacent land owners - 23 road access points only 3 developed.
Lake access both for human and dog; garbage, recycle and compost picked up on weekdays
Lake protection, River protection. More Non-vehicle access to natural areas
Lake weed removal, emergency services, more parks
Lakefront septic systems. Install sewer system in South Township. Bylaw Officer enforce property clean up.
Lakefront septic systems. Sewer system in South Township. Enforce individual's property cleanup Bylaw enforcement.
Less government intrusion; access roads
Less ski boats
Let it grow. Less government regulations
Lighting - streets
Lighting on main roads. Washroom facilities at the public beach accesses. Water and sewer expansion up West Lake Drive.
Lighting, sidewalks
like to see restriction on boat or engine size on lake; dogs supervised more carefully (on leash and waste pick up)

Local food
Local artists and activities enhanced to public re: perhaps a "catalogue" at Welcome Centre. Regulations on wake boats, and large noisy boats Increase history of Christina Lake access
Local path system to connect homes to businesses, bridge for walkers and bikers to cross Christina Creek
Locally grown organic food at an affordable price. Noisy boat regulations. Educate wake surfers to stay in the middle of the lake (or not come here at all.)
Look at liquid waste management for commercial area
Lower taxes
Lower taxes, designated crossing for Highway 3 (pedestrian) such as at Santa Rosa and Highway 3 intersection, less regulations
Maintaining the parks, beaches and commercial areas.
Maintenance and plowing rural roads. Implement lighting standards that focus light towards the target to protect our view of the night sky. More support for trails for walkers only. Multi-use favors ATV and motorcycle users at the expense of walkers.
Milfoil elimination. Fire protection enhancement. Less regulation that is not needed and better enforcement of boats on the lake
Monitoring drunk and noisy boat drivers on the lake, improving safety from wildfires, no trucks on West Lake drive.
More acceptance of backyard bees and chickens, more reliable tap water, bylaws so people don’t let their dogs roam free, leave their poop on the side of the road and bark all night long!
More access to lake to launch kayaks and canoes. Improve zoning adherence in residential areas. Better restaurants with a view of the lake.
More access to lake, with parking. The people friendly and welcoming. Non-motorized trail - Trans Canada - on Fife Road, ask pedestrians to walk wisely. We need grocery stores.
More access to the lake; identify access to the lake that is every 1000 feet; more lake protection from old septic fields
More and longer stay parking for boat access cabins, better garbage disposal for boat access cabins
More and safer parking for boat access residents
More beach at the north end that can drive to. Street lights!
More boat launches and moorage
More businesses. Apartments for long term rental. Sewer
More businesses. Sewer system. Street light, light walkways.
More camping in south end; expanded housing; high density housing
More contribution and involvement of area property owners. Someone to enforce so-called 'bylaws". Some restrictions on how many RV's you can rent on your property.
More control of noise in summer - especially by visitors; more signage for walkers on Fife Hill to be careful
More control of summer guests - noise, traffic, boats etc. Better policing.
More entrances to lake for swimming. I'd like to see more young families.
More food choices (restaurants). Noise bylaw to include loud boats.
More home business opportunities. Better internet access. Less government.
More housing options, more retail and service businesses, better access to the lake

More local business, especially in the retail spots that have been vacant for so long. Lighting at the intersection of East Lake Drive and Alpine road, it is very dangerous when people blast around the corner in the dark. Lighting at the Highway turnoff on East Lake Drive.
More monitoring of septic systems - Provincial responsibility and exploring sewer for other areas; Visitors being targeted for more education on protecting lake. They often abuse our gift.
More bike trails; paving trail between Grand Forks and lake; more free boat launch ramps
More off leash areas for dogs and lakeshore access for them. Do not allow street lights on private property. Reduce light pollution and introduce dark skies initiative.
More pedestrian access. Better city planning for tourism. Less trailer parks, more green homes.
More public access to the lake, porta-potties at public beach
More recreational activities especially marked trails; make Cascade Falls a park - to include trails and safety
More shopping (grocery) choices; better kept roadways; more attention spent on public beach
More shopping, restaurants, water events
More small business; competition for general store
More small businesses, local produce and market, support tourism
More speed control on Highway 3; roads be improved a little better; less recreational trailers in community
More streetlights
More stores
More sustainable businesses and contractors. Sewage issues on south end of lake or lack of. Improved hydro and accessible utilities
More trails, more RV sites
More trails, more public access to the lake at the south end of the Lake, improvements to the public beaches with trees or structures for shade.
More variety of commercial services; finding ways to attract younger families and maintain older residents (not have older residents move away)
More vibrant commercial activity and presence; improving the property tax base and reduce taxes; marketing efforts increased to promote the benefits of Christina Lake
More walking paths in the village. More facilities-activities for seniors. Seasonal farmers market needed.
Much more affordable water service; building permit and regulations done away with on remote acreages; more public water access for boats and camping
Need more protection from property crimes, clean up unsightly properties that look like garbage and junk hoarders, allow singlewides in areas where hidden from view.
Need public transportation, shopping
Need restaurants, bars, patios, social settings; Lisa's Bistro is great idea woefully undersized. Sidewalks on main roads (West Lake Drive). Retirement homes and living services. Need long-term plan for this.
Need some crime watch (special constable someone to go check on cabins in the off-season), more businesses
New style flowy mountain bike trails to be built. Existing trails are "old school" and only good for the the young.
Nice restaurant hotel; put it on people to clean up their junk on properties!
No change to anything. There are getting to be too many people.
No laundromat, more business services in general

No more regulation, nor higher taxes
No parking of RVs on owner's land who do not live or reside at all on their land, water quality, and more campsites for visitors
Noisy boats forbidden, large wake boats forbidden within 25 meters of shore
Noise bylaw protect the quality of water in the lake density
Noise bylaw restricting noise on boats, smaller size and noise of boats and they should be banned after 11:00 pm
Noise control over loud boats; ban boats that cause shore erosion
Noise enforcements for loud music on boats, maximum size of boats due to large wakes destroying the shores Roads
Noise issue in summer - boats with open headers contrary to existing small vessel regulations, but problem with respect to compliance enforcement
Noise pollution, reduce amount of trailers, encourage real houses. Encourage more permanent residents rather that seasonal.
Noise pollution; building permits both control and enforcement; more businesses (retail and restaurants)
Noise reduction on boats, speed restrictions on boats. Get rid of the "village" it’s an eyesore.
Noise; garbage; litter; unleashed animals
Non-motorized rail-trails. Outside ampitheatre-band shell. Regulate businesses to conform to a design theme.
Not too commercial like Kelowna or Invermere. No condo structures. Clean water (lake).
Nothing
Nothing
Nothing
Opportunities for locals to start successful business; tie together the various sub-communities through trails, lower to the seasonal speed limit of 60-70 km per hour throug Highway from both east and west will encourage biking, walking and community
Our roads; protection of riparian areas; promotion of tourism
Outside appearance of properties, lakeshore access, increase in the fishery, promotion of Dewdney Trail
Parking enforcement by RCMP (ticket and tow); boat size control (no more wake board boats too much erosion)
Parking for boat access, mooring ramps extended at Texas Point made longer to accommodate more boats at a time, some form of community fire protection for boat access properties (floating fire suppression)
Parking for boat access people; control of lake level; boat wakes are damaging shore lines
Parking on Larson Road
Parking! Larson! Garbage service for boat access!
Parking.
People to upkeep their yards and homes and take pride in cleanliness. Owner responsible for dangerous and dead trees. Unsightly bylaw and enforcement.
Personal freedom of choices; encouragement of arts in the community; control and reduction of minor crime in area (vandalism, break ins)
Places to have a nice dinner
Playground. Off road trails. Access from the lakeside of the highway to off road trails.

Places to eat
Please lower speed on East Lake Drive with all big boats, RVs and trucks are going as far as Texas Point, especially with expansion of parking lot.
Police presence on the lake and East Lake Drive (speeders). Noise pollution laws (motorcycles, boats with no baffles)
Policing of bad boat operators. Parking for boat access owners.
Possibility of becoming incorporated (town or village).
Post signs on public beach access areas so tourists can find them. Enforce the no parking areas (in summer big problem)
Prevent encroachment on riparian and public accesses; more restaurants and a pub; more hiking trails and access to KVR from North end/English Point
Preventing commercial use of recreation facilities; garbage and recycling to be more inclusive; support of tourist activities; health services
Promote tourism, particularly the Trans Canada Trail
protecting lake and forests
Public access to lake
Public access to lake; public boat launch. Noise and navigation regulations for boaters (mainly wake boats)
Public access to the lakefront. Regulation of development to preserve the charm and beauty of Christina Lake. Support for sustainable green tourism and discouragement for fossil fueled based recreation
Public boat access with or without parking
Public boat dock, south end of lake. Dog run
Public dock on south end of Lake
Public transportation, jobs
Public transportation, jobs, zoning bylaw allow compatible commercial and industry
Public wharf for short term boat parking at Texas Point.; toilet at Texas Point boat launch; garbage and recycle for boat access
Quiet, RCMP, Garbage pick up
Regarding Part 1, Question 8 - would like to see enforcement of this. There are getting to be far too many 'private' campgrounds with multiple trailers, RVs within the Christina Lake area. Noise bylaw and enforcement - fine for people to party once in a while, but there is no 'disincentive' to tone things down and certainly no help from the RCMP when parties are extremely loud into the wee hours of the night (1am to 6 am). Speed limits on residential roads, some people are entirely in too much of a hurry. Proper trails and history signage for the Gorge and Cascade Falls, this could be a big tourism draw if done properly and promoted. Also could be safer for anyone wanting to see the Gorge and falls.
Reclamation of Provincially owned foreshore, by removing encroachments; restricting issuance of moorage licenses and dock permits; improved public access to lake
Recycling not going to landfill, bins-lock and key access for property owners to dispose of garbage. Dye test to check septic leaks
Reduce boat noise especially the summer wake boats with sound blasting around everywhere; fewer trailers and unsightly properties; limit summer 'campfires' or maybe ban them.
Reduce high-impact leisure activities (wake board boats, party-campers); increase long term rental supply; protect important ecological areas

Reduce overuse of East Lake Drive. A large park and campground plus a large boat launch plus residents on a narrow road is dangerous. Better boat control in the summer-noise, wakeboarding after dark. Better evacuation plans for wildfires.
Reduce population pressure, introduce noise restrictions (stereos on boats), restrictions on wake boats
Reduce red tape in dealing with RDKB; build a boat launch at south end of lake which is public; a tax levy for environmental issues; fund the Christina Lake Stewardship Society
Reduce the number of wake boats and playing loud music on the lake. There is a lack of services received for amount of taxes paid.
Reduction of wake boats and noisy boats, final phase of road access to Texas Creek park, completion of extra parking at Texas Creek boat launch
Regulation of noise and unsightly premises; regulation of people having 2 or 3 trailers on single use lots; proper sewage system
Remove fees at the dump for organic waste
Remove wave rider boats, they are noisy and ruin foreshore. Widen roads when possible for cars, bikers, and walkers
Repair roads, widen roads so walking is safer in winter months
Restaurant, pub, and medical
Restaurant and bar; no wake or surf boats
Restaurants and bar; hardware store (miss the Rona store)
Restrict big wake boats near shoreline (we had to repair our dock because of huge waves all the time in the summer). Restrict party boats in the night (2 a.m.with loud music cruising slowly down the lake)
Restrict motorized use of Trans Canada Trail, camping permitted at Christina Lake Provincial Park
Restrictions on wake sizes caused by boats engaged in "wake surfing". The summer RCMP officer could enforce the regulations.
Rezone commercial to residential where available; limit trailers as homes; no outhouses on water front
Road in front of the grocery store has been a mess for a couple of years (Sandner Frontage Road)
Road maintenance; Snow removal; Enforcement of local garbage burning
Road maintenance; lower taxes, public environmental education
Road maintenance in winter
Road maintenance including snow removal; old mall and motel either renovated or removed; wish no one put sewage into the lake.
Road maintenance and snow removal; sewer problem where people still dump their sewage into the lake
Road upgrades. Regulating number of boats on the water. Policing boating on the lake.
Roads, lighting on Highway 3 the lake in the winter time.
Roads, road, roads
Safety along the Highway. It is dark especially around the bridge so it is hard to see people walking and biking. Add lighting along the highway that goes through town. More policing during summer months. More access to water for dogs. Add another boat launch. Two is not enough in the summer.
Safety crossing bridge on foot, enforcement of bylaws, housing
Security there are too many break-ins and thefts; public boat moorage (there is none); more boat launches
Highway and off-highway safety. More ownership and community participation by seasonal property owners. The return of the Christina Lake Chamber of Commerce.

Senior housing
Service road Improvement, extension of tourism beyond July/August
Sewage system for the entire lake area would be my dream; no more septic tanks etc. to deal with
Sewer Housing and long-term rental. Sidewalks and street lighting
Sewer and water would be expensive, but it needs to be done.
Sewer dumped into lake (boat access); garbage dumped in lake (boat access)
Sewer system, rental apartment or condo, more clean businesses
Sewer system in place; restaurant selection; the invasive plants at south end of lake
Sewer system; more public access to Christina Lake
Shoreline access and signage, tables, garbage cans
Shopping variety; better hospital; police that do more than just give speeding tickets
Signage on Highway 3 to prohibit use of engine brakes; more RCMP presence for Highway traffic speed control; a plan to increase food truck business in summer
Size limits on homes that are on the waterfront. Too many super-sized homes pushing out all the old timers. Inspections of all septic systems. Many properties do not have proper septic systems and they are polluting the lake. Road improvements to West Lake Drive and Brown Road
Small Business Opportunities, public transportation to and from Grand Forks (even few times a day only - morning/noon/evening), public sewer system
Smaller Cabins and houses, set a maximum size Limit. Keep taxes down. Keep sightlines pristine (No Logging)
Smell of compost at the nursery is very unpleasant. Clean up public access areas to lake, put more trees for shade on beach, get dogs off beach, and remove fences from waterfront property so people can walk around the lake.
Snow maintenance plowing and removal
Snow removal from driveways in winter after the plows have been through. Better access to a hospital. Better policing of fireworks. I would like to see it banned from sales at the lake [Esso] because it is a fire hazard and sure is not nice to our pets.
Snow removal; septic systems in the 'old' cabins around the lake; would be nice to have a cozy pub.
Some kind of tax regulation that would prevent it from only being for the wealthy. Cheaper garbage collection. Housing for elderly who cannot stay in their homes.
Some road improvements, more lake access opened, bylaw enforcement
Some way to manage noise complaints, someone local to call if there are environmental issues (such as neighbour washing hair in lake, or dumping laundry water into lake)
South boat launch; children's park next to Lisa's restaurant in community park
Speed limits enforced; slow signs so we feel safe when biking
Speed reduced on Thompson Road, x-country ski trails in the winter which are groomed, dog park.
Stop the rentals that are unmonitored. Out of towners own the property and then rent it out to make a killing at the neighbours expense with noise and activity.
Street Lighting; RCMP heightened presence (seasonal residents) during summer months; more public accesses to the waterfront
Streetlights
Streetlights. Improved winter clearing of roads and infrastructure. Communication during emergencies and openness about funding. Ban fireworks and enforce burning regulations. Additional paid fire and rescue members. More consideration for senior needs. Stronger enforcement of zoning bylaws.

Streetlights for safety. Better enforcement regarding structures in flood plains, removal of all obstructions in public accesses to water
Street lights on Alpine Road, hardware store returned, excessive noise control on certain types of watercraft
Streetlights and sidewalks
Street maintenance and lighting; sewer system
Street maintenance; bylaw enforcement officer; more policing
Street signs, south end. Keeping our lake clean. Farmers market space on Artisans Centre outside.
Super Boxes at all Canada Post Rural mailbox areas. Dedicated maintenance employees at Public Beaches (people serving community hours). Free Bicycle use kiosks. (One at New Horizon Motel and one at The Lake View Motel. Run by young adults serving community hours.
The elimination of motorized use of the Trans Canada Trail except for maintenance, emergency rescue and limited mobility trail users with a very low speed limit. Better signage and road presentations. We need a pub where the community can mingle; it can be at the heart of growing our economy, with designated driver services.
The look of the buildings and land adjacent to the highway. It is atrocious!
The number of loud, big wave inducing boats is growing: it is a problem. Not happy about planes landing on the Lake
The old mill site made into a first class tourist attraction. The rail trail put to local use from the lime pits to Santa Rosa. An annual quad-racing weekend.
The property Christina Lake Village needs some work
The south end is an ugly, unsightly weed patch. The weed mass is growing exponentially and choking the creek, inhibiting the flow of water. This needs to be tackled head-on, firstly by implementing a wastewater treatment plant.
The upkeep of Provincial day use area-water the grassy areas on beach. Mowing of weeds in lake (machines are available now) at provincial beach-it's only public beach on the lake-our gem. Unblock and make available all public lake access-all 40 of them.
There are public accesses near our home that are hidden by the property owners on each side and who are nasty to the public. Wharfs for people to use that don't live on the lakeshore. More family restaurants.
To make sure we can keep the quality of the area regarding foreign species on land and in the water
Tourist attractions and accommodations; better amenities for both visitors and residents; the overall organized plan - there is too much hodge podge
Trailer parking; beach clean-up
Trails
Trails and parks, access to the lake, more variety of local produce and food
Transportation for seniors. Streetlights. Busy intersection lights.
Variances for heights of buildings. Should not be allowed to build higher buildings especially on the shoreline. More shopping but the season is too short to make that feasible for most businesses. Lake accesses that have been taken over by neighbouring owners and should not be allowed. These accesses should be open to all. People with lots of money seem to be allowed to do whatever they want and are usually not permanent residents so do not contribute a lot to the community.
Variety of accommodation for visitors; more inclusion for part time residents
Village snow plowing; cleanup of some properties; animal noise control
Wake boats-minimum of 300 metres from shore and enforce
Wake restrictions, habitat protection, effective riparian bylaws

Wakeboard boats banned or regulated that are damaging the foreshore of the lake. More boat parking at Texas Point and the Marina for boat access owners only. Boat Access Owners own private parking lot at Texas Point.
Walking area along highway to access stores, 100% control of rapidly increasing weeds in south end of lake. The weeds are taking over and ruining the water/beaches
water quality
water quality strategy - municipal sewer; unsightly premises bylaw (no hoarders allowed); speed control around parks (little kids on bikes)
water 'quality' tests near waterfront and properties to ensure adequate septic systems; better lake access at road ends; better road maintenance
Water system. Private sewage. More trails, paved paths and parks.
Water tax on tourists and seasonal homeowners. No open burns this would be reduced by having weekly green bin disposal to all dwellings. No fluoride in the water and reduce chemicals, reverse osmosis treatment instead or ultraviolet light. Clean Water.
We hate the highway noise! Large trucks descending hill by viewpoint on Highway 3 using engine brakes. That is the main impact on our peace and shatters the ambience of a lakeside community. Restrictions on Highway brakes travelling east and west through Christina Lake.
We need more recreational infrastructure. Playgrounds, bike paths, restaurants
We would like to see it incorporated (at least the immediate area, excluding Fife and Ponderosa for example) so that we have a mayor and council, instead of one person making decisions.
Weed Control, everyone cutting their grass, A bylaw and enforcement of it, concerning the collection of old cars and other garbage in people's yards.
Winter maintenance of main highway. Stricter bylaws in residential areas.
Winter road maintenance, south end marina facilities (close to park, maybe a jetty)
Year round clearing of promenade and walking paths for those of us who live here year round.
Year round police (RCMP); regular snow removal with care; sidewalks around schools and playgrounds

Q34: Please describe your vision for Electoral Area 'C'/Christina Lake over the next 10 years. What would you like Electoral Area 'C'/Christina Lake to look like in 10 years from now?

1) Maintain the rural, quiet feel of Christina Lake 2) Specific areas for: higher density housing, long term RV parking, and mobile homes
1. Boat launch in the South 2. Reduced traffic on East Lake Drive 3. Great water quality
1. Improved Tourist facilities and access to Christina Lake. 2. Quality and beauty of Lake maintained. 3. Reduce pollution to Christina Lake.
1. Keep the quality of the Lake of utmost importance 2. Keep all activity-based sports in 'perfect' condition. 3. improve store and shopping options to decrease the need to go to Grand Forks as often. Golf, hiking trails, parks, recreational, and active business.
A beautification of the "business" area so it is more cohesive. Some 'loop' trails to be added to the Trans Canada Trail or other existing trails. A local pub.
A bit more commercial and residential expansion; more public lake access would be nice.
A community that is vibrant and diversified with respect to available commerce and locally sourced products.

