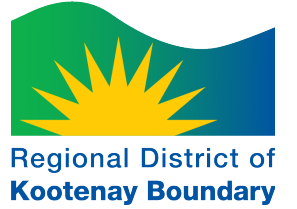




Electoral Area A Official Community Plan Review

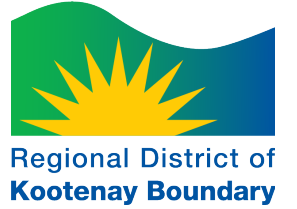
Liz Moore, Senior Planner
April 22, 2026

Agenda



- Land Acknowledgement
- Adoption of Agenda
- Adoption of Meeting Notes
- Review Vision and Guiding Principles
- Issues and Opportunities – Maps!
- Public Outreach and Engagement
- Next steps

Land Acknowledgement



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

Review of Vision Statement



- *In 2046, Electoral Area A is a welcoming, family-friendly and affordable community that balances growth with the preservation of its rural character, fosters a healthy natural environment and continues to enhance and maintain its amenities.*

Guiding Principles



- What we came up with at the last meeting:
 - Maintain amenities, including services and infrastructure
 - Variety of recreation opportunities to encourage a healthy, active lifestyle.
 - Enhance public transit options.
 - Balance growth with maintaining rural character.
 - Complete community – housing for all stages of life.
 - Family focused programming and spaces – parks, schools and daycares.
 - Guiding larger businesses to municipalities with services.
 - Supporting agriculture and business development
 - Support local food growth and supporting growers.
 - Preserve a healthy, natural environment.
 - Protect water and the watershed.

Guiding Principles – slightly refined



- **Managed Growth that Respects Rural Character**
- Support thoughtful growth that maintains rural character while directing higher-density housing and larger-scale business development to areas with appropriate services and infrastructure.
- **A Complete and Family-Oriented Community**
- Foster a complete community that supports residents at all stages of life, with access to diverse housing, family-focused programs, schools, childcare, parks and inclusive public spaces.
- **A Resilient Local Economy and Food System**
- Strengthen the local economy by supporting agriculture, local food production, and business development, with an emphasis on sustainability and local resilience.
- **Connected, Accessible Infrastructure and Services**
- Maintain and enhance community infrastructure, amenities, and services, while improving transportation options, including public transit and active transportation networks.
- **Environmental Stewardship and Watershed Protection**
- Protect and enhance the natural environment, with a focus on preserving ecosystems, safeguarding water resources, and maintaining long-term watershed health.

Mapping Exercise

- Draft maps template for OCP review
 - 2 options.
 - Do they make sense?
 - Which do you prefer?
- Look at residential land use designations
 - What they say
 - What's allowed and what isn't
 - What you've heard that's working or not working

Land Use Designations

- 15 land use designations

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

LUDs and ZONES

OCP Designations	Zones					
Rural Residential 1	Rural Residential 1 RR1	Manufactured Home Park MHP	24 Zones			
Rural Residential 2	Rural Residential 2 RR2	Manufactured Home Park MHP				
Rural	Rural RUR					
Rural Resource 1	Rural Resource 1 RR1					
Rural Resource 2	Rural Resource 2 RR2					
Agricultural Resource 1	Agricultural Resource 1 AGR1					
Agricultural Resource 2	Agricultural Resource 2 AGR2	Agricultural Resource 3 AGR3				
Forest Resource	Forest Resource FR					
Commercial	Commercial 1 C1	Commercial 2 C2				
Industrial	Industrial 1 IN1	Industrial 2 IN2	Industrial 3 IN3	Industrial 4 IN4	Industrial 5 IN5	Industrial 6 IN6
Parks and Recreation	Parks and Recreation PR					
Conservation Area	Conservation Area CA					
Rail/Trail Corridor	Rail/Trail Corridor RTC					
Airport	Airport A					
Institutional and Community Facilities	Institutional and Community Facilities ICF					



Regional District of
Kootenay Boundary

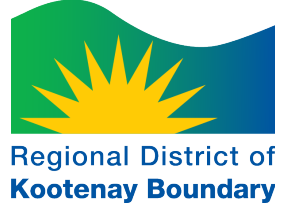
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24 Zones