A cute appealing area where people want to visit. A town with a lot of character. Obviously, you see the importance of planning the community otherwise you would not be asking this. I would like to see Christina Lake known as a cute, resort town. It currently does not come across as that. Attracting more commercial business but to do that you need more people. That is where things like a senior's residence and condos could help.
A few more commercial outlets; sewers available to all residents
A growing well-planned, self-sustaining community with different housing options, a bustling walkable core with multi-commercial and residential area.
A lake free of zebra mussels! Decrease milfoil, and selective tourism.
A lakeside community with sustainable tourism industry in the summer and maybe trying to attract more people in the winter to help local business.
A large marijuana commercial industry; clean up and remove all sewage going into the lake; senior accommodation facilities.
A more dynamic business centre for locals and very controlled residential and waterfront development to preserve the pristine environment
A more lively off season, not so focused on tourists, put more focus on year round citizen, local Christina Lake food production and overall sustainability
A nice compact centre of town, with facilities that survive the winter
A place for people to enjoy with a clean lake, proper infrastructure created by responsible governance and funding. Do not let financial greed destroy the area.
A place that encourages walking and cycling with overpasses for a safe highway crossing. It would have a variety of local shopping and entertaining options for families. Littering fees and other initiatives to keep our city clean. With a public transportation from and to Grand Forks, it would encourage Grand Forks residents to come spend the day at the lake, enhancing our economy.
A place where people are able to live fulltime. More amenities (neighbourhood pub)
A place where residential neighborhoods are kept separate from commercial zones. A place where people can enjoy the peace and quiet of their residential property. A place where there is a commercial zone to allow for employment to support this lifestyle in residential neighborhoods.
A place that is better equipped for seniors to retire.
A pristine tourist destination with diverse recreational activities. A place where retirees can downsize and accommodate an active lifestyle.
A respectful interface between wildlife and nature with clean air, water and with local food from Grand Forks. I see a quiet community with respectful tourism.
A self-sustaining community with more year round residents
A senior housing complex with residential assisted living. Some sort of transit system to and from Grand Forks.
A seniors living center and keep small town atmosphere.
A septic system in the south end so we are not dumping our excrement into the lake.
A sewer system; more commercial options
A thriving well-balanced community that does not just rely on tourism dollars.
A well-organized town center with local shopping. Park and recreation with well-organized and maintained amenities. Well-designed tourist accommodation and attractions.
A well thought out plan taking into account of the growth that will occur, including drainage for road systems, parking on narrow roads, water and sewer upgrades to cabins and homes on the lakeshore
Additional mountain bike trials for all abilities; moderate commercial growth; more beach access

All electric powered boats. Real estate prices would be higher than ever. Stewardship of our clean water. Ban chemical fertilizers
All the dilapidated old singlewide mobile homes have been replaced with newer properly built dwellings.
Allow and encourage development of building lots for recreational purposes.
Amphitheater at the Welcome Centre; become a role model of ecology
An increase in density and commercial space in the highway and core commercial areas allowing for increased variety in restaurants, groceries and pubs but maintenance of quality of life aspects in residential communities that benefit from current density levels.
Another gas bar would help congestion near us. Much the same, not enough population to provide many additional businesses.
Attractive from the Highway (clean it up). Camping at Christina Lake Provincial Park. Improved signage, declutter highway.
Basically Christina Lake is a wonderful place to live and I hope it continues. Would love to see more young people moving here to raise their children. This really depends a great deal on employment though.
Basically the same as it is now.
Beautiful-shop strip on main highway, Quonset for concerts, beach access
Better access to boat access cabins
Better access to food. Fewer boats, and motorized boats banned from the lake. More hiking and biking trails.
Better highway presence so that businesses conform to a theme, more year round business, more shoulder season activities
Better path system, trailers on residential lots gone, better trailer parking (campground) for them.
Better restaurants for tourists with water view. Improve residential compliance with zoning. Access to a gym in shoulder season.
Better septic systems for old cabins on the Lake. Easy biking trails. No singlewide trailers or camp trailers on lots. More public boat launches.
Better walkways and cycling routes (safer); 'trendy' business core; increased services for seniors (grocery delivery, transportation, etc)
Biggest issue is access to the lake. Airport in Grand Forks that had commercial flights would significantly improve business to be able to survive year round. Promotion of year round activities. Partnering with Grand Forks to promote the area.
Bike and walking paths beside roadways; an ecologically friendly community
Businesses to support tourism, restaurants, pubs, building supply to homes and properties
Christina Lake is both a bedroom community of Grand Forks and a summer destination for property owners and tourists. I don't see it changing. Commercial and retail should not be a priority as there is a better opportunity in Grand Forks with a more year round population. Focus should be on providing well planned residential.
Carry on as in the past. Part of the appeal is staying smaller, not growing too fast
Central area (hub), and frontage roads more defined to encourage business and activity, need a theme
Charm of lake is retro feel but younger generation are used to certain standards (many of us feel would be luxuries to some). Growth would be good. Year round community would be very welcome.
Christina Lake is land that time forgot. It has a wonderful atmosphere of family and rural security that we are losing in today's world. I like it just the way it is.

Christina Lake should be a place where families live and gather seasonally to enjoy nature and a vibrant community. It should celebrate arts, outdoors sports and activities, be a place where small business can thrive. It should be affordable!
Clean industrial business, community water and waste System, access to Gladstone Provincial Park improved. Restricted parking on main residential roads.
Clean lake with light walking paths. With mixed use business and condos
Clean lake, clear air, no mussels. Lack of unnecessary regulation (the riparian regulation). Good wildfire relocation. Boat launch at the south end of the lake. Improve safety on East Lake Drive.
Clean lake, not overly commercialized, no big apartments or condos. Lake not being over fished, safe for families, access to all main amenities (health, school, food)
Clean lake, wooded hillsides, no mobile homes on single lots, plenty of hiking and walking trails, no stop lights.
Clean lake, drinkable water; milfoil programs still in place; no invasive species
Clean up of unsightly yards; empty buildings occupied; more access to Christina Lake waterfront
Cleaner, presenting ourselves as if we are hosting the world as they are quietly travelling through this community and we are failing to capture a lot of business. We can offer true nature experiences very well, if we decide to.
Community involvement as is now and more. Continue to encourage citizen involvement. Continue elementary school (encourage young families)
Consistent architectural form and character elements for commercial businesses. Bicycle trail from East Lake Drive to town of Christina Lake. Contained garbage disposal for residential areas; large bear proof bins where residents can deposit waste, paired with large blue bins. See Banff Alberta, phase out individual roadside bins as they are tempting for wildlife.
Continue sustained growth, multi-family affordable developments, seniors care facility (assisted living), enhanced year round services
Continue with as little change as possible, allow seasonal residents to continue to use their property as it has been historically, such as family gatherings without restrictions to how many tents or campers could be placed on a property for a limited use period like a 60 day limit or something similar to that.
Continued and improved mindful public lake access. Protected riparian areas. A lake protected from pesticide runoff (no manicured lawns to waterfront) and sewage dumping from boats. Strict enforcement of septic bylaws.
Continued emphasis on natural beauty, less partying on the lake (dangerous and noisy), more commercial activity in the commercial zone.
Continued improvement for tourism activities; take down old business building to open up for new services (ex. Laundry)
Continued stewardship of our local 'nature' and measured development to improve our lives
Controlled community growth with mixed residential and commercial and supporting infrastructure, away from the highway. Avoid the "strip-mall" form of development seen in Kelowna and other BC communities that have suffered exponential growth without well thought out controls or proper planning.
Controlled quality development
Controlled, moderate, smart development; moderate growth in population, facilities.
Create better access to public beach access points. Proper stairs!

Designated commercial development areas (not strung out along the highway). Bridge for pedestrians over Christina Creek. Foreshore trail around the lake. Development of more beach park access and marked signage for it. Outhouses at Kinglsey Road and Wilson Road beaches
Do not want to see condos or townhomes. Townsite to remain as is but develop the resort area.
Don’t let it get overdeveloped. Don't ruin it! Less weeds in lake
Don't want to see Christina Lake regulated and commercialized
Easy to start a home business. Less government red tape. Easier to do subdivisions.
Economic growth. Maybe a Greyhound terminal?
Encouraging natural growth. Not to give a lie to the phrase-tree lined lake
Extending electricity to off grid lots.
Family and community focus. Mitigate rush of population. More options for food.
Fewer lake weeds, fewer rundown dwellings and campgrounds, no population growth.
Focus on clean water, environmental care for land and water habitat, outdoor activity encouraged by previously notes means services and accessibility for seniors.
For Christina Lake to become organic art hub similar to Nelson with strong renewable energy goals
Free of invasive water lilies and weeds.
Good infrastructure maintained; retirement home
Gradual development of sewage treatments on all properties on lake or close by; development of a little town center rather than continued highway development
Green space preserved. Environmental protection-high priority
Happy!
Healthy community of small businesses capable of supporting year-round employment, promoting year-round tourism, increased park and protected areas, boat speed restrictions on the lake, maintain small-town feel and quality of life.
Healthy lake and community; trees and beaches; lots of recreation, on and off the water. Big boats and houseboats not so popular.
Highway appearance
Highway over or under pedestrian walkways; sidewalks in retail areas; extra public boat launch
Hope to see more local vegetables and fruit grown.
Hopefully the same as is now! Leaving well enough the same.
I am not a fan of big government that leads to high taxes and inefficiency. Industry should lead and government should support and guide. I am satisfied with what the area offers because it is a small rural community. If I you want to raise money, do it on the tourists that don't bring a lot of value short of supporting the local businesses but add to the cost and impact of the area.
I believe the recreational use of the lake is getting extremely high in peak summer season and additional density will make use of the lake almost impossible.
I do not foresee much change at Christina Lake. I think the size and demographics of the population will be static. Unsightly properties need to be cleaned up.
I do not want to see industry move into the area. Nor do I want to see Christina turned into a homeowners association where someone drives around enforcing neighbor type rules.
I have been coming here for 62 years. I hope it looks the same in 10 years.
I have been coming to Christina Lake for approximately 60 years. Not much has changed except for larger residences. Services have improved slightly. I don't think much will change in 10 years. Hoping for environmental awareness to be a priority.
I like it the way it is with smaller improvements

I like it the way it is.
I like the way it is. I love living at Christina Lake.
I would hope it doesn't change much. We don't need condos, big developments and 'strata' like rules. We come here to get away from that.
I would like Christina Lake to remain a quiet little community that says no to big developments and creates enforcement for size of dwellings while protecting our beautiful lake.
I would like Christina Lake to look much the same as it does now in ten years with modest development residentially and commercially that preserves the simple and beautiful lifestyle we have here.
I would like more encouragement for non-motorized use of the lake, perhaps zones where motors are not allowed (ex. Provincial Parks). Fewer lots with only RVs, small trailers, and junkyards More Firesmart practices and active clearing of danger areas. Increased cleaning and protection of the lake from invasive species More of an eco-resort would attract European visitors
I would like the lake to be the same.
I would like to for some Crown land and lakeshore disposed of on the North End and above Texas Point to pay for a sewer on the south End.
I would like to have the natural resources of the lake preserved. It is irreplaceable.
I would like to see a condo and townhouse complex built with the amenities to go with it
I would like to see a facility for seniors care, and provide security and safety. More attention to developing a sustainable food system.
I would like to see a more vibrant commercial area in the north commercial core. One or two restaurants or pubs that could be sustained through the winter would be a nice addition. For this to happen, we need better housing options to achieve modest population growth (maybe another 500 to 600 full-time residents). A sewer service is essential to attract people to settle down in Christina Lake because the Waste Management regulations in BC require very expensive septic systems on existing residential lots, which is a significant disincentive to build in the area.
I would like to see a noise bylaw in place and enforcement to protect lake water
I would like to see a small but thriving business core with a few shops, cafes, and food trucks, maybe some live music. Continue to support boating and water sports, but have more signage or bylaws to discourage disrespectful boating (ie: wakeboard waves damaging docks, or noisy and polluting jet-skis). I'd like to have a safe way to ride my bike from the Sunflower Road area to access the Trans-Canada trail, or have ice cream at Kool Treat. I'd like to see one or more intermediate 'flow' style mountain bike trails built and maintained. This could attract more tourists that are heading to Rossland to ride.
I would like to see it remain largely the same, with the addition of better and more beach access, more recreational areas, such as trails, and more local agricultural products and artisans.
I would like to see mandatory septic testing around the lake. We are polluting our precious lake. Old systems need to be updated.
I would like to see the area developed a bit with no more than a fifty percent increase in the population and a corresponding amount of commercial increase.
I would like to see the local population double in order to support and encourage more local businesses. We need a senior's home like the Silver Kettle in Grand Forks.
I would like to see water quality protected (septic tanks monitored), highway trucks monitored for noise (no jack brakes), assessments lowered (taxes), wharf regulations re-visited.
I would like us to stay clean and rural! Small enough to keep the amenities we have (school, recreation, clinic and grocery store) but big enough to have families with healthy incomes who live here all year.

I would not be disappointed if it stayed pretty much as is.
I would like to see winter sports (trails) and tobogganing being developed along with tourism development. Perhaps this would keep people here year round and local people employed.
I'd like it to look the same.
I'd like it to more or less be the same with the water quality being monitored and protected as #1 and whatever bylaws (ie noise) being added to ensure that if density increases everyone can still enjoy a quiet, beautiful time at the lake.
I'd like to see a nice village, a collection of mutli-family housing, mixed commercial/residential, a vibrant growing community with retail and services businesses open year round.
Improve the road access by widening East Lake Drive and West lake Drive.
Improve visual aspects of Highway 3 commercial, presently looks like a broken community.
Improved economic development. Upgraded septic and new sewer systems. Recreation-trails (at tourist level) Senior housing. Commercial and Residential mixed zoning
Improved economic development. Upgraded septic and sewer systems. Senior housing. Tourist level hiking trails. Commercial/Residential zoning
In 10 years it would be great to have some of the abandoned sites cleaned up and revitalized with a simple boardwalk of sorts. However, it is recognized that this is difficult without the proper economics and demand in place.
Incorporated
It should begin to grow at a more rapid pace and we need regulations in place ahead of that growth.
It will become a bigger tourist hotspot and less desirable for residents.
It's fine the way it is.
It's rural and will remain so. Some areas on main highway need to be more attractive. Hotel and campground a mess. Need renovation or torn down. Some true of some other buildings .
Just the way it is!
Just like it is now.
Keep as rural as possible!
Keep businesses at south end of lake; improvements to McRae Creek Road
Keep doing what we are doing. Encourage volunteering.
Keep it as is. No change needed. Small towns are rare.
Keep it as natural as possible. No big industry. No Logging.
Keep it mostly the same. Would like a waterfront restaurant and patio and more authentic small town activities
Keep it simple. That's what is so good about Christina Lake
Keep it small and quaint.
Keep it small and under developed; perhaps improve or maintain access to medical care; keep it very clean and beautiful.
Keep lake clean, improve Provincial Park. Cut trees down and have lawn sprinklers, picnic tables, make is clean! Entertainment at Park. Sports activities at Park. Keep Park pristine for locals and visitors. Make it "pay" venue on some occasions. Music and bands at night. Vendors for food (pizza, hamburgers, ice cream, and fresh fruit)
Keep the area a secret
Keep the forests, keep it affordable without all the giant waterfront homes.
Keep the same small town feelings but encourage businesses in the business area. The Ponderosa area seems like a great place to invite businesses or along the main highway area.

Keeping the area similar to what it is now with small changes, like more employment opportunities. Let people keep their vacation homes as they like.
Leave as is
Leave much as is; very little development; no hotels on lakeshore.
Less monster houses, and a noise ordinance that applies to loud boaters
Less regulated.
Like most lake-lovers, I don't like to see things change but I recognize they must! I think thoughtful steps to improve tourism, infrastructure, agriculture, resource management but always with protection of the environment in the forefront.
Like to see a sewer system in place for high-density areas; additional restaurants; clinic operating hours increased.
Limit dense building, limit grown on lake front
Limited growth, no polluting industrial development. Don't turn this place into a commercial condo development.
Lots of small homes rather than monster homes. Some sort of guideline to keep building back from the water rather than right on the water would be good, to preserve and facilitate lawns and keep the lake shore looking beautiful.
Lower taxes, responsible government spending, more home based jobs.
Maintain quality of living and lake water. Restricted growth. Sewer access
Maintain rural setting, mixed age neighborhods, small essential service stores and offices. Proof of certified septic and clean water services.
Maintain small business approach for food and services. Maintain recreational trails, and regulate waste water and sewage disposal for all homes and cabins
Maintain the current life-style but improvement of services and enforcement of regulations.
Maintain the quiet, small community look and feel. Address (occupy or get rid of) the large, vacant businesses (ex. the large motel, campground complex at the edge of the highway)
Maintain the small town atmosphere; regulations needed to restrict use of wake boats, promote keep the lake clean; improve off season business.
Make Christina Lake self-sufficient. More restaurants open 12 months of the year. Bring in taxi service during peak times. Clean up unsightly areas that cause a health or safety risk.
Many are improving their land and homes with upgrades, do not make them jump through hoops to do this.
Maybe a few more year round residents; a little more park space; and a few more shops and restaurants but pretty much I like it the way it is!
Mechanical weed control on south end of lake. Public boat launch on south end of lake. Dog friendly parks on lake.
Medical Clinic (walk-in); shuttle service to Grand Forks and other towns; moratorium on large buildings; more accessibility to the lake. Signage (ex. No tubing, past this point before Cascade Falls). All public access should be marked.
Milfoil all gone; wake boat wave restriction and fines for close to shore; fish stocking
Moderate, tasteful growth both residential and commercial. Develop a proper village core for Christina Lake. The place looks like a sad abandoned strip mall along the highway.
Moderate growth. More business tourism growth. Public campground on the south end and west lake
Modern hotel and conference facilities. Eco and Indigenous tourism. Shoulders of Highway 3 with grass and bushes trimmed and cleaned up with well-maintained flowerbeds. Businesses with finished building exteriors, no tyvek for years!

More for seniors
More attractive commercial and residential areas
More beaches for public use, safer highway crosswalks, and protection from vehicles while walking across the bridge. More types of housing, very sad the seniors housing was shut down.
More business for more jobs for younger families. I've been here since 1999 and I haven't seen much change.
More business in town so people do not have to travel out of the area for work
More business in town, more public access, more trails
More business to support locals; cleanup of unsightly yards and abandoned vehicles; more summer events to attract tourists
More commercial growth, more local purchasing and employment opportunities; multi-unit affordable housing available to anyone.
More community activities. No townhouses. No rental bldgs. No restrictions on personal property.
More concentrated tourism and local amenities. Less haphazard commercial/retail development on highway.
More development (stores, bank or credit union, a dentist)
More diversity commercially. Reduce minimum lot sizes where large holdings are. Purchase lakeside homes for public use. Maintain non-incorporated status.
More families with kids
More highway business
More jobs potential attracting year round residents
More lakefront townhomes and condos
More limits to Provincial intrusion and more sensible regulation. Continue to improve fire protection.
More nice homes; more population; better policing of criminals. Police should stop wasting time with DUI, seatbelts and mobile phone tickets. Work on criminals!
More opportunity for varied housing (seniors, low income)
More parks around the lake. More public beaches and access to lake.
More prosperous, with more homes and businesses. More walking areas. Streetlights
More protected areas to prevent over development and loss of the things that make living here great.
More quality of life businesses such as doctors, nurses, fruit and vegetable stores, veterinarians
More retail outlets and groceries
More retail stores (little artist shop), winter attractions with snowshoes and cross-country skiing. Always protecting the quietness and peace of our environment.
More senior development; more hiking and biking trails; more small businesses that are not just seasonal; lake water quality preserved; support local golf courses.
More services for boat access owners. More boat, truck and trailer parking. More walking, hiking and biking trails. A family friendly pub would be nice in the area. Public boat parking at the south end of the lake so that people can walk to get groceries, go to the drug store, and medical clinic.
More trails for cross-country skiing and hiking. Encourage more eco-tourism.
More variety of commercial services, but not at the expense of Christina Lake's charm (no major tourist-type services like waterslides or go-carts); slightly larger permanent population, made up of diverse residents; expanded arts offerings (performing arts); inclusion of adult housing; more professional services (dental, alternate health care options); still very natural
More young families. Better grocery shopping. Increase land availability for new and young families in 'rural' areas. Fife, Santa Rosa and most areas - Chase/East Lake Drive. Better winter road services.

More young people population with good paying jobs.
Mostly the same.
Much like today. Not too much development
Much the same as it is now.
Much the same as it is now. Feel the lake is developed to the max. Maintaining quality of life should be a priority.
Much the same as it is.
My vision would be for a well-planned, sober development of residential and commercial areas with well-kept parks (trails and playgrounds)
Natural, clean, more growth to sustain more population.
Need a centre, and identity. Business to encourage full year residency.
Need more employment for young people. More commercial development for employment opportunities.
No change except public boat access
No community can stand still, it thrives or it dies or declines. Christina Lake should seriously look at incorporating as a township, and take direct control of our taxes and civic priorities.
No high-density development; better snow plowing; proper license plates enforced.
No longer a Highway town. Locals and visitors alike can walk through a "downtown" environment that provides a destination point for year round shoppers. The community is vibrant in all seasons, not just summer.
No more dense population areas such as the area formerly the site of the hotel
No pollution and no invasive species
North end of lake = the Same
Not a lot of change; infill of commercial properties, residential development and some condo development.
Not any more people than there is now
Not much change except for street lighting on side roads to promote evening walking!
Not over commercialized but safe and pedestrian friendly
Not overly crowded. Limited housing construction.
Not sure, maybe a few more amenities available throughout the winter
Not too commercialized, good family living; better flood control.
One of the top 5 recreation and vacation spots in the Province. A well serviced vibrant and responsive community.
Only changes to safety and conservation, and enhancements to natural environment
Opportunities for young families. Affordable housing for families and seniors year round
Peace
People will want to stop and look around due to a "pretty" entrance. More small business development.
Place for temporary mooring to do shopping or activities in or near waterfront commercial property.
Preservation of natural environment (including further reduction of garbage). Management of on lake noise. Increased cohesion of development in town (asthetics of town and commercial development.
Preserve the natural beauty while offering opportunities to retain and attract young families to the area.
Pretty happy with the lake as it is but more parks and trails
Pretty much exactly how it looks.

Pretty much the same as it is now but more affordable accommodation; pedestrian bridge; public transportation; senior residence(s).
Pretty much the same.
Pristine and proud Provincial day use area (instead of neglected). Clean water in the lake. Community park trails more defined.
Protecting environment. Continue to work of milfoil.
Quiet peaceful. Noise bylaw. Restaurants.
Quiet, Peaceful, Natural
Regarding higher population to ensure that growth does not outpace services.
Reduced amount of motorized vessels on lake; implementation of unsightly premises bylaw; increased protection of watersheds including reduced logging
Remain rural
Remaining a tourist destination with minimal industry
Remove carp and milfoil from lake; restrict big wave making boats on lake
Remove vacant commercial buildings; from the highway, it needs to look like a community rather than disjointed development
Representatives from each area to advise
Residential development if infrastructure can support. Public access to lake
Restore public access from individuals that have taken 'ownership' to restrict others. Signage and maps to locate public access between waterfront property.
Restricted boat traffic. No high-density housing. Please don't let it become a Radium or a Mara Lake.
Same
Same as now
Same family orientated model; less trailers; bigger boat launch
Same. No more regulations. Leave the wilderness alone! No more parking lots.
See Environmental Concerns, need to control the use of wake boats. A local resident population of over 2000.
Senior condos; 55 plus condos
Sewer and water. The sooner it is done the better the community. It should cover all areas.
Sewer system for all of lake; better service road off of Highway
Sewer system for people dumping into lake; senior housing with transportation; more light industry (greenhouses)
Should be a recreational hub, not industrial
Similar
Similar to "as is" with subdivision infilling. More local food production, with a market and co-op's to encourage a sustainable community and to discourage long distance import and transportation of food.
Similar to it is now but with more amenities without being silly about it. We don't want another Kelowna
Similar to now.
Similar to what it is today, central business area would be nice not on Highway 3 with mixed residential, and village atmosphere.
Simply: economically self-sufficient. Enough diversified retail, agriculture, and tourism to be self-sustaining. (akin to Nelson, BC)

Slow and well managed development. Some form of transportation service for seniors who no longer drive.
Slow development
Slow growth that is planned and controlled.
Slower development, sewer treatment plant, and better water distribution
Small town BC emphasis on "green"
Some commercial development. Better lake access. More control of buildings and structures,
Some density to improve options for seniors and others who need housing choices.
Something progressive without the big city feek like Kelowna. How about a solar powered community - that would be cool. Lots of local food production too.
Stabilize, as is
Status quo with modest growth; and maintain water quality
Stay pristine
Stay such the same, quiet, winter community with summer tourism without huge developments (hotels, condos, townhouses)
Stay as a small community with a few more amenities
Still getting to know the community, just 3 years in!
Still green and unspoiled. Small town connectedness. Home-based and small businesses not necessarily dependent on tourism.
That the Lake not be subject to the proposed foreign ownership tax!!
The balance between the areas natural beauty and encouraging development will always be difficult but important
The beauty of Christina Lake is its simplicity and lack of excessive tourism. Would like to see it stay this way.
The community could aspire to being a "green living community", however I have little sense of how well received it would be by the broader community.
The population permanently double, light industry to employ young people such as secondary wood manufacturing or technical industry. Would like a sewer system at the South end of the lake.
The same.
The same as now, except the cleaning up of some properties.
The same, no change
There are enough people here. Keep it spacious and beautiful
There is currently enough boat traffic on the lake. Do not want increased development that encourages more boat traffic.
Thriving community that is able to sustain year round business.
Thriving vacation area and well managed community, but not over developed. Keep it simple, but functional with the necessities.
To be more of a vacation destination. To have more commercial business (restaurants, grocery stores, and waterslides). To have some sort of security officers to patrol areas during off-season.
To be one of the top 10 areas in Canada that is rated as being a highly desirable and enjoyable year round area to visit or live in. This area will; respect diversity of its people, promote education and the arts, protect and conserve the existing beautiful nature and wonderful environment, offer varied fitness opportunities to all, be a leader in offering health and medical access to all citizens, have easy to use and cost effective transportation to neighbouring communities and airports and be a leader with demonstrated active community participation.

To continue to be a wonderful vacation area, love all the green space.
To remain small and no more monster homes allowed on waterfront; no commercial operations allowed on waterfront at all other than marina; no condo, apartments, high rise allowed; restrictions on boat size permitted on lake (wakes) are destroying and eroding the lakeshore
To tidy it up! There is a lot of potential for a more vibrant community and economy but most people just drive through when they see unsightly buildings
Tougher penalties for crime and personal property invasions
Tourism destination year round.
Tourism improved
Tourist area, with better restaurants and food facilities, continued pristine lake
Townsite sewage system, protection of our natural resources, less invasive species, high-level water quality protection.
Unchanged.
Unchanged. Please, to be noticeably unchanged. Not too populated or commercialized
Very little development; commercial, multiple dwellings; greater community involvement and support for common problems and less gossip
Very similar to today
Viable community that does not mean one has to drive to Grand Forks for all of the household needs, such as a Home Hardware, an alternate grocery store that has more ethnic foods, a fabric store and a furnishing store. We know these are not what you were looking for in an answer but just putting it out there.
Vibrant yet still maintains rural character. Welcoming and a great place to raise a family and to live year-round. Environmental values continue to be actioned
Vision of improved road maintenance to provide safer walking and cycling paths on East Lake Drive to Texas Creek Provincial Park. Increased Police presence year-round. Retain Electoral Area 'C'/Christina Lake for recreation
Walk path around lake, no fences to water, clean public beach areas
Water quality with recreation the same or better
We can feel safe from criminals, good local employment in commercial and industry
We love Christina Lake very much, please keep as is with very minor changes.
We need a good leader to front all the committees needed for the activation of all the suggestions. In 10 years you'll see a happy, healthy Area 'C'
We would hope tourism would grow and would therefore increase permanent residents and businesses
We would like to see it as it is now. Continuing with the upkeep of the lake and roads. The care to the lake and landscape around the area
When people drive in and go wow, what a nice clean place!
Would be nice to see a hardware store, and maintain and continue commercial growth. Maintain pristine waters.
Would be nice to see a hostel in the area. Need more restaurants, along with a 'gathering place' that would function as a community drop-in and recreation type of place.
Would like it to stay a lot the same living in the quiet rural town.
Would like to maintain it as it is, but due to importance of recreation, it is likely not possible. Would like to see managed responsible growth.
Would like to see a well-groomed townsite; some lighting on the main thoroughfare.

Would like to see some multi-unit housing for people to be able to stay in the community when they get older and want to down size

Q35: Additional comments. Please provide any additional comments have may have related to the OCP.

1. Grace is very thoughtful and responsive on most issues. She misses longer-term safety issues though as most people do. It is fine to 'plan' but action and results are what counts. We need action. Funds are very tight, spend them on what is important.
1. More tax return to improve quality of Christina Lake as a tourist destination. 2. There is a huge imbalance of taxes taken and little taxes money put back into this area
1. Your question #10 is faulty. If you want users to provide an answer to extend or change timeframes of seasonal rentals then you should have provided an option of 365 days as we are truly living in an all season area! 2. You also fail in your survey to not ask the stakeholder if they have 1 or more properties. The answer to that question would provide better representation of the property owners (stakeholders). For example, and by the way this is fact, that you would understand that my survey should be multiplied by 2 which is how many properties I have in Christina Lake 3. Just a thought based on personal observations regarding a slogan for the area: "If you want to live a long life and to be (stay) at home, this is the place for you!" Christina Lake just may be the "Fountain of Youth!" 4. Your messaging should resonate what is heard from your desired audience: A. Retirement advice promotes: Get out in nature; socialize, exercise, keep learning (music, language, art, knowledge). B. The goals of many Canadian Amateur Sports groups: Fun, Fitness and Participation. 5. From a business perspective: The challenge is "transition" and specifically the ability to accept and adapt to change. People, Process and Technology all come in to play. The way it was and the way things were done 20 years ago are no longer the norm. One could predict that will be the case going forward. I believe a few years ago that it was the Mayor of Penticton, BC that pushed a business process evolution to "make it better." Change management is a top down and not a bottom up strategy. From the top down it is always successful! From the bottom up it is doomed to fail! Focusing on changing for the better through this visioning process is a good starting point to get to your destination and I might add just one of the inputs you should be considering. Your accepted vision needs to be put in to smart goals that then can have a business plan built to achieve it. Each of your employees needs to understand how what they do each and everyday is contributing to RDKB success and their annual performance reviews should reflect how they are contributing to the organizations success. Your leadership and team efforts will help our community to get to the desired destination, which should always be evolving towards the better! Thanks for asking for our input!
A food truck at the beach. I have been asked by tourists if food is available.
A timely endeavor
Add laundromat and bank. (Some people don't drive, therefore there is a challenge of travel to Grand Forks).
Adequate space for a farmer's market.
Advance the "Future Residential Area" in the South Townsite to "Residential
Allowing boat launches to be used on south side of the lake next to private land.
Appreciate all your work on our behalf!
As a summertime 'visitor', owning boat access only property, these questions seem better aimed at permanent residents.
Ban wake boats. They disrupt swimmers and they cause shore erosion which effects fishing spawning habitat.

Ban wake boats; noise bylaw on the lake.
Better access to downtown for boat access properties.
Big developments means more taxes, rules, policing. No! No! No!
Bravo! For asking and for being strategic
Christina Lake is a dream community to live in and raise children. Must be protected from over development that is dependent on seasonal business.
Change Gladstone Provincial Park Campground to Texas Provincial Park Campground.
Christina Lake is a fine little community. We need to find the balance between protecting it without over regulating it.
Christina Lake is beautiful as it is. We really don't need more population to pollute our amazing area.
Christina Lake not only preserves natural surroundings but becomes a community of progressive environmental practices. A walkable and food-sustainable community.
Community needs policing for robberies and bad behavior
Consider an independent contractor for a bylaw officer who is partly reimbursed with a percentage of successfully paid fines.
Curb the 'excessive noise' after 11:00 p.m.
Dark night sky protection (no street lights - restrict yard lights on private property)
Discouraged by disrespect shown to boat access owners. There's no services and are treated like second class residents or less. Lack of basic services leads to reduced property values and a decreased tax base for Christina Lake.
Do not allow condo structures, do not turn Lake into Invermere! To continue to be relatively undeveloped.
Do not allow logging trucks access to the Trans Canada Trail. European tourists are not here for the logging trucks.
Do not bring in developers to ruin our little piece of paradise
Do not install street lighting.
Do something about public access spots to the lake that landowners have claimed as their own, but are actually public access. Please do something about the weeds in the water at the public beach. We love Christina Lake! Grace McGregor is great at her job!
Do you have a bylaw that investigates homes built on property lines.
Dredging of Sutherland Creek is a must. It is causing flooding due to silt build up.
East Lake Drive over use, this is dangerous in the summer. A simple partial fix is a boat launch at the South end. Why drag huge boats up a winding narrow road to Texas Point? Why not have a good boat launch closer to Highway 3 to accommodate these large boats. Reduce traffic on East Lake Drive.
Environmental concerns need to be addressed. The Stewardship Society's programs are very important, especially the educational ones.
For many years, Christina Lake has always been 'the lake' to go to and enjoy. Everyone loves this lake and the surrounding communities, and many people come from out of town to enjoy it which also adds to the increase in revenue for the local businesses. Something needs to be done immediately to eradicate the weeds that are taking over in the south end of the lake, as well as in additional areas further down the lake now. The children don't want to go swimming because they are afraid of the weeds. My young niece got her legs tangled in the weeds last summer and it took her dad quite some to 'detangle' her and help her to calm down. This is not safe to swim in! Had her dad not been nearby, this could have easily resulted in a drowning. Does there need to be a fatality before you take some preventative action? If measures are not taken immediately, then fewer people will come to Christina Lake, thus resulting in a major decrease in revenue and the local businesses will suffer. As well, this is

negatively affecting our property values, and in turn property tax revenue. I was extremely saddened to hear that my niece and her family will not be returning to the lake because of all the weeds. It's gross to swim in, and scary for many children. Many people, including ourselves do not spend any time on the beautiful beaches because swimming in this area is extremely unpleasant. Due to the weeds, the water is murky, the sand below is mush and the slimy weeds are all around your body. We are fortunate to currently own a boat and are able to go out and find places to swim where there are no weeds. What will happen when there are no more places to? Or when we can no longer afford the boat and gas? I can tell you this for certain, we would no longer be residents of Christina Lake. As it is, where we live is making us think twice already. I understand that we all need to look at the ecosystem and environment and protect it where and when we can, but when does it become over the top? The beaches, wharfs and grassed picnic areas are riddled with geese feces. How are you to promote the family park areas, picnic areas if you can't even lay blanket down, sit at a picnic table, and so on. I don't think the geese, frogs, fish are going to contribute to the sustainability of the local businesses, and in essence - the future of a thriving Christina Lake community. This used to be a beautiful lake with beautiful beaches with no weeds or even geese feces for that matter. Unfortunately, this is no longer the case. Christina Lake is losing its reputation of the lake that everyone wanted to be at, and people are looking to vacation and live elsewhere. Christina Lake is quickly losing its desirability. How will the Christina Lake community survive if this continues and nothing is done? Please do something successfully remedy this situation! Thank you.
For question 12 I would support bees but not chickens.
Garbage disposal for boat access properties, maybe requiring a key to access
Get us into the Columbia Basin Trust, seriously.
Good job, thank you
Good Luck!
Good survey questions. Thought provoking. Thank you!
Great place to live. Christina Lake Golf course clubhouse supplies great eating for the public. Over development may create problems. Thank you.
Greater density, which seems to be in vogue in municipal planning in places like Vancouver and surrounding municipalities, leads to a degradation of quality of life for existing residents and leads to increased taxes for additional infrastructure. This would definitely not be an improvement in the quality of life for Christina Lake area residents. It may raise property values, but that is not a positive thing.
Half done, poorly done and ill-conceived are not what we want. Well designed and executed relaxed atmosphere to attract visitors, commercial development and pleases residents as well.
How about Christina Lake becomes a "municipality"
Have to apply for a permit that would take 2 years to get? Reduce permit issue wait times to encourage development or we will have no services (grocery stores or restaurants)
I appreciate the opportunity to provide input
I believe we need fire protection for all residences of Christina Lake including boat access properties. The Regional District should buy a floating fire suppression system for those properties not serviced by a road. A fire at a boat access cabin could end up being catastrophic to the whole community.
I do not understand how the planning commission can allow a subdivision based on commercial access and then allow the communal access to be denied to one of those subdivided parcels.
I do not want to see the landscape of Christina Lake destroyed by high-density housing and monster homes allowed on the lakefront. I would like to see more regulation of septic systems and more protection of riparian areas. I am not in favour of a sewer system if it is going to come in to allow for higher density of the lake.

I don’t agree with the one tent or RV per lot, I think that should be extended to more if the property can contain them in a proper fashion
I don't live here full time, but will retire here.
I have a seasonal cottage and the taxes are outrageous. I do not support increased taxes when I do not benefit from any of the services the taxes are used for.
I hope that this area stays rural. We wanted to live out in a rural community not in a city.
I know that taxes may increase to get bylaw officer and more police, that is okay
I moved from what was a small town, is now bustling. Christina Lake is a beautiful quiet place. Let's keep it that way please.
I think a bylaw officer is so very important for unsightly properties and noise. Even quite often impaired folks driving.
I would like to see OCP review all the variances that have been made since the last OCP and where there are many similar then change to allow it without going through there process. This would respond to complaints about the process. This would respond to complaints about the variances are just a money grab.
I would love to see boat motors restricted to ten-horse power or less but that will never happen.
Improvements and developments (even analysis of this survey) must occur within the current budget; we pay high taxes and we do not want increases every two or three years just to pay RDKB salaries
It seems like the OCP only wants to regulate the use of the waterfront and the lake, when the lake front owners pay significantly more property taxes. Maybe instead of increasing our taxes and regulation the OCP could recognize how much we contribute and provide some service for us, such as a dock near town to enable boat and not car traffic to run errands. Spending money on encouraging business instead of inordinate amount of money on dock discussions.
It seems people can get along without a lot of restrictions. Let's keep it that way.
It would be nice if the Nature Park was cleaned up a bit (along lake). We love living here, it really is paradise.
Its the best place on earth. Just keep out the bright lights, make more access for off leash dog parks and keep our lake clean. Thanks so very much for the great job that our Director of the Regional District is doing.
Just go to relax and enjoy what is there.
Lake property is often passed down bloodlines. That means more and more families co-own or access that property as time goes on. That also means more cars and vehicles at family reunions or events. The last thing we need is neighbor-style bylaw enforcement when the other four owners show up with their families. We have always managed to deal with crowded parking with our neighbors. Have a little faith in your fellow man and let us deal with this as we always have, over a cold one. I would hate to see the Dragon Boat ladies come back to find tickets all over their cars, wouldn’t you?
Leave us alone
Like to see dredging and removal of mud, debris, and trees in the south end done every year until there is a big improvement and fish can go up creek for spawning on the north end.
Looking at seasonal paying less for water when there vacation home is seasonal. Also allowed to replace singlewide with same.
Love Christina Lake we have a multi-generational home for my family dating back essentially a century.
Love the police presence on the lake. Keep it up or increase it.
Love the stairs to the lake at the end of Johnson Road, but the large stones at water’s edge make it hard on the feet. A more finer gravel would be nice

Lower speed limit on East Lake Drive. Slow signs on curves on East Lake Drive. Less tax on homes as taxes are forcing people to rent or sell!
Maintain a police presence at and on the lake in summer to monitor noise, behavior and damage to shoreline from large wakes.
Maybe we can plan a "village" around or near the Welcome Centre with some housing and laundromat all within walking distance of groceries, drug store and coffee shop and connectivity by bike lanes to other areas. What about cross-country ski trails for the winter season?
More consideration for changing population such as seniors and the physically disabled.
Need to do a better job of meet and greet of new residents
Nice to see the second phase of boat trailer parking lot go ahead on East Lake drive.
Noise restrictions on boats size and the blaring music coming from the boats. Size restrictions and height restrictions on homes built on the waterfront.
None
Nutrient run off from pollution (chemicals, fertilizers and gas powered motors boats) are the biggest threat to our biggest resource, Christina Lake. Please protect it! Ban gas motorboats!
OCP must maintain a tax base and not begin to over control (with too many bylaws) and encourage the luxury which developed our community. We are not a city or town that need all the amenities of the same. Continue a total rural attractiveness.
Old empty buildings look unwelcoming; encourage healthy growth incentives.
Our community needs to grow and become more sustaining year round rather than a reliance on summer tourism. Tourism is an important part of the economy but we need to develop economic growth so that Christina Lake is a viable place to live year round.
Parking in East Lake Drive in summer where there are clearly posted no parking signs. Marina stores client's boat trailers in cul de sac at end of Nyberg Road, makes turning hard at the end of the road.
People here work hard or have worked hard. These people that come in and make neighbourhoods look like terrible - should be ticketed.
Perhaps a part time bylaw enforcement officer is a viable option.
Perhaps promote the community as future home for fun, relaxation, adventure, and retirement. Consider locking bus proposals on for 2 year commitment and minimum capital investment to ensure serious investors and longer term commitment (planning a new restaurant). Invest in asset readiness.
Plan for better travel assistance for the elderly, disabled and people who do not have vehicles
Please arrange to have free sewage inspections. Many places 'leak' into the lake year after year. If the system fails, a date for rectifying is set. Bad systems are just not acceptable. Also, repeating myself, Interfor is planning big logging in the area. Please make sure you are aware of all of their plans. They are going to try and not have visibility but they will cut the hills and the runoff of silt and debris will hit the creeks and end up in the lake. They have said this will happen! They will be making logging roads on the Trans Canada Trail above the lake and up the Paulson. Please be aware of this and ask for full disclosure of their plans. Thank you.
Please differentiate between a 'manufactured' home and a 'mobile' home. There is a considerable difference. Modern manufactured homes are an excellent cost effective alternative to stick built.
Please don't raise our taxes, we are happy with the services we receive.
Please don't ruin Christina Lake by making it too commercial. Don't make this into another Penticton, or Kelowna.
Please keep it quiet, clean and safe.
Please keep the original height allowable for all new construction

Please look at the sale and development rural North End and above Texas Point to pay for a sewer system for the south End.
Please sort out bylaws. So many instances of unregulated mooring balls, smoking on the beaches, illegal parking, noise complaints, and so on. It's a beautiful area we want to enjoy as a family but can be frustrating with so many rule breakers.
Please improve parks for people not on the lake to enjoy with their visitors coming from a far.
Prevent phosphates from entering into Christina Lake.
Priority of enforced bylaws such as residential areas being turned into a campsite of multiple trailers and tents. Accessibility to the lake by other residences of this community, marked and barricades removed.
Questions 17 and question 18, properties for subdivision and higher density housing must be able to support water and wastewater disposal and prove the ability to the RDKB prior to permit approval. Allow subdivision to 1 ha. Developers must pay and maintain higher density housing not the RDKB.
Question 24 if there is adequate parking and safe access to the highway. Part 2 agriculture, not indicated on map.
Question 10. (Seasonal Accommodation) 270 days
Regulatory meddling. The lake has thrived well for 100 years. The residents for the most are conscience and careful and don't need more regulations. The tone of this survey suggests minds are made up already.
Seniors could remain at the lake longer if more assistance and services could be provided. Services such as grocery delivery, lab work, optometrist, dentist, hearing specialist visit Christina Lake once a month or so. Centralized catalogue of tradespeople, landscapers, maintenance people who can assist with house repair and snow removal.
Senior housing please!
Seniors need affordable housing and transportation to and from Grand Forks. It is healthier for them to stay in their own homes. They support businesses and the community.
Sewer treatment plan south end of lake. Sewer line in the lake to pick up all of West Lake Drive properties.
Simplify the OCP. Reduce restrictive regulations in the OCP. Loosen the existing regulations. Simplify the permitting and licensing processes
So sad to see such a warm friendly, happy family place turning into an older and richer population complaining about noise and fun activities of the younger generation. Used to be full of young families having fun, now not so much.
Some form of affordable housing for older people to age in place. A point I would like to make is to sharply chastise the zealots from the Province and I believe the RDKB who have for years blocked or tried to impede the construction or re-construction and repair of lake front retaining walls. The great flood of 2018 damaged a lot of properties that might otherwise have escaped or at least been partially protected by a retaining wall. I am sorry to use strong language, but at one point I was made aware of a bureaucrat from the Province taking pleasant boat rides on our taxpayer time photographing lake walls he thought were an offense. He later circulated them with stern school teacher warnings about how the owners were due for a figurative spanking. Clownish and undignified behaviour at best and a waste of time and precious taxpayer money at worst. Please consider relaxing the rules (with some control I understand that) to allow people to protect their property. With regards to transportation truck and car traffic through Christina Lake has increased substantially over the last 10 years. Our neighbourhood organization on Sunset Drive has independently counted summer east and west bound traffic and we are happy to share the data. In summary, summer truck and car traffic is high and growing both east and west bound. Christina Lake outside of the main

village is a community of unconnected quasi-isolated groupings that are akin to raisins in a pudding. A barrier to a greater flow of bikes and people is the lack of off highway safe trails north-wrought and the daunting and dangerous task of walking or biking the highway. The lack of public interconnected land might make it difficult for our community to build long length connecting trails. A possible solution to the problem would be to adopt a seasonal highway speed similar to that already in place for the village but that would apply to all highway areas (ie. would start at the base of the hill to the north and continue to the existing speed limit on the hill out of Christina Lake towards Grand Forks). Experience in other places demonstrates that lowering speed limits within the community promotes more walking, biking and ambulatory communication between various parts of the community.
Some public access which were purposely covered should all be opened up as they were intended to be.
Speed bumps on West Lake Drive south to Silver Birch Resort and North to Ness Road. Some street lights at some main intersections in South Township. Very dark at night. No garbage burning and provide garbage and recycling bins with wheels. Some owners think they own public access points and try to restrict the public.
Stocking lake with fish would be a bonus.
Take down private property signs on beach access
Thank you for all your support!
Thank you for asking.
Thank you for creating this survey to hear from the community members as to what they value for this area.
Thank you for giving us the opportunity to share our input on the matters that impact us all.
Thank you for providing this opportunity to provide input. This is a thought provoking survey.
Thank you for asking our opinion. Thank you for the good work that you and your team do Grace McGregor
Thank you for this survey
Thank You!
Thanks and good luck with it, keep it simple.
Thanks for asking!
Thanks for the survey. I think you guys will do a great job. It was a bit long so I didn't do it all.
Thanks for the survey. Good job.
The definition of "invasive" needs to be expanded to include the water shield and lilies, weeds at the south end of the lake. We need to stop feeding it the nutrients that are making it grow (a septic system) and rip it out. It's also time for us to collectively admit that the "Green Machine" at the Welcome Centre is a disaster, get rid of it and replace it with something that people and businesses can actually hook up to. The people that get on endless committees and block proper, functional infrastructure need to step aside so that we as a community can properly address things such as a sewer system, before the weeds choke out the south end of the lake.
The excuse of one road access driveway the refusal to lower rural lot sizes, seems to apply to heavy residential areas now such as East Lake Drive, West Lake Drive, and Chase Road. Also would rather have seen an OCP panel elected not appointed, as one is much less bias when more than one person chooses.
The improvements for our boat access property would be improved parking on Larson Road and garbage service.

The lake has been kept in a respectful manner. It is nice to have some undeveloped natural shoreline as there is now, so as not to change the character of the lake atmosphere. I'm not in favor increased regulation and taxes.
The lake is why and what brings tourism. The beach has not been groomed in over 12 years and now is growing in with grass, rocks, and sticks.
The OCP needs to incorporate an over-arching aesthetic and architectural vision to guide what appears to be haphazard development. Limit the proliferation of mobile homes and prevent highway centered sprawl.
The one RV or tent for seasonal occupation does not lend for family or friends to gather at your home and restricts personal use of your property. What about full time residents who have their campers and RVs parked at their place all the time? That exceeds 180 days. Is there an exemption for that? There should be an exemption for family and friend gatherings. I doubt most people even realize this is in the plan and how restrictive it is for landowners to use their own property to entertain family and friends.
The question about the chickens wasn't clear. Chickens in residential neighborhoods away from the water would be acceptable but chicken excrement next to a water source would be unacceptable. Also, the trailer issue needs clarification. Trailers would be acceptable with a bylaw enforcement officer to ensure the yard is kept neat and tidy.
The steering committee is appointed to represent the community and not to hassle the homeowners or interfere with their reasonable freedom to envision, build and live the life they so choose. Certain members have become power driven and are negatively impacting home owners with their interpretation of the 'rules' and 'regulations' per the law.
There are so many questions resulting from this survey to answer knowledgeably. I would recommend starting shortly. Do one thing, do it well and go from there.
There is no point in producing new regulations, if taxpayers are unwilling to pay for monitoring and enforcement.
There needs to be jobs and business opportunities to support a tax base
There should be a formal pedestrian crossing with flashing light when in use located at Highway 3 and Santa Rosa Road.
There is a parcel on the corner of Highway 395 and The Trans Canada Trail that is full of garbage. Old stoves, fridges, wash machines, vehicles and much more. It is right there for all the tourists to see. It is a real eye sore and it needs to be cleaned up.
Think Christina Lake needs to move forward into 2018. Get after the owners who allow properties to be eyesore. Clean things up.
This questionnaire is confusing. No definition of "unsightly" property. Leaves too much speculative. OCP is trying to restrict private property use. Some of the answers are conflicting because of the way the questions are written. Poorly done.
This study may be a waste of time and money
This survey is too long
To encourage a restaurant, perhaps help with reduced property and business tax to help make viable and also for existing restaurant operations.
To many travel trailers on residential lots
Totally rethink the south end village, make it appealing to people to walk and bike to and around. We need a pub-like venue for meeting and socializing. A pop up bar, food truck, farmer's market all in a centralized location. Plant trees, create plaza or square, foot paths, and benches.
Tourists always ask for a restaurant or hotel on the lake. I am almost embarrassed to say there is nothing! Christina Lake feels like a private lake, even to locals if they don't live on it.

Town is turning into campground instead of homes built on lots. Trailers are set up for long term stay. No good.
Try to get funding for public transport or a car sharing system
Try to keep the water and garbage costs down. Love Christina Lake.
Turn Christina Lake Inn property into a public campground, city should buy the property.
Very discouraged with the possibility of restriction of RV's, tents, and parking proposals on residential sites, especially if used specifically for family events. This destroys the family and community events that some of our families have enjoyed for multiple generations
Wake boats have excessive wake and largest impact on shoreline erosion. Maybe should be restricted to south end away from Provincial Park. During flood and no wake time period the RCMP boat was travelling at a low speed creating very large wake. All new boat access builds require septic fields, how does RDKB think the holding tanks will be emptied in the future?
Walkers, bikers, moms with baby buggies intimidated by the traffic on East Lake Drive. Please we need your advocacy. Thank you.
We can drive in any direction to go get our consumer needs met. Let’s keep Christina Lake the natural haven it is where people come to relax and recreate away from the crazy busy world.
We chose Christina Lake as our retirement spot as it is a quiet, private place in a great location that is not too big or too busy, but near enough necessary services. It truly embodies what Community is and would hate to see progress, growth, development interests take the specialness of Christina Lake away.
We don't want to see it become "a Shuswap" environment with lots of apartments or condominiums. It's a great place and environment for families to come for relatively cheap summer vacations
We have a huge property tax base and yet our taxes go up to accommodate extras like our tennis courts. Maybe incorporate and keep our money here.
We have no problem with singlewide trailers or small cabins as long as the buildings are maintained and yards are kept neat. Expenditures for any sewers and improvements should be shared equally between upland and lakefront property taxes. Christina Lake had a venture across from Highway 3 from Esso and Ice Creamery but these are now vacant and new development has been approved across from Nature Park. This should never have happened as the new stores and Welcome Centre should have remained near West Lake Drive. The OCP should be discouraging any more development along the highway and encouraging vacant commercial sites in the town centre to be changed to planned residential.
We live in a beautiful place. We don't need to do too many changes, just some upgrades.
We love Christina Lake and area and want to protect this pristine area for future recreational use. I'm hoping that this is the goal of the OCP.
We may need more police if we have crime growing here.
We need public boat access at south end of lake. There is lots of generally unused parking at the south end Provincial Park!
We need some 'standards'. The 'old' shopping centre and motel should be removed. Other businesses should put forth a much better visual appeal.
We need to begin dredging Christina Creek again to help control the annual flood of the lake.
We need to remove the restriction placed on residential properties on Kingsley Road, from having the option to expand to commercial use. It is discriminatory on the business strip and was put in place arbitrarily without residential property owner’s prior knowledge. Thank You!
We no longer ride our bikes on East Lake Drive. My husband has been run off the road and almost hit twice. I have also nearly been hit. Walking in the summer is also dangerous. Minimal visibility and speed are a factor.

We pay exorbitant taxes (Lighthouse area) for what we get. We pay $5000 a year for a shack and foreshore. Not in favour of higher taxes.
We really appreciate the efforts made by the RDKB as well as all the very involved local citizens who care so much about this pristine wilderness area! Thanks so much.
We were very alarmed last year by the lack of personnel to investigate people burning when there was a complete fire ban. Someone across from us in boat access area had a fire almost every night after 11 pm. Police came a few days later, but no boat, so couldn't follow up.
What can be done to reduce wildfire risk? Existing taxes due to waterfront property values are high, what can be done to ensure that tax revenues are allocated in a way that reflects tax generation
What happened to the idea of a bridge across Christina Creek? South end of Christina (near highway) how was permission granted for that developmental disaster and so called landscaping.
When driving through Christina Lake it is not maintained very well. It does not look appealing.
Where errors are found in the zoning bylaw, in that they do not conform to the intent of the OCP make immediate changes to the zoning bylaw instead of waiting for reviews of the OCP and the following zoning bylaw. Secondary suite minimum size. Subdivision lot size less than required where divided by road, railroad and river which is missing.
Why is the whole of Christina Creek high water area being landscaped? Anyone watching Benninger Road development? Along the creek disturbed all natural plants and fish spawning
Why isn't Question 8 and 9 worded like Question 12. I live in a so-called unorganized area. Your discrimination is blatant. Environmental Regulation section h) Question way too broad. Do not issue a permit for such an obviously faulty lot. Thank you for including us in the survey. Putting a survey this extensive together is a big job, and we are glad to participate. Good Luck
Widen West Lake Drive and inform cyclists and pedestrians about walking riding up or down the middle of the road or put a walking path and bike path in place
Would like to see development controlled. Right now, people are buying residential lots, clearcutting them, and parking huge RVs on them, in order to circumvent singlewide mobile homes rule, next to conventional houses. We are not against singlewide trailers, higher density, or RV parking, but it must be in a designated area, not mixed in with conventional housing areas. As it is now, lots in traditional neighbourhoods are turning into campgrounds, which is not where they are allowed to operate.
You used to be able to take dogs to the beach at the Nature Park. Then one year, that changed, and I was personally threatened, as was my dog by a neighbouring property owner at the south end. Now the only place I can take my pet to cool off is at the north end of the nature reserve, where there is goose feces littering the sand, and disgusting slimy sand bottom in the water. Only my dog enjoys the swim there. I don't! Why the change?

Regional District of
Kootenay Boundary

Electoral Area 'C'/Christina Lake OCP Steering Committee Staff Report

Prepared for meeting of December 2, 2020

Summer 2020 Survey Results

Report Prepared by: Liz Moore, Senior Planner

Issue Introduction

In 2018, a survey was sent to all property owners in Electoral Area C/Christina Lake. As this survey was sent to property owners, the OCP Review Steering Committee suggested that a second survey be administered in an effort to reach people that frequent Christina Lake who might not be property owners.

A second, shorter survey was designed for online distribution. This survey was posted to the RDKB's Join the Conversation online engagement page and was open to responses from April until August 2020.

Respondents

- 68 respondents
- Of these respondents 62 were property owners and 6 were not.
- 39 respondents had not participated in the OCP review up to this point, while 29 had.
- 21 respondents stated that they had filled out the first survey, 12 stated they had attended an open house, 10 had talked to steering committee members, 10 had talked to RDKB staff, 5 had looked at the RDKB website, and 4 selected other, but did not specify.

Results

On the question of what is valued most in Christina Lake the following themes were most prevalent:

- Clean environment
- Social activities
- Outdoor activities
- The lake
- Peaceful
- Scenery
- The people
- Lifestyle

- Nature (access to nature) and being rural
- Trails
- Safety
- The sense of community and small town feel
- The climate
- Community amenities/services (Welcome Centre, health care services, golf course)

One statement was hard to define and perhaps encompasses all of the above in one phrase:

> *Living in Christina Lake is the equivalent to savouring a meal that appeals to all the taste sensations.*

For the question concerning what type of accommodation you have when you're at Christina Lake, the following table outlines the results:

Accommodation	**Number**	**Percentage**
Stay in the home that I own	59	86.8%
Rent a home	2	2.9%
Stay in Motel/Hotel	1	1.5%
Stay at a resort	1	1.5%
Stay in an RV	2	2.9%
Day trip (no accommodation required)	1	1.5%
Other	2	2.9%
Stay with family at their home	0	0%
Stay in a tent	0	0%

The other responses included the following comments:

- We own our own cabin
- Live with family

For the respondents who said that they stay in an RV, one responded that they either stay at the Provincial Park or their property, while the other stated that they stay at a friend/family member's property.

Only two respondents mentioned that they had had difficulty finding accommodation at Christina Lake. They both reported that they had had difficulty finding a long-term rental, one for a house to rent and the other for both a house and an apartment to rent.

Of the total number of respondents, 44 stated that they were at Christina Lake year-round, while the remainder indicated which months they spent at Christina Lake. The majority of those responses included the months of

June, July and August, with a higher number for the months of May and September as well.

Question 11 asked those respondents who marked themselves as year-round residents whether the services that they want/need are available at Christina Lake. A majority (27, 61.4%) said yes, while 9 (20.5%) respondents said no and 8 (18.2%) picked other, with the following comments:

- *A small general store with hardware and home goods would be beneficial to save the drive to Grand Forks. A produce and meat market.*
- *It would be great to see some kind of a fitness or activity centre that could be used year round (aside from the classes that are offered at the welcome center & school), however I understand that the lower winter population might make that impossible to sustain. Childcare has also been a tough one around here - the Little Lakers does their best to keep open (and for that and the funding that supports them, I am thankful), but I know for many others who need their kids to be watched during extended hours (earlier than 8:30 am, later than 5:00 pm), it is hard to find care.*
- *I am missing a bus/ taxi service, a hardware store, a pub, an amphitheater at the Welcome Centre and more law enforcement*
- *I see Christina Lake as an outdoor enthusiast paradise. It would be nice to have access to more outdoor activity products locally. The lake could use some form of hardware store so you don't have to travel to GF or Castlegar to get a nail or a screw.*
- *The basics are available-beyond that we would travel to a larger center. The things that are more wants than needs are difficult for a town this small to offer.*
- *Most of the basics are available at Christina Lake or in Grand Forks. For more specialized items (certain food items, special health/medical needs, needs for home - appliances, furniture, building materials, etc.) they may or may not be available locally, and need to be sourced in other parts of the Kootenays, or Okanagan.*

Those who responded no, included the following comments (summarized – original comments in attachment):

- Welcome Centre that operates year-round, that allows for a larger gathering place;
- More restaurants;
- A Fields Store and a hardware store;
- Public transportation to Grand Forks;
- Residential snow clearing (driveway, walkway, roof), small pool for physiotherapy;

- Bottle depot, animal rescue, year-round fast food restaurant;
- Subsidized and non-subsidized senior housing;
- Centralized town center; variety of eateries; amenities that other small towns/lakes offer;
- Hardware store, healthier food choices, more organics at grocery.

Of the 24 respondents who did not specify that they were year-round at the lake, they indicated the following as the length of time they spend:

Length of time	**Number**	**Percentage**
0-1 week	0	0%
1-2 weeks	1	4.2%
2-4 weeks	4	16.7%
1-2 months	2	8.3%
3-4 months	5	20.8%
Other	12	50.0%
• 4-6 months	6	25.0%
• 6-8 months	3	12.5%
• 9-12 months	2	8.4%
Comment: We come for a few days a week, but I try to be away the long weekend in August	1	4.2%

These respondents we asked if the services and amenities that they want and need are available at Christina Lake. The majority (14, 58.3%) said yes, while 10 (41.7%), said no.

The 'no' respondents included the following comments (summarized – original comments in attachment):

- Restaurants, bars, pub
- Hardware store
- Barber/hair salons, nail salons
- Boat moorage
- Better monitoring of boats being launched for milfoil
- Regular garbage pick-up
- Sewage treatment
- More efficient recycling system
- More retail, boutique shops
- A main street off the highway

In response to the question, of the three main commercial areas, (Lavalley Point neighbourhood, highway commercial, core commercial at West Lake

Drive and Highway 3), which commercial area do you use the most, the majority of respondents (54, 79.4%) stated that they use the highway commercial area the most along Sandner Frontage Rd, with the neighbourhood commercial listed as the second most used (9, 13.2%), and the core commercial area at West Lake Drive and Highway 3 having the smallest group of people using it the most regularly (5, 7.4%).

In response to question 16, (do you see a need for more commercial space at Christina Lake?), 47 respondents (69.1%) said no, 13 (19.1%) said yes, and 8 (11.8%) selected other and provided the following comments:

- *Plan ahead!*
- *Yes, more commercial property needed for the future.*
- *We need to make better use of the existing commercial space we have, and plan for future commercial enterprises to use these locations.*
- *Not really at this time, as there are three vacant commercial properties on Sandner Frt. Road that are not developed yet.*
- *Multi Family or Commercial/Residential mix use buildings would be beneficial to grow the community and provide people with different housing options*
- *The space currently available seems kind of empty and should be filled with urban sprawl, commuting and environmental issues in mind.*
- *Concentrating in the current areas is better. Also, I visit the nursery and get gas. I use all three, but have to visit the post office/grocery the most.*
- *Not necessarily more space, but actually develop the pre-existing spaces.*

For those respondents who stated there should be an increase in commercial areas, the majority of respondents selected the highway commercial area (7 selections), while half selected the core commercial area at West Lake Drive (6 selections). The Lavelley Point neighbourhood was selected twice for increase in commercial area. There were three selections of other, though no areas were specified in the comments.

Question 18, asked about signage in the community and if signs were put up around Christina Lake, what there should be signs for. There were 64 respondents who participated in this question, with the majority of selections being for recreational areas including public beaches, hiking trails, the dog park, and Provincial Park swimming. There was less support for the Post Office, restaurants and grocery store being sign posted. Roughly a third of respondents (21) selected other as an option, but did not specify what other signs they would like to see.

Implications

What these results tell us

The results from this survey further enforce the values identified for the community at Christina Lake, which help guide the policies we develop for the OCP.

- Access to nature
- Clean environment
- Beautiful scenery
- Rural character
- The community and its people
- The Lake

These values reflect the ones outlined in the guiding principles of the plan.

The survey results indicate that some of the most engaged citizens are property owners, but that there are engaged members of the community who are renters and visitors.

Of the 68 respondents, only 2 identified themselves as renters. Similarly, those renters identified that they had had troubles finding places to rent at Christina Lake. This may present a topic to be explored further, including looking at housing options in the residential land use designations.

For commercial considerations, most respondents indicated that there was not a need for more commercial land in Christina Lake. A number of the comments indicating that the commercial land that is currently in place should be filled before more is provided for and to concentrate and diversify the current areas.

For those respondents that supported expansion of commercial areas, the majority indicated they wished to see an expansion in the highway commercial and the core commercial areas, and relatively few indicated an interest in expanding the neighbourhood commercial areas in Lavalley Point. This would indicate a move towards densifying current commercial areas in the current core and highway commercial land use designations and focusing any future expansions of commercial designations into these areas.

Most respondents indicated that the services and amenities they want and need are available at Christina Lake, which was true of year-round residents and those who are at Christina Lake for part of the year.

Of those who indicated a want or a need not available locally, a number of respondents showed interest in more restaurant options, in a greater number of personal care services, including hair salons and nail salons and a physio-therapy pool. As well, a number of respondents indicated an interest

in increased retail options, e.g. boutiques, a department store, a greater variety of grocery options (organic, healthier).

A few respondents mentioned non-commercial services, including sewage, more efficient recycling

Furthering Public Engagement

This survey provided responses from 47 people who had not participated in the initial survey.

Promotion of the survey occurred primarily through the Christina Lake e-blast. A total of 168 people have come to the Join the Conversation website at this stage.

Roughly 540 people have been engaged in this OCP review process through answering surveys (493 respondents from the original survey and 47 new respondents from this most recent survey).

At this stage in the review process, following the incorporation of the information gained from the surveys into the OCP document, the next step would be outreach and consultation on what has been written to this point, ideally in the form of an open house.

Next Steps

The survey results and this report will be posted to the Join the Conversation page to communicate the outcome to the public. This will also be included in an overall engagement summary report.

The Planner will consult with RDKB's Communications Officer to further promote the Join the Conversation page in an attempt to reach more community members.

For future engagement, based on this survey's results: a preference for filling out surveys was shown (51 selections), followed by attending an open house (35), Join the Conversation (32), Talking to Steering Committee members (25), and finally talking to RDKB staff (21).

Planning for next engagement – ideally a couple of open houses in summer 2021 (health crisis permitting). This may be complemented by other engagement activities throughout the summer in Christina Lake.

Attachments

Christina Lake OCP Review Survey – Survey Response Report

Christina Lake OCP Review Survey

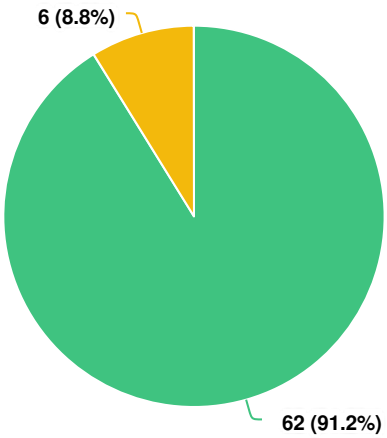
SURVEY RESPONSE REPORT
19 September 2018 - 12 November 2020

PROJECT NAME:
Christina Lake Official Community Plan Review

BANG THE TABLE engagementHQ

SURVEY QUESTIONS

Q1 Do you own property at Christina Lake?



Question options

Yes No

Mandatory Question (68 response(s))
Question type: Radio Button Question

Q2 What do you value most about being at Christina Lake?

Screen Name Redacted 4/24/2020 11:32 PM	People
Screen Name Redacted 4/25/2020 09:40 AM	Golf course
Screen Name Redacted 4/25/2020 07:58 PM	Small, quiet community
Screen Name Redacted 4/25/2020 08:19 PM	The friendly people, the small town feel, the trails, the lake, everything else it has to offer.
Screen Name Redacted 4/26/2020 07:51 AM	The great sense of community
Screen Name Redacted 4/28/2020 09:13 AM	Clean environment & beautiful scenery
Screen Name Redacted	Easy access to the outdoors (forest, lake, trails, etc.), activities and small

4/30/2020 03:41 PM	population.
Screen Name Redacted 5/01/2020 08:47 PM	The Lake for its views, serenity, swimming, human powered paddling; the trees lining the Lake and watershed area; the access to trails for hiking, mountain biking;. I appreciate independent businesses vs chains. I value its part of my family history.
Screen Name Redacted 5/06/2020 08:11 AM	Clean Environment
Screen Name Redacted 5/08/2020 07:05 PM	The weather
Screen Name Redacted 5/08/2020 08:00 PM	The parks and trail along with the lake and the rivers along with the great weather.
Screen Name Redacted 5/08/2020 08:30 PM	Quiet and safe community.
Screen Name Redacted 5/08/2020 09:33 PM	The beauty of the area and the tranquility
Screen Name Redacted 5/08/2020 10:12 PM	Proximity to wilderness
Screen Name Redacted 5/09/2020 07:37 AM	The setting of the community and all of the outdoor adventures it offers
Screen Name Redacted 5/10/2020 09:50 AM	Tranquility
Screen Name Redacted 5/12/2020 08:27 AM	The quiet nature, clean air, swimming in the warm clean lake, cross country skiing.
Screen Name Redacted 5/15/2020 08:30 PM	Quiet, relatively safe area with great access to lake & mountains.
Screen Name Redacted 5/16/2020 10:47 AM	Pristine quiet scenery friendly people
Screen Name Redacted 5/16/2020 02:20 PM	lifestyle
Screen Name Redacted 5/16/2020 06:04 PM	Clean lake, great trails, small community feel, pristine mountains and parklands surrounding the Lake, summer concerts, people pulling together as volunteers to get things done, the Welcome Centre, the Community Centre,

	the lack of big Hotels & condos
Screen Name Redacted 5/17/2020 10:50 AM	Vital community and natural surroundings
Screen Name Redacted 5/18/2020 03:38 PM	rural lifestyle
Screen Name Redacted 5/18/2020 07:30 PM	Rural culture
Screen Name Redacted 5/19/2020 08:50 AM	Ease of access to nature
Screen Name Redacted 5/22/2020 06:49 PM	Peacefulness, variety of activities, community spirit
Screen Name Redacted 5/22/2020 07:16 PM	Nature and slower pace of life
Screen Name Redacted 5/23/2020 06:37 AM	The pleasant ambiance of beautiful landscapes and few people.
Screen Name Redacted 5/23/2020 10:03 AM	The community, the people, Arts on 3, and of course, the Lake itself.
Screen Name Redacted 5/24/2020 07:34 AM	The clean water and quiet
Screen Name Redacted 5/25/2020 01:44 PM	The clean water and natural environment that surrounds us are second to none. I also love the small town charm and the fact that it is not commercialized like a bigger center would be..
Screen Name Redacted 5/27/2020 08:55 AM	The climate
Screen Name Redacted 5/29/2020 09:12 PM	Nature: access to it, the cleanliness, the beauty, and the peace of the place.
Screen Name Redacted 6/11/2020 10:28 AM	lake community
Screen Name Redacted 6/22/2020 10:38 AM	Community / Life-Style
Screen Name Redacted	Living in Christina Lake is the equivalent to savouring a meal that appeals to

6/24/2020 04:47 PM	all the taste sensations.
Screen Name Redacted 6/28/2020 11:15 AM	Clean air, water, peacefulness.
Screen Name Redacted 7/04/2020 03:57 PM	the beauty and quality of water
Screen Name Redacted 7/04/2020 04:29 PM	Peace and quiet
Screen Name Redacted 7/09/2020 05:22 PM	fresh air, quiet
Screen Name Redacted 7/10/2020 08:33 PM	That it is a small quiet town
Screen Name Redacted 7/19/2020 08:08 AM	The natural beauty and being outdoors.
Screen Name Redacted 8/10/2020 05:57 AM	Rural peace. Clean water. The small community. Trees that aren't cut by Interfor etc. Star gazing. Having first responders and medical care.
Screen Name Redacted 8/10/2020 07:08 PM	The ability to partake in water activities from boating to paddle boarding
Screen Name Redacted 8/28/2020 06:49 PM	The rural setting
Screen Name Redacted 8/28/2020 07:35 PM	Quiet
Screen Name Redacted 8/28/2020 07:45 PM	Pristine beauty and clear clean water
Screen Name Redacted 8/28/2020 08:54 PM	Quality of the Lake and amenities inpaticular the golf course
Screen Name Redacted 8/28/2020 09:10 PM	Clean air and water.
Screen Name Redacted 8/28/2020 09:43 PM	The sense of community
Screen Name Redacted	Safe community.

8/29/2020 06:59 AM	
Screen Name Redacted 8/29/2020 08:14 AM	Clean air, clean water and being in nature
Screen Name Redacted 8/29/2020 11:12 AM	Clean water and fresh air
Screen Name Redacted 8/29/2020 07:18 PM	Quiet. Wildlife. Relaxed neighbors. Weather
Screen Name Redacted 8/30/2020 07:08 AM	Nature and peacefulness
Screen Name Redacted 8/30/2020 01:37 PM	Quiet retreat.
Screen Name Redacted 8/30/2020 05:24 PM	The boating on a beautiful, clean, clear lake.
Screen Name Redacted 8/31/2020 07:49 AM	Life style of living on a lake and the wonderful outdoor activities available in the area
Screen Name Redacted 9/04/2020 03:35 PM	The weather and the community
Screen Name Redacted 9/04/2020 11:44 PM	Lifestyle
Screen Name Redacted 9/05/2020 06:51 AM	clean air, good temperature, decent community life
Screen Name Redacted 9/05/2020 11:32 AM	Beautiful lake, weather

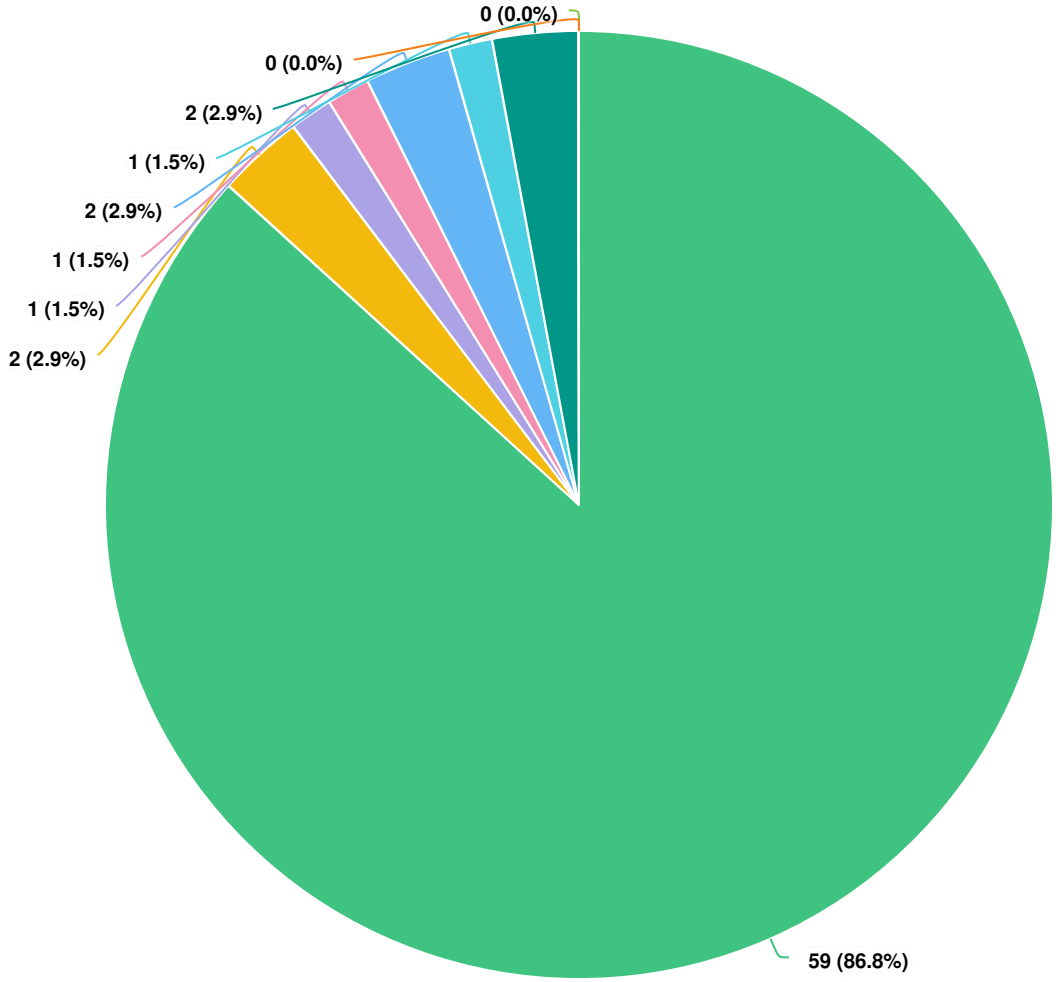
Optional question (62 response(s), 6 skipped)
Question type: Single Line Question

Q3 What do you value most about being at Christina Lake?

Screen Name Redacted 4/25/2020 09:53 AM	Visiting family members.
Screen Name Redacted 5/08/2020 06:27 PM	Small town with lots of benefits
Screen Name Redacted 5/26/2020 12:53 AM	A clean environment, peacefully situated and a low population.
Screen Name Redacted 8/09/2020 05:15 PM	Rural life and connection to nature. A sense of community. The clean lake and mountains.
Screen Name Redacted 8/28/2020 05:56 PM	Weather
Screen Name Redacted 8/31/2020 03:31 PM	Proximity to outdoor activities throughout boundary and Kooentays. Includingprovicincial parks, rec sites, and hiking

Optional question (6 response(s), 62 skipped)
Question type: Single Line Question

Q4 What type of accommodation do you have when you're at Christina Lake?

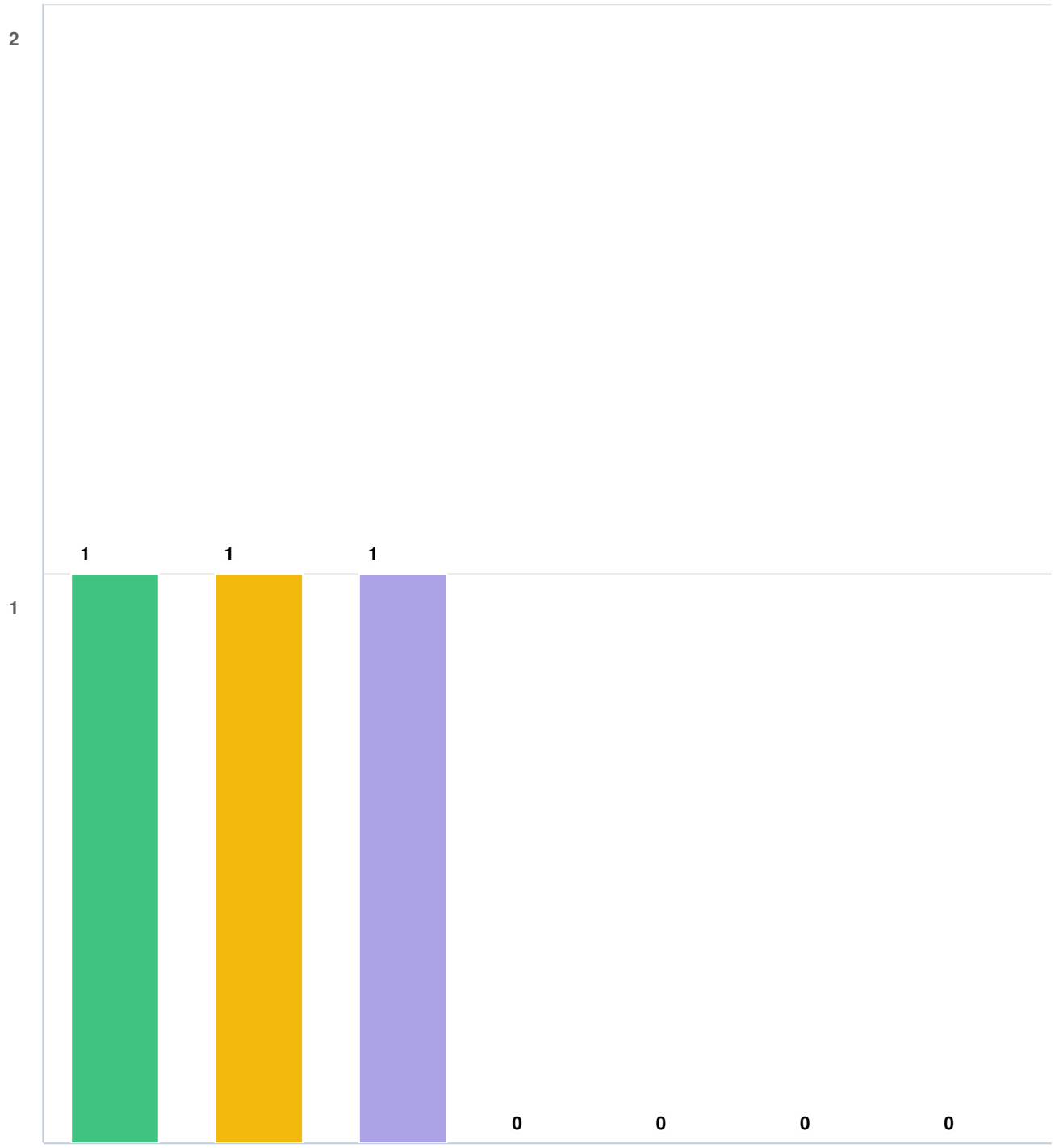


Question options

Stay in the home that I own
Rent a home
Stay in Motel/Hotel
Stay at a resort
Stay in an RV
Day trip (no accommodation required)
Other (please specify)
Stay with family at their home
Stay in a tent

Optional question (68 response(s), 0 skipped)
Question type: Radio Button Question

Q6 Where do you set up camp? (check all that apply)

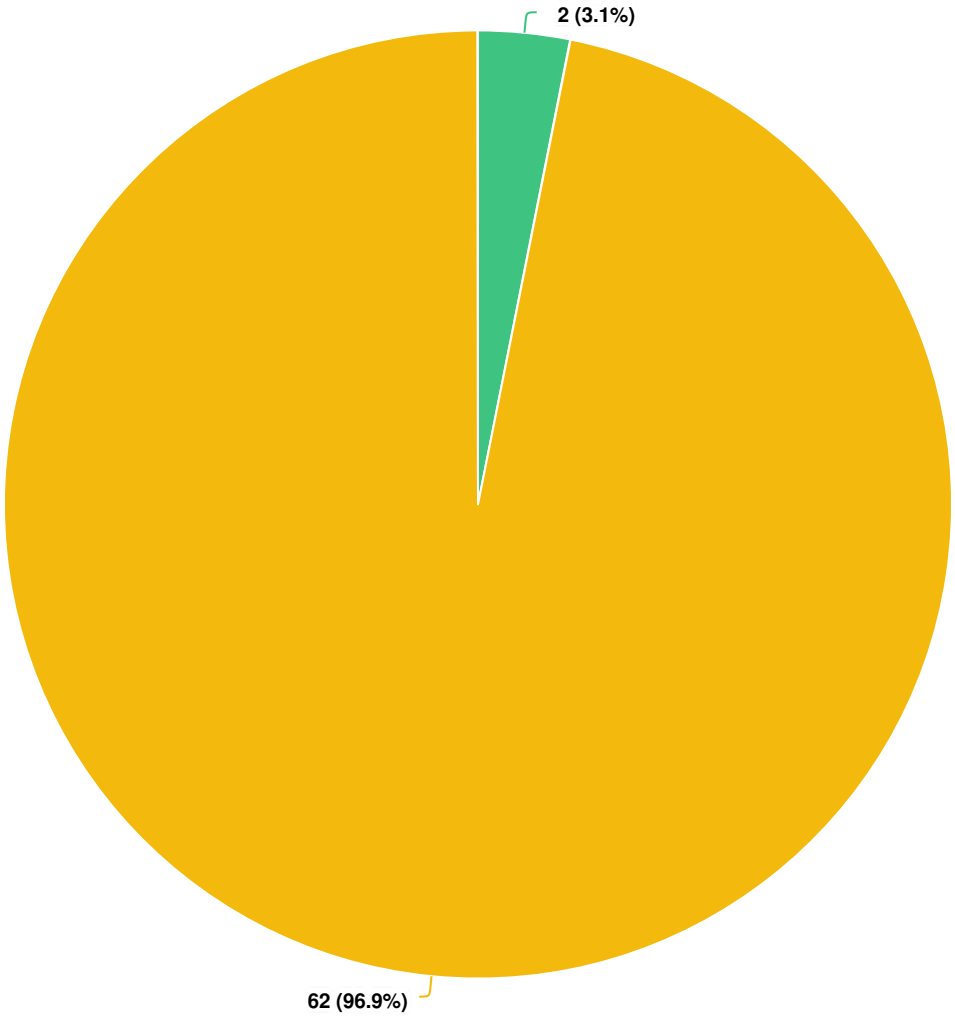


Question options

At the Provincial Park
On my property
On a friend/family member's property
At a resort - rented pad
At a resort - pad I own
At a private campground
Other (please specify)

Optional question (2 response(s), 66 skipped)
Question type: Checkbox Question

Q7 Have you had difficulty finding accommodation at Christina Lake?

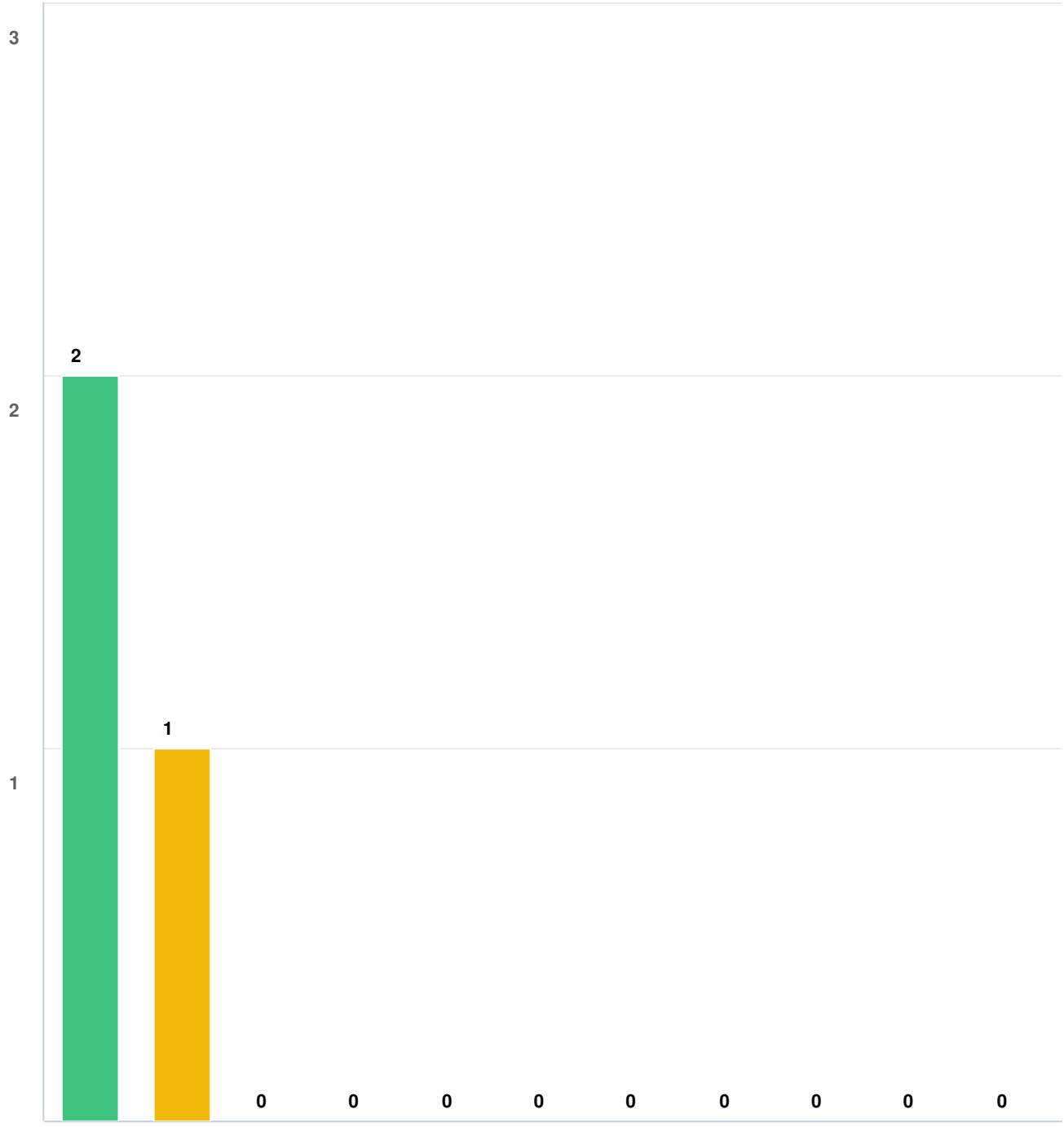


Question options

Yes No

Optional question (64 response(s), 4 skipped)
Question type: Radio Button Question

Q8 Which of the following accommodations have you had challenges finding?

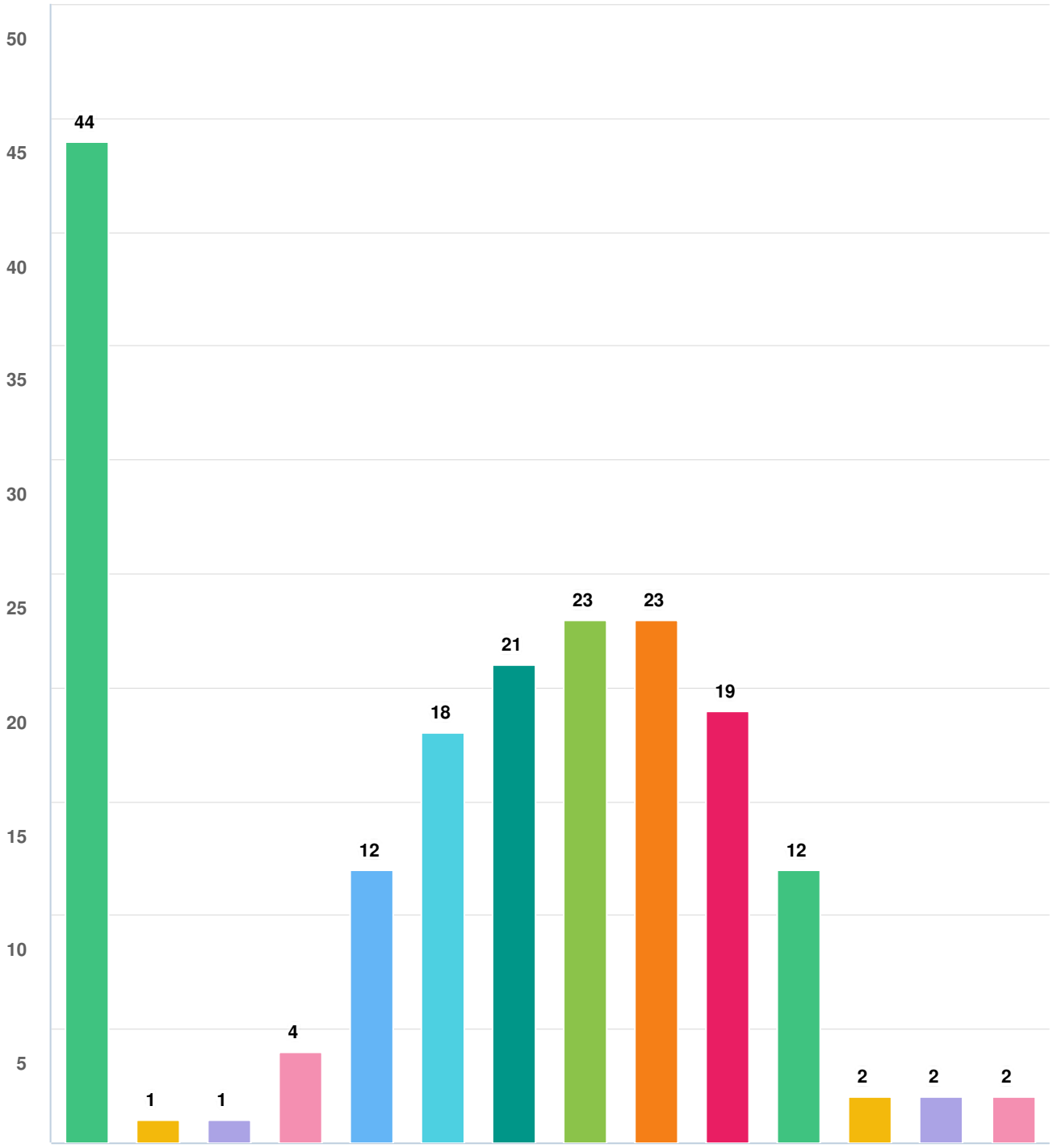


Question options

House to rent (long-term) · Apartment to rent (long-term) · House to own · Short-term rental of a home · Short-term rental of a cabin · RV campsites · Tent camping · Apartment to rent (short-term) · Long-term care housing (for older adults) · Care housing (life-long support) · Other (please specify)

Optional question (2 response(s), 66 skipped)
Question type: Checkbox Question

Q9 When are you typically at Christina Lake? (select all that apply)

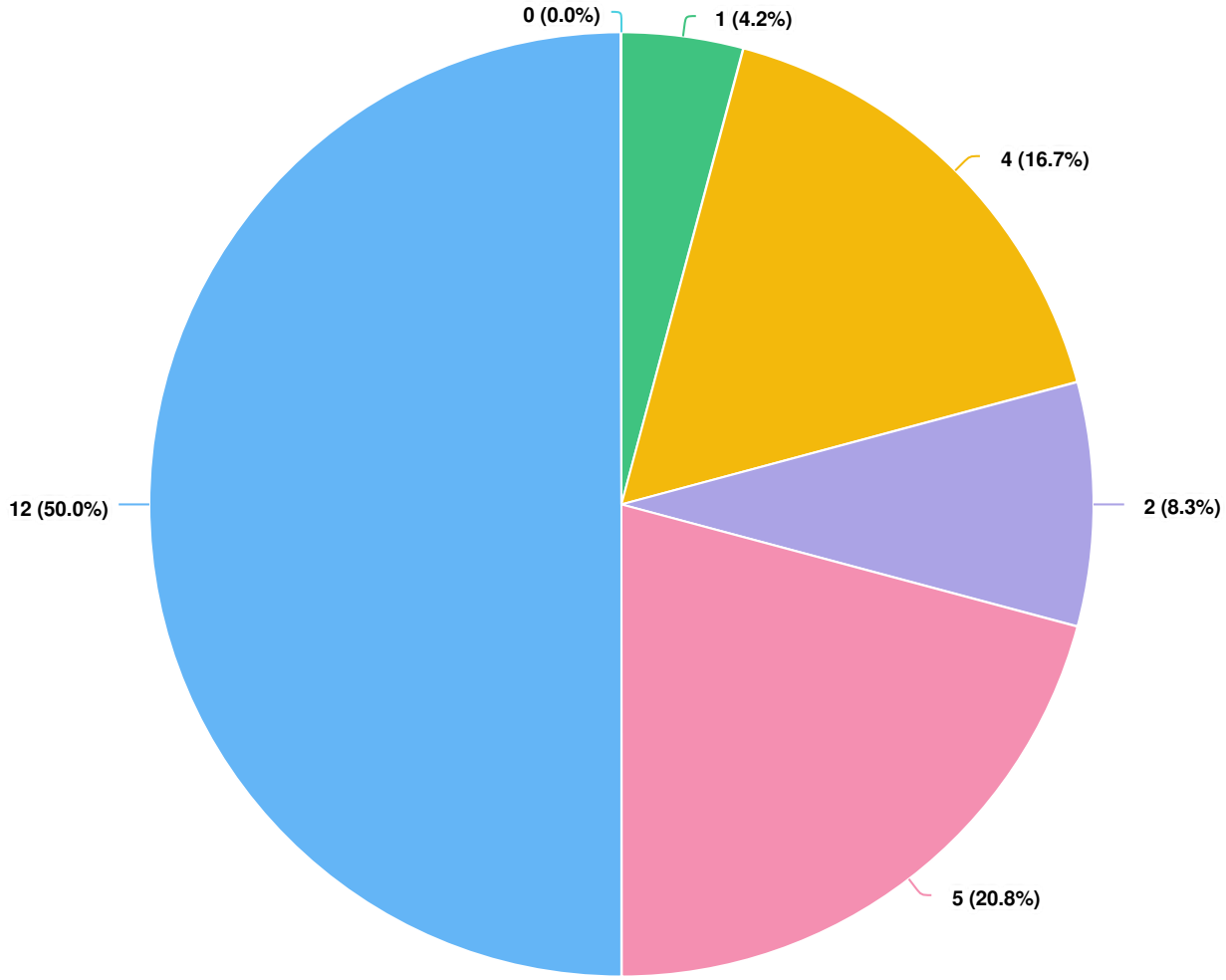


Question options

Year-round · January · February · March · April · May · June · July · August · September · October · November · December · Other (please specify)

Mandatory Question (68 response(s))
Question type: Checkbox Question

Q10 How long do you typically spend at the Lake?

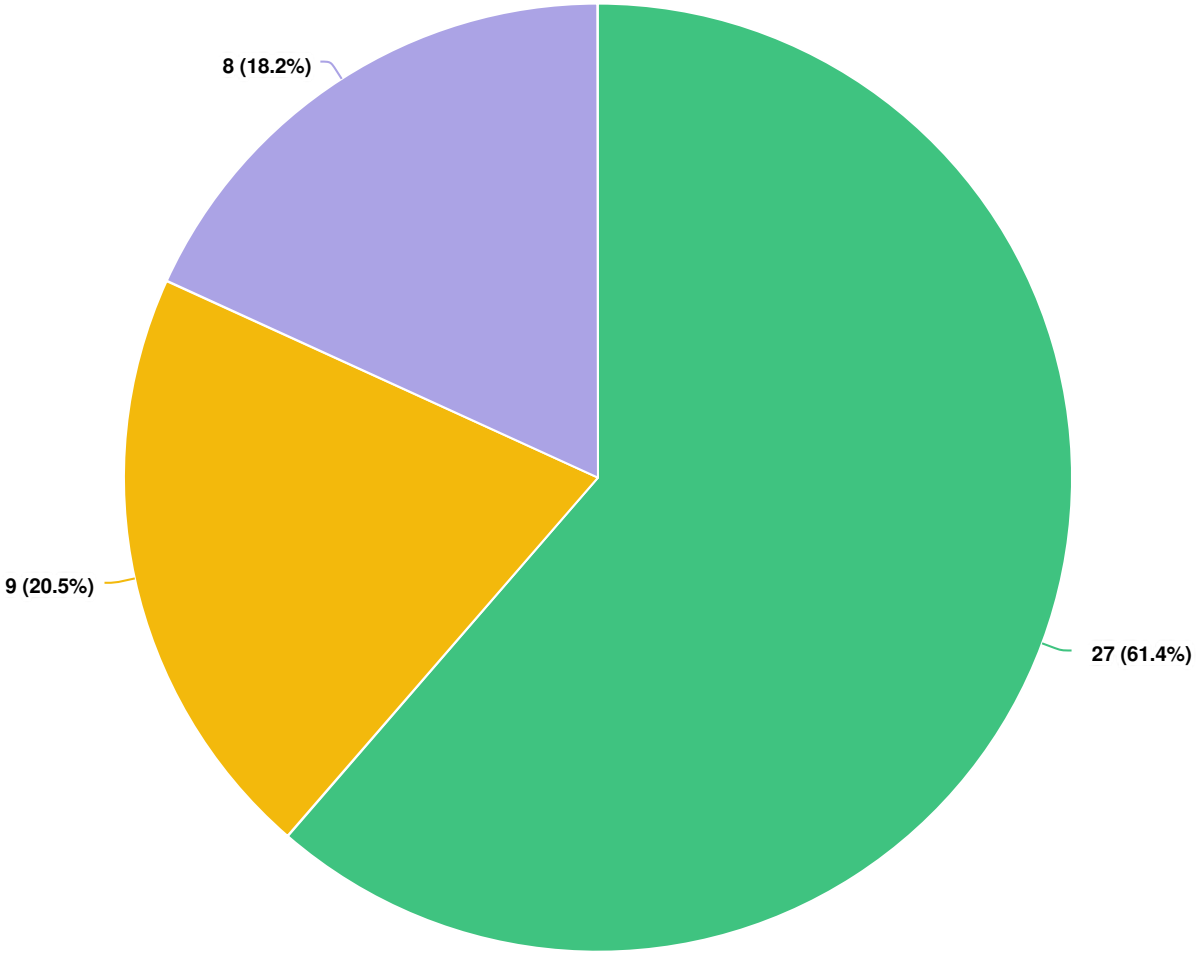


Question options

1-2 weeks 2-4 weeks 1-2 months 3-4 months Other (please specify) 0-1 weeks

Mandatory Question (24 response(s))
Question type: Radio Button Question

Q11 As a full-time resident, are the services and amenities you want/need available at Christina Lake?



Question options

Yes No Other (please specify)

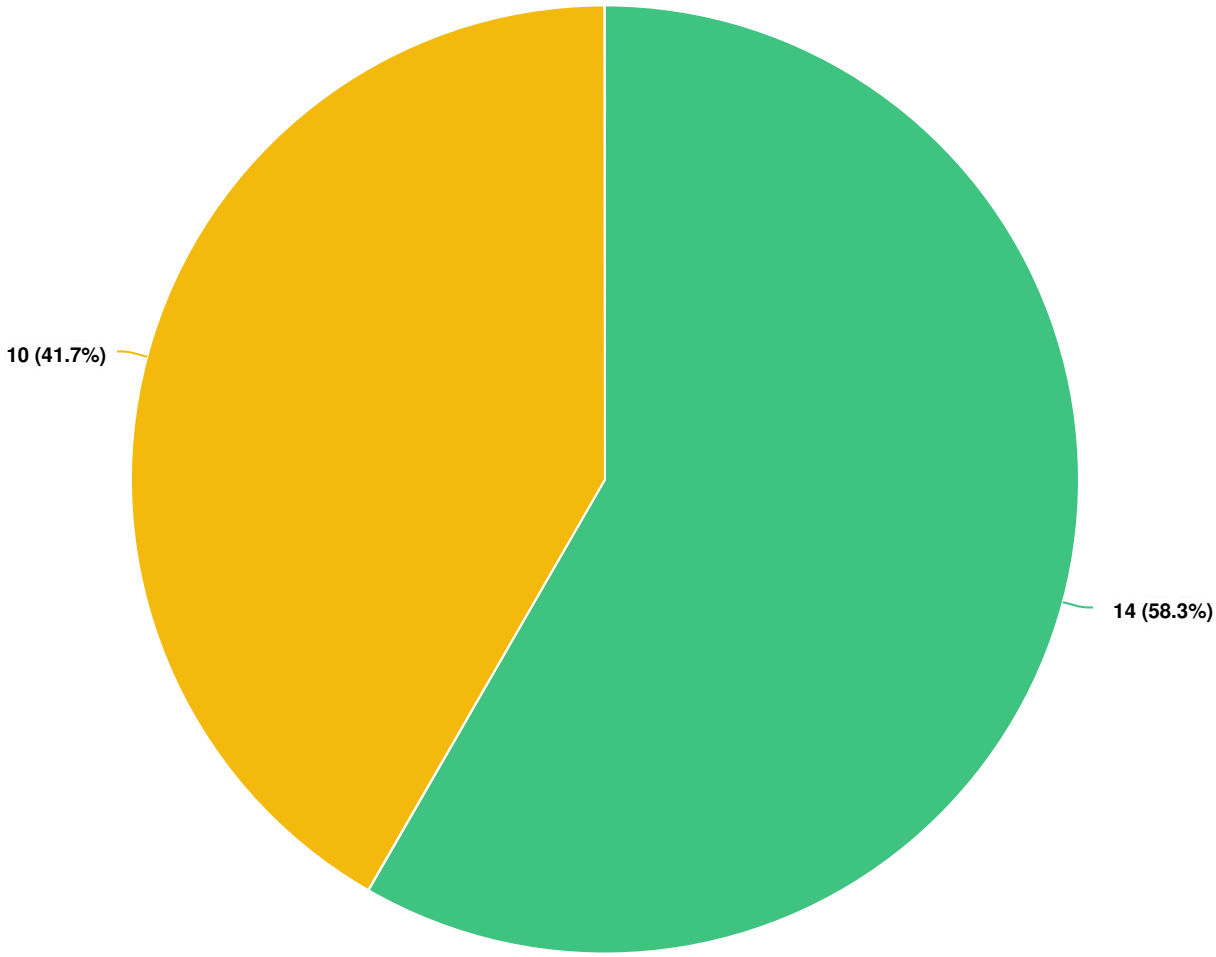
Mandatory Question (44 response(s))
Question type: Radio Button Question

Q12 What services or amenities would you want to see?

Screen Name Redacted 5/15/2020 08:30 PM	A welcome centre that welcomes locals & visitors year round, without denying access to a general meeting area. The coffee shop isn't big enough to gather, the main area has the floor painting focal point, but there are restrictions to using this space.
Screen Name Redacted 5/22/2020 07:16 PM	More restaurants would be nice
Screen Name Redacted 5/27/2020 08:55 AM	It was nice when we had a Fields and a hardware store.
Screen Name Redacted 6/22/2020 10:38 AM	Public Transportation to and from Grand Forks
Screen Name Redacted 6/24/2020 04:47 PM	Residential Snow Clearing - driveway, walkway and roof. In my dreams, a small pool for physiotherapy exercise even if part of a commercial or housing development.
Screen Name Redacted 7/10/2020 08:33 PM	Bottle depot, animal rescue, year round fast food restaurant
Screen Name Redacted 8/28/2020 09:10 PM	Subsidized and non-subsidized senior housing.
Screen Name Redacted 8/30/2020 01:37 PM	Centralized town center. Variety of eateries. Amenities that other small towns/lakes offer.
Screen Name Redacted 9/04/2020 11:44 PM	hardware store, healthier food choices, more organics at grocery

Optional question (9 response(s), 59 skipped)
Question type: Single Line Question

Q13 Are the services and amenities you want/need available at Christina Lake?



Question options

Yes No

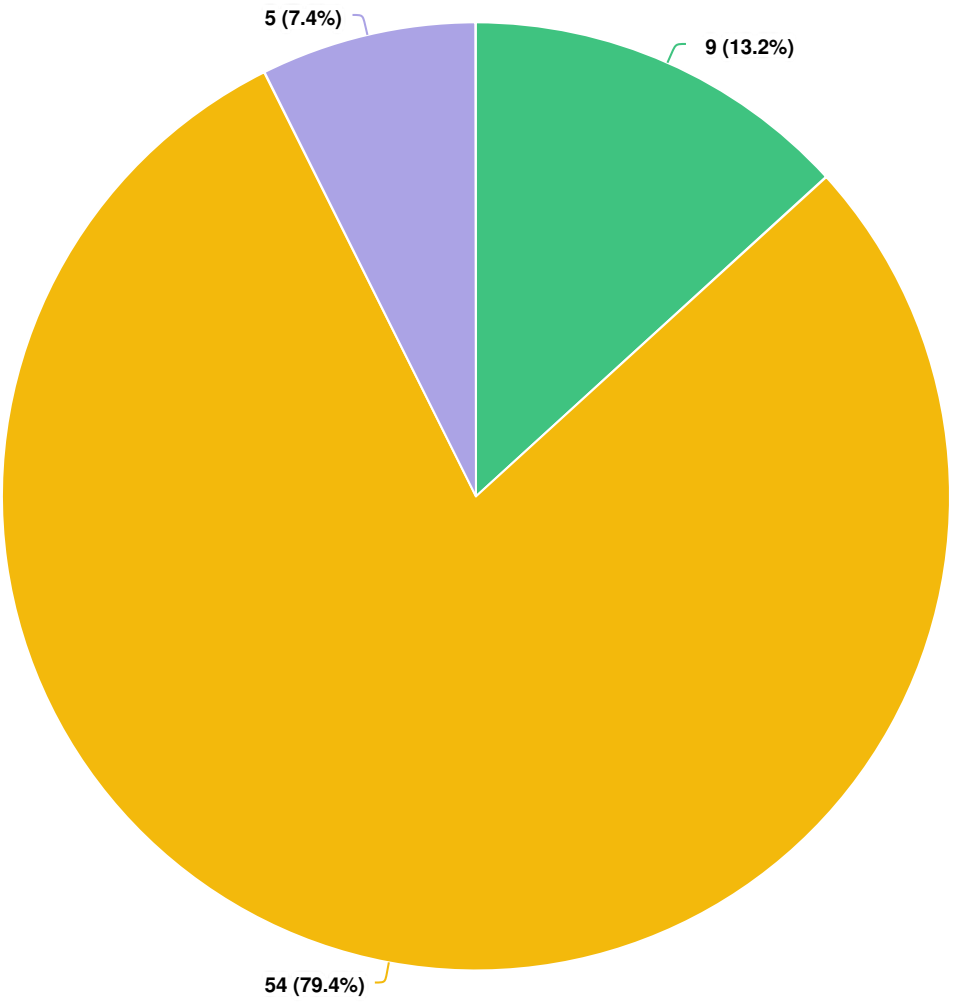
Mandatory Question (24 response(s))
Question type: Radio Button Question

Q14 What services or amenities would you want to see?

Screen Name Redacted 4/25/2020 09:40 AM	Restaurants/bars, barber/hair salons, nail salons
Screen Name Redacted 5/16/2020 06:04 PM	Hardware store, (like the Rona), a few more eating choices
Screen Name Redacted 5/24/2020 07:34 AM	better monitoring of boats being launched for milfoil etc; regular garbage pickup; sewage
Screen Name Redacted 8/10/2020 07:08 PM	Recycle is complicated and inefficient
Screen Name Redacted 8/29/2020 06:59 AM	Hair salon and manicure/pedicure shop
Screen Name Redacted 8/30/2020 07:08 AM	Restaurants boutique shops
Screen Name Redacted 8/31/2020 03:31 PM	Hardware store, pub, more retail
Screen Name Redacted 9/04/2020 03:35 PM	More restaurants and cafes, better grocery options, a Main Street with nice shops - off the highway.
Screen Name Redacted 9/05/2020 11:32 AM	boat moorage

Optional question (9 response(s), 59 skipped)
Question type: Single Line Question

Q15 **There are three main areas designated for commercial use in the current Official Community Plan:1. The Resort commercial and neighbourhood commercial areas in the Lavalley Point neghbourhood2. The Highway commercial area along Sandner Frontage Road...**

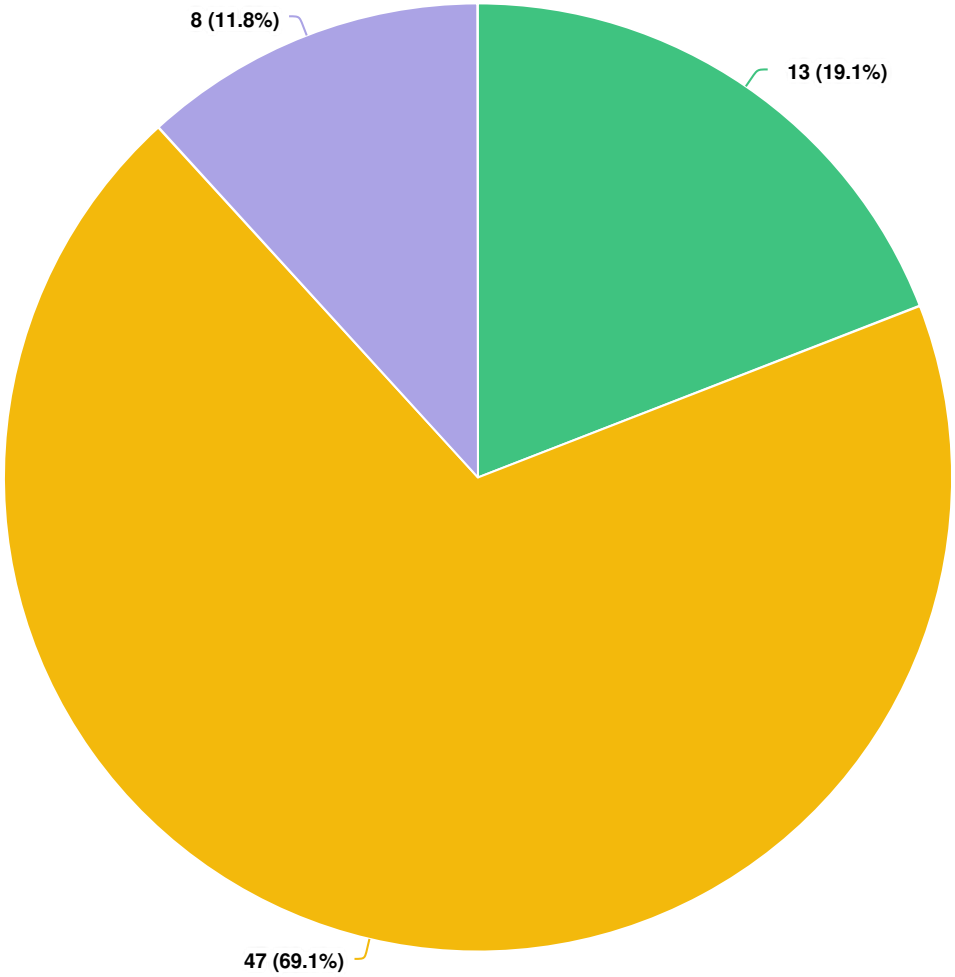


Question options

- The Resort commercial and neighbourhood commercial areas in the Lavalley Point neghbourhood
- The Highway commercial area along Sandner Frontage Road
- The Core commercial area at West Lake Drive and Highway 3

Optional question (68 response(s), 0 skipped)
Question type: Radio Button Question

Q16 Do you see a need for more commercial space at Christina Lake?

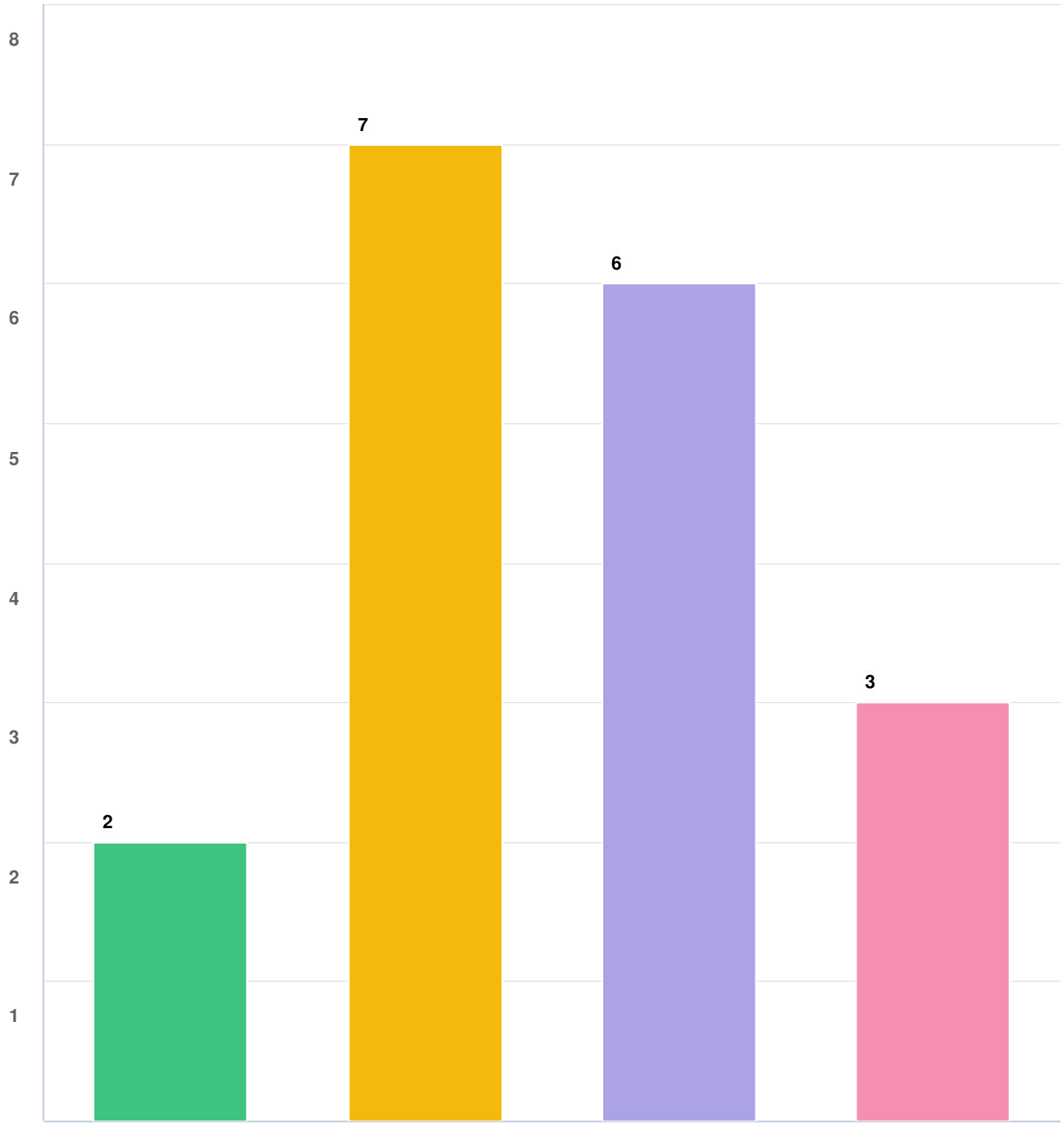


Question options

Yes No Other

Optional question (68 response(s), 0 skipped)
Question type: Radio Button Question

Q17 Where would you expand commercial areas? (select all that apply)

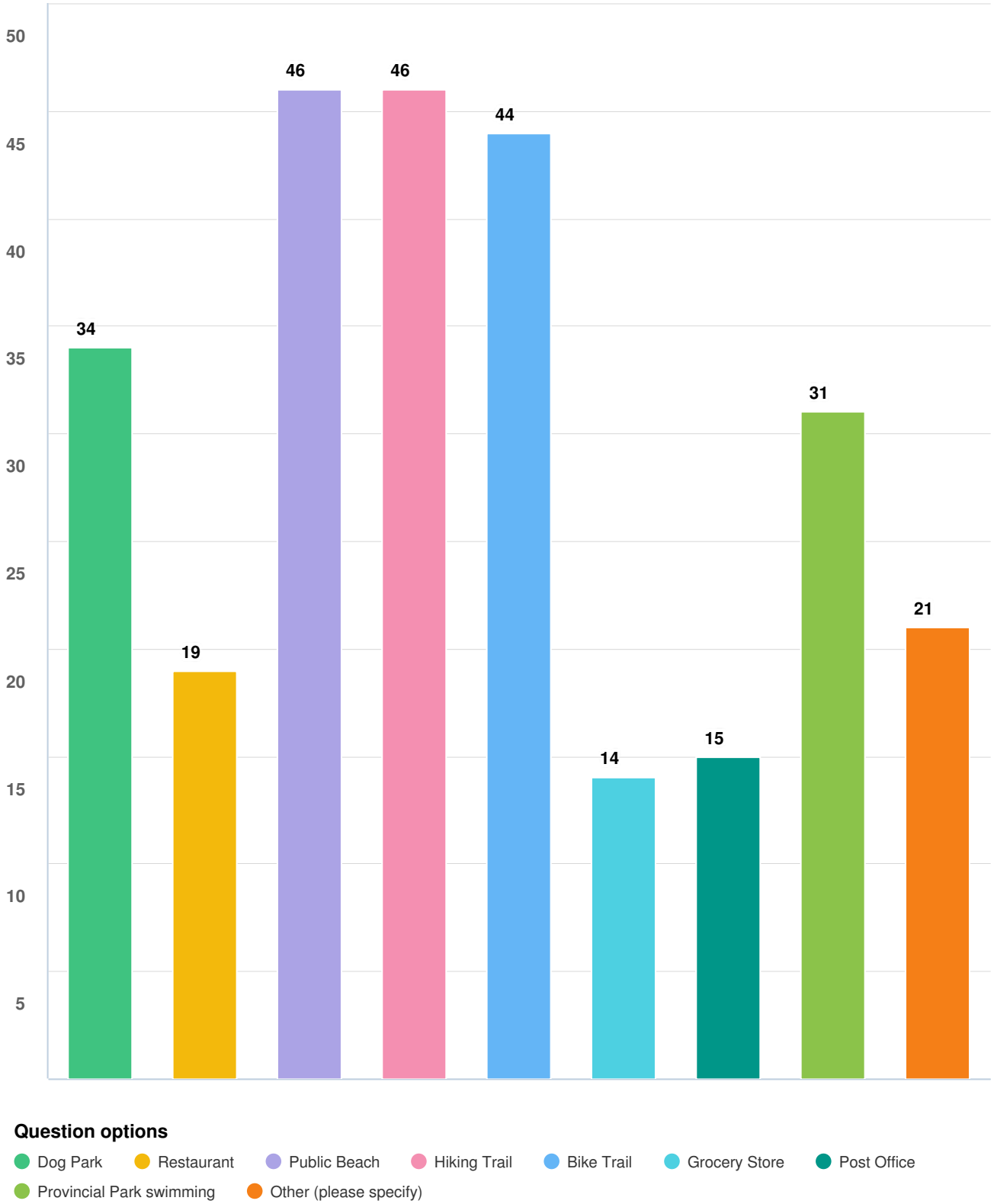


Question options

- The Resort commercial and neighbourhood commercial areas in the Lavalley Point neighbourhood
- Highway commercial area along Sandner Frontage Road
- Core commercial area at West Lake Drive and Highway 3
- Other (please specify)

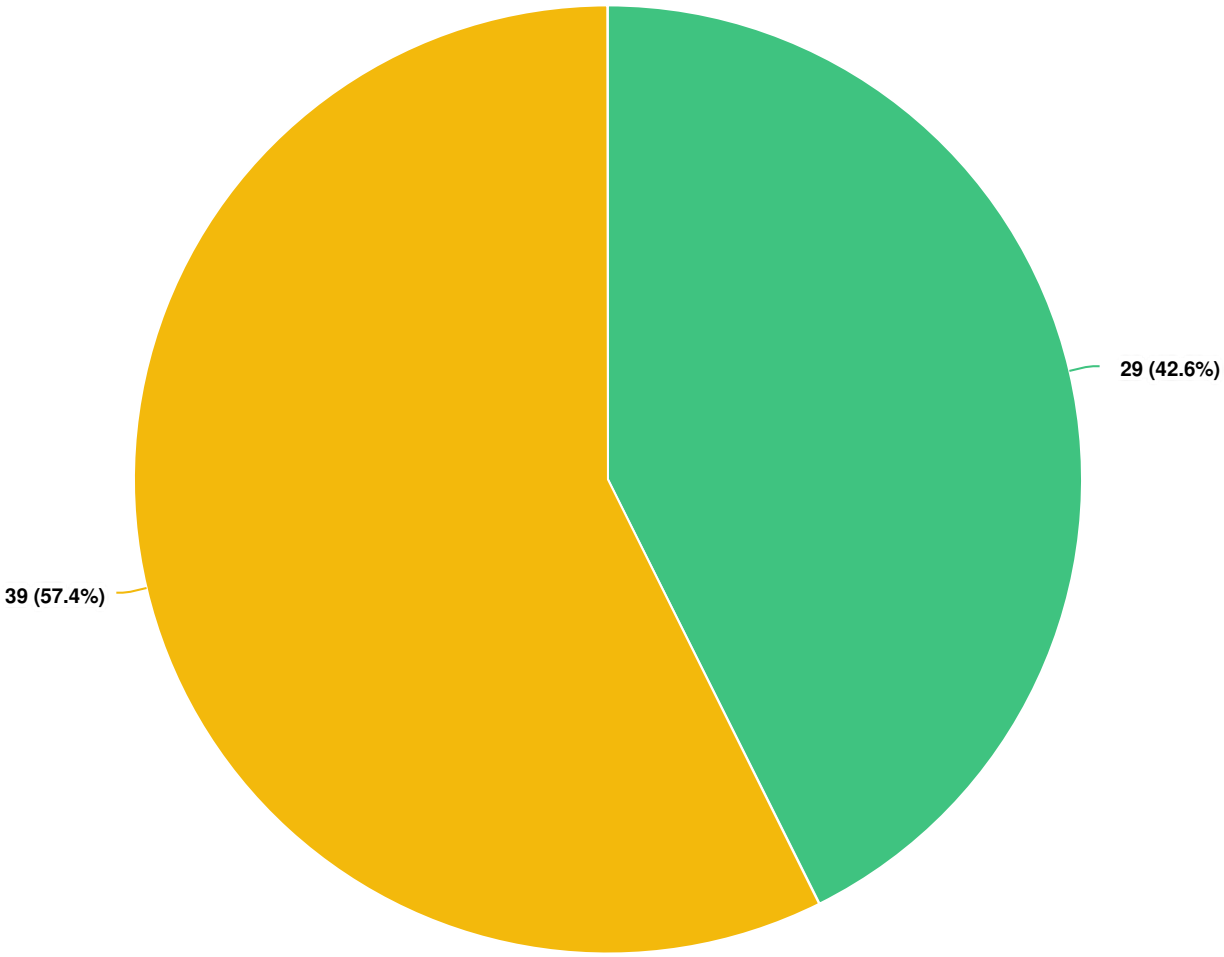
Optional question (12 response(s), 56 skipped)
Question type: Checkbox Question

Q18 If signs were put up around Christina Lake to help guide people to important features, what signs do you think would be helpful?



Optional question (64 response(s), 4 skipped)
Question type: Checkbox Question

Q19 Have you participated in the Official Community Plan review up to this point?

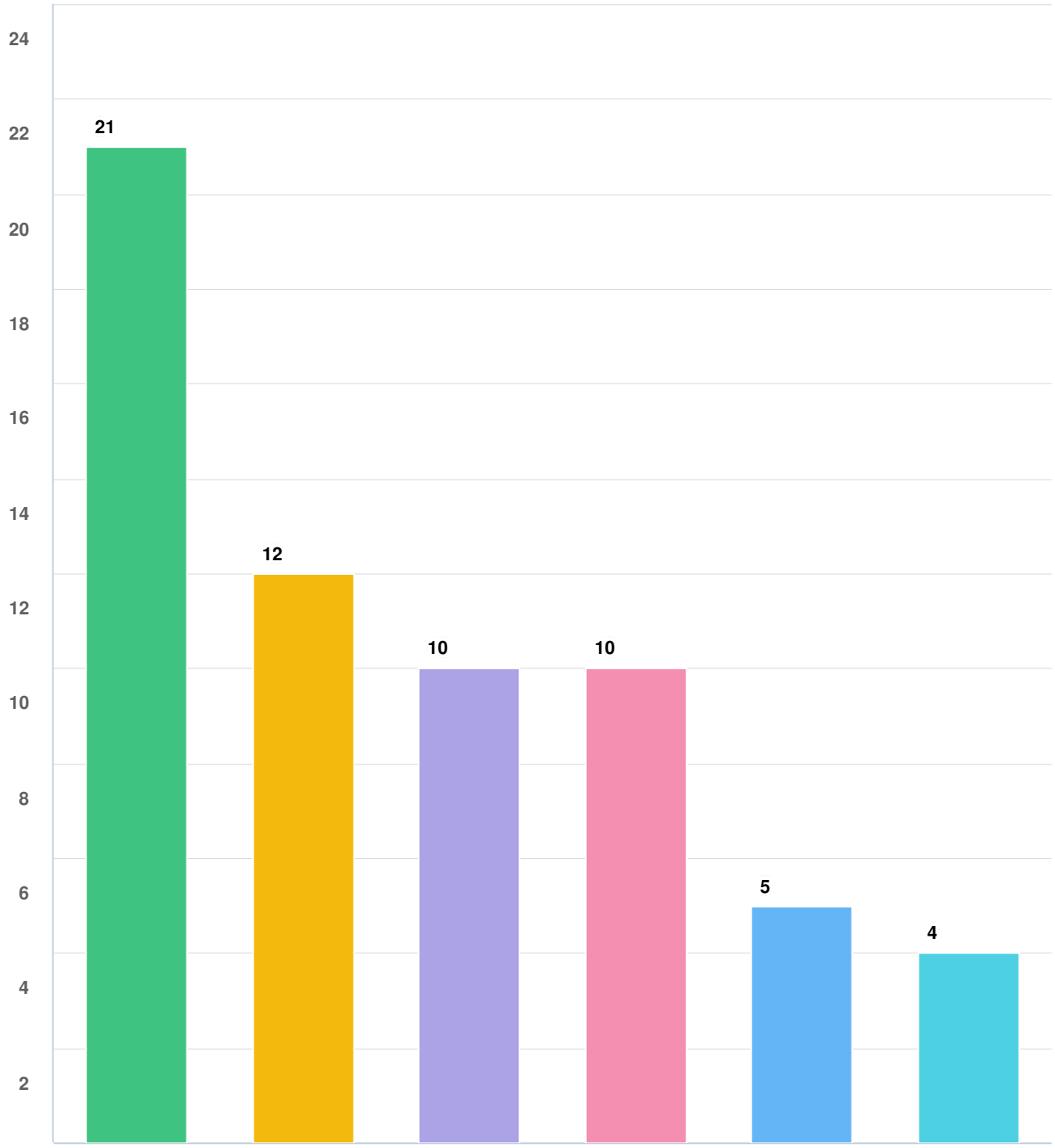


Question options

Yes No

Mandatory Question (68 response(s))
Question type: Radio Button Question

Q20 How have you participated?

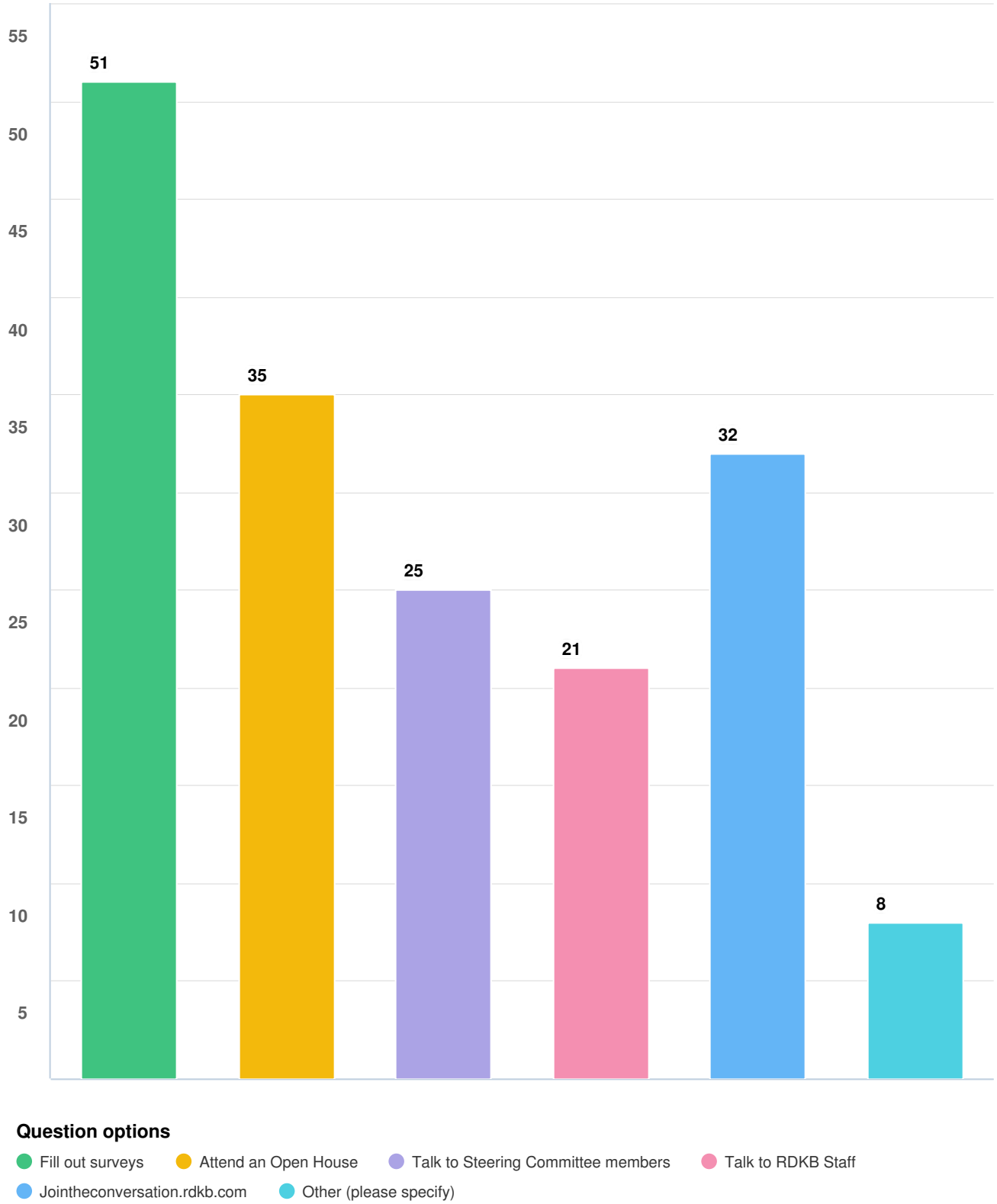


Question options

Filled out the first survey
Attended an Open House
Talked to Steering Committee members
Talked to RDKB Planning staff
Looked at RDKB website
Other (please specify)

Optional question (29 response(s), 39 skipped)
Question type: Checkbox Question

Q21 What would be your preferred way(s) to participate and stay informed in the OCP review?



Mandatory Question (68 response(s))
Question type: Checkbox Question

Environmentally Sensitive Waterfront Development Permit Area

Area: All legal parcels of privately owned land which border on Christina Lake or any tributary stream as shown on Schedule 'C'.

Category: Designated pursuant the *Local Government Act*, Section 488.1 (a) protection of the natural environment, its ecosystems and biological diversity.

Justification: Christina Lake, its tributary systems and outflow are domestic water sources for most residents and visitors. Christina Lake also has very high recreational values. Water quality is therefore of utmost importance to the community. Careful management of this area to protect these values is necessary. Inadequate or malfunctioning septic systems have been identified as a potential concern for source water contamination, as well as a degradation of the riparian area that borders the lake, its tributaries and other watercourses in the Plan Area.

Application: A Development Permit will be required for the commencement of projects located within 100 m of the natural boundary of a lake or stream which involve any of the following:

a. Construction, reconstruction, or establishment of buildings and structures;

b. Additions to existing buildings and structures.

Exemptions: A Development Permit shall not be required for any of the projects listed above where any of the following conditions can be met:

- the sewage disposal system serving the new or existing building is located more than 100 m beyond the natural boundary of Christina Lake or the tributary stream;
- Projects involving the repair, alteration, extension or renovation of an existing building or structure which does not:
    - Increase the footprint of the building or structure; nor
    - Involve alteration of land within a "riparian buffer area", including the removal of vegetation or the grading, removal, deposit, or moving of soil.

Part 1: Septic System Guidelines	**Comments**
Owner will submit a report from a practicing professional of appropriate qualifications, demonstrating, to the Board's satisfaction, that the method of sewage treatment and disposal for the subject parcel is sufficient to avoid undue impacts on the quality of water in the adjoining lake or watercourse.	
It is expected that this professional report will recommend a method of sewage treatment and disposal that, wherever possible, exceed the minimum standards required by Provincial regulation. The report will specify which aspects of the recommended system are an improvement over Provincial regulation and if there are none, why.	
This report will demonstrate that the unique characteristics of the parcel have been considered and the nature of the existing or proposed development.	
Details of flows associated with the existing and proposed land uses will be included in the report. It will detail the field and laboratory investigations undertaken, why those investigations were selected and others were omitted. Only third party testing will be accepted. Testing performed by a property owner not witnessed by a qualified professional will not be accepted.	
Details regarding methods used, including equipment and personnel will be included. Logs and certificates for test pits, percolation tests and soil grain size analysis will be included, as well as documentation of seasonal high water table;	
The report will conclude with a recommendation for the preferred option(s) for the subject site, with a clear justification for the choice. A greater level of detail will be expected in recommendations for more complex or difficult situations, including potentially specific recommendations for sewage collection, sewage	

treatment, effluent disposal, and monitoring requirements.	
The Regional District may require further investigations if it is determined that they are needed to support the proposed system.	
All reports must be sealed by a licensed professional.	

Part 2: Riparian Area Guidelines	
Where a Development Permit is required under this section, the owner must submit a landscape plan and other supporting information demonstrating that a 'riparian buffer area' will be maintained adjacent to the lake or stream in conformity with the following: • The riparian buffer area is to remain in a largely undisturbed state and conform with the Regional District of Kootenay Boundary's Riparian Buffer Guide or, a Qualified Environmental Professional (QEP) Report, where one has been submitted in support of an application. • Where vegetation has been removed from the property within the riparian buffer area, beyond the designated access corridor, a development permit application shall include a re-planting scheme consistent with suggestions included in the Regional District of Kootenay Boundary's Riparian Buffer Guide, or, a Qualified Environmental Professional Report, where one has been submitted in support of an application. • An access corridor connecting the upland property to the lake or stream is permitted, provided the corridor comprises less than 10% of the riparian buffer area and has a permeable surface which promotes infiltration of drainage into the ground rather than directing runoff into the lake or stream.	
<u>Applications Requiring Submission of a Qualified Environmental Professional's Report</u> Applications for development permits which involve: *a.* a proposed encroachment of new buildings or structures, or additions to existing buildings or structures resulting in an increased	

development footprint, within the riparian buffer area; or *b.* protection of less than 75% of the riparian buffer area in a manner consistent with the Regional District of Kootenay Boundary's Riparian Buffer Guide [1], shall be accompanied by a report prepared by a Qualified Environmental Professional, as defined in the Riparian Area Regulation, which assesses the proposed development using as a guideline the assessment methodology provided in the Schedule of Assessment Methods under the Riparian Areas Protection Regulation.	

A "Riparian Buffer Guide" would be produced by the Regional District to assist property-owners by providing guidance about the establishment and maintenance of riparian buffer areas. Such a guide would make general riparian area information accessible to property-owners without the need to retain a biologist for all situations (e.g., list of acceptable plants, non-structural erosion control options; maintenance considerations, permeable walkways/stairways, etc.).

Policy changes in the reviewed OCP may be made to recommend pursuit of a soil removal bylaw or a tree removal bylaw to provide greater enforceability of these guidelines.

Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Electoral Area 'C'/Christina Lake Official Community Plan Review

Christina Lake Welcome Centre

1675 Highway 3, Christina Lake

Wednesday, November 2, 2022

Present

Grace McGregor - Director Electoral Area 'C'/Christina Lake

RDKB Staff: Liz Moore - Senior Planner

Steering Committee Members: Kathy O'Malley, Phil Mody, Annie Rioux, Dianne Wales, Jason Taylor, Donna Wilchynski, Jennifer Horahan, Jeff Sim

Regrets: Suzanne Paquette

The meeting began at 6:08 pm.

1.0 Adoption of Agenda and Minutes

That the November 2, 2022 Electoral Area 'C'/Christina Lake OCP Review agenda be adopted.

- Jason and Annie accepted.

That the September 7, 2022 Electoral Area 'C'/Christina Lake OCP Review meeting minutes be approved.

- Jeff and Jennifer accepted.

2.0 Updates and Follow up from Previous Meetings

Senior Planner asked the committee if they wished to cancel the proposed meeting in December. The committee suggested that we hold the meeting if the draft is fully ready to go and that a call should be made the week ahead of the meeting.
Planner confirmed that the meeting in January would be held on January 4, which the committee supported.
Senior Planner clarified some notes from the previous meeting including discussion on ESGs and advocacy for power connections.

Some of the discussions held at the APC meeting the previous evening were brought up by committee members.

3.0 Engagement Summary

Engagement summary is still in the works. What was provided for this meeting was a work in progress. The summary, when completed, will be provided to the steering committee to review, to look at how comments can be included in the reviewed OCP and to see whether the approach taken in the policies presented to the public are taking the right direction.

Senior Planner reviewed the main themes in comments received so far. Generally, the comments show support for the policies that have been presented so far.

Based upon the questions asked in the 2022 Questionnaire and at Open Houses, some suggestions were presented to the Committee for how to handle those identified issues:

<u>Shipping Containers</u>

- Feedback on this was balanced between people wanting shipping containers to be prohibited and those who don't want that, with some in the middle saying they would like them prohibited or regulated either in residential or commercial areas.
- Suggestion to tighten development permit guidelines to include structures and require concealment or screening of storage areas.
- Committee suggested potential for setbacks and screening in the Zoning Bylaw regulations.

<u>RV Occupancy time</u>

- More people do not support shortening this time than do not.
- This mimics what was said on the 2018 survey.
- Recommendation: maintain what is currently in the bylaw.
- The committee supported this approach.

<u>Number of RVs</u>

- More people do not support increasing the number of RVs than do not.
- This mimics what was said on the 2018 survey.
- Recommendation: maintain what is currently in the bylaw.
- The committee supported this approach.

<u>Backyard Bees</u>

- Comments made that backyard bees can be a vector for disease for commercially managed bees, as backyard beekeepers don't always follow the strictest schedules for treatment etc.
- Also, require bear proofing.
- We can place a policy in the OCP directing that we permit backyard bees in the zoning bylaw in specific zones and with appropriate regulations, e.g. fencing, setbacks, requirement for registration.
- Committee members suggested that the number of hives be restricted, with a suggestion of limiting to a certain acreage, and requirement for bear proofing.

Backyard Chickens

- Issues raised in comments: not on waterfront, smelliness and limiting numbers. Bears were also mentioned as something to be managed.
- We can place a policy in the OCP directing that we permit backyard chickens in the zoning bylaw in specific zones and with appropriate regulations, e.g., fencing, setbacks, requirement for registration.
    - Will look to places that have permitted chickens in local areas and see what types of guidelines they provide. Rossland is one.
- Would suggest not permitting in Waterfront Residential land use designation, due to size of parcels.
- Committee members suggested that the number of birds be restricted, prohibiting roosters, with a suggestion of limiting to a certain acreage, and requirement for bear proofing.

Short term rentals

- More community members expressed support for regulation than against, which has shifted from what was shown in the 2018 Survey.
- Enforcement will be challenging for this as many commenters state.
- The most viable method would involve creating specific zones within the residential land use designations
- Can be explored further prior to review of Zoning Bylaw.
- Committee members raised a few other concerns, including how short-term rentals often involve increased occupancy of a space and there is uncertainty around whether septic systems have been designed for that periodic increase.
- The committee also expressed concerns that a zone approach would not provide sufficient enforcement capacity and several committee members expressed interest in the RDKB exploring changing legislation to allow RD to use business licensing. Senior Planner cautioned that this would require changing legislation and would be a big process.

- A few committee members also asked about whether a vacancy tax would be possible, though most of the committee did not support this approach. As this is a community of recreation homes and many properties are vacant for a large portion of the year, it would impact many owners at the lake.

Duplexes, triplexes, and townhouses

- Generally, based on comments, there is support for this approach in the community.
- Need to confirm with Interior Health the approach to this, such as what size parcels would be feasible and where.

Other Comments

- comments concerning reducing the Rural minimum parcel size from 10 ha to 10 acres. This relates to the conversation amongst neighbours up Fife Road. Committee member suggested that the young people up there were in support of keeping parcels large, as they had moved up there for the lifestyle already there.
- Discussed the comments about parking availability at road ends. Committee members suggested that most of the access points should be for the neighbours within walking distance.
- Comments expressed concerns of rezoning residential neighbourhoods to campgrounds.

4.0 Environmentally Sensitive Waterfront DPA

Senior Planner briefly reviewed how the proposed Environmentally Sensitive Waterfront DPA would include the two parts – one for septic and one for riparian protection. The septic guidelines are largely the same as previously reviewed. Riparian guidelines are a simplified version of what was previously presented to integrate the two sets of guidelines into the same DPA.

Steering Committee members did not support the suggested setback of 30 metres from the natural boundary, suggesting that this would be prohibitive for people on smaller lots and too restrictive for work being done on properties including removing vegetation for fire smart purposes.

5.0 Action Items

Senior Planner to draft pamphlet for riparian buffer area.

Senior Planner to redraft guidelines for Riparian DPA.

All - Attend the Floodplain Mapping Update event to learn more about the upcoming changes to the floodplain bylaw.

6.0 Adjournment

The meeting was adjourned at 8:20 pm.