LUDs and ZONES

OCP Designations
Rural Residential 1
Rural Residential 2
Rural
Rural Resource 1
Agricultural Resource 1
Agricultural Resource 2



Focus in on 6 Land Use Designations (LUDS)

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

These areas also permit:

- Agriculture
- Home based businesses

Agriculture

Definitions in the Zoning bylaw:

AGRICULTURE means farm use as defined in the Agricultural Land Commission Act and BC Regulation 171/2002, but excludes intensive agriculture;

INTENSIVE AGRICULTURE means feedlots, fur farms, and large scale: poultry farms, pig farms and mushroom farms.

Anything that's permitted by the ALC in the Agricultural Land Reserve is permitted as agriculture. Such as:

- Crops such as vegetables, berries, grains and oil seeds
- Raising livestock such as cattle, sheep, goats, horses, swine, and poultry
- Greenhouses, cannabis, and mushroom production
- Ornamentals (floriculture, horticultural, nursery crops)
- Tree fruits and nuts
- Forage crops

In the ALR, we must permit all farm uses.

Outside the ALR, we can prohibit and limit farm uses.

Home Based Businesses

Definition in the Zoning Bylaw

HOME-BASED BUSINESS means an occupation carried on for gain by the residents of the parcel, where the occupation is an extension of a trade, profession, service, hobby, or similar undertaking which is an accessory use of the parcel for residential purposes, established and operated in accordance with Section 305 of this Bylaw;

Section 305

- The home-based business, including associated storage, must be carried out solely within a single family dwelling or wholly enclosed accessory building, or combination;
- must not give any indication that the building or parcel is being used for any purpose other than that of a dwelling unit or accessory building;
- A maximum of one sign is permitted per parcel, which identifies the home-based business, provided:
 - The maximum visible surface area is 0.6 m² in the Rural Residential 1, and Rural Residential 2 Zones;
 - The maximum visible surface area is 3 m² in the Rural, Rural Resource 1, Agricultural Resource 1, Agricultural Resource 2, and Agricultural Resource 3 Zones
 - The sign must not be illuminated
- must not produce any odorous, toxic or noxious matter, noise, vibration, smoke, heat, dust, litter, glare or radiation other than that normally associated with a dwelling unit nor will it create or cause any fire hazard, electrical interference or traffic congestion on the highway;
- must not involve the use of mechanical equipment save as is ordinarily employed in purely private domestic and household use or for recreational hobbies, except for such equipment as may be used for a resident office, physician or dentist;
- must not involve parking or storage of more than one commercial vehicle;

Rural Residential 1



This land use designation applies to parcels serviced by the Beaver Valley Water System, that are not in the Agricultural Land Reserve.

Objectives of this Land Use Designation:

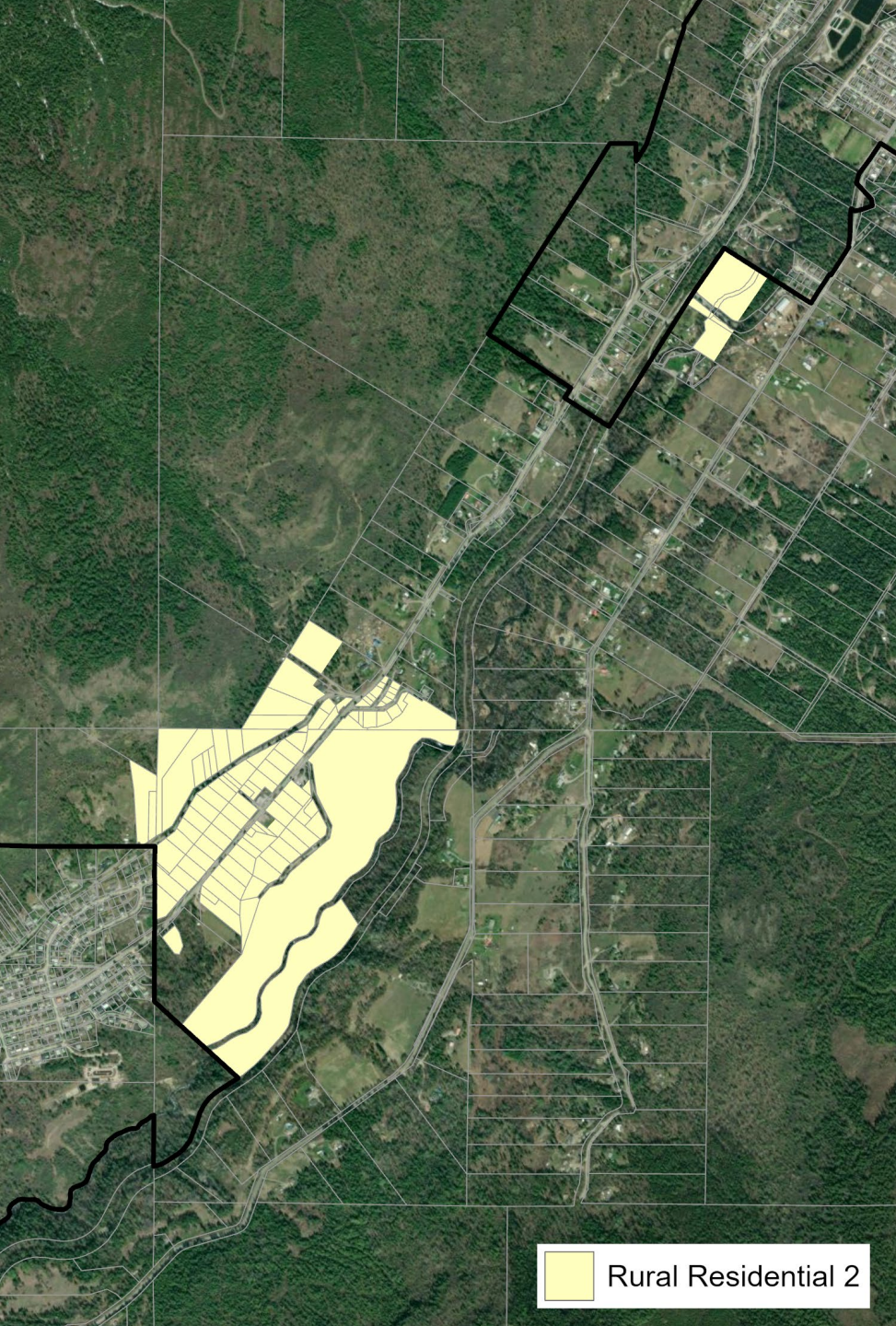
- To accommodate higher density suburban development.
- Provide an opportunity for new manufactured home parks (MHPs)

Minimum parcel size: 1 ha (~2.5 acres)

Permitted Uses

Single family/detached dwelling and **Agriculture, Secondary suite; Home-based businesses** – implementing bylaw to include restrictions for size, outdoor storage, employees and signs;

Bed and Breakfasts may be permitted with zoning amendment and must be within principle dwelling, limited to 3 bedrooms, sufficient parking, consider effects on neighbouring property owners; Proposals for new **MHPs** – regard will be given for need of this use in the rural area; accessibility to community services and facilities, location with respect to adjoining uses, roads, utilities.



Rural Residential 2



This land use designation applies to parcels serviced by the Beaver Falls Waterworks District, that are not in the Agricultural Land Reserve.

Objectives of this Land Use Designation:

- To accommodate higher density suburban development.

Permitted Uses

Single family/detached dwelling and **Agriculture, Secondary suite; Home-based businesses** – implementing bylaw to include restrictions for size, outdoor storage, employees and signs;

Bed and Breakfasts may be permitted with zoning amendment and must be within principle dwelling, limited to 3 bedrooms, sufficient parking, consider effects on neighbouring property owners;

Minimum parcel size: 2 ha (~5 acres)

OCP Designation	Zones	
Rural Residential 2	Rural Residential 2	Manufactured Home Park

Agricultural Resource



Summary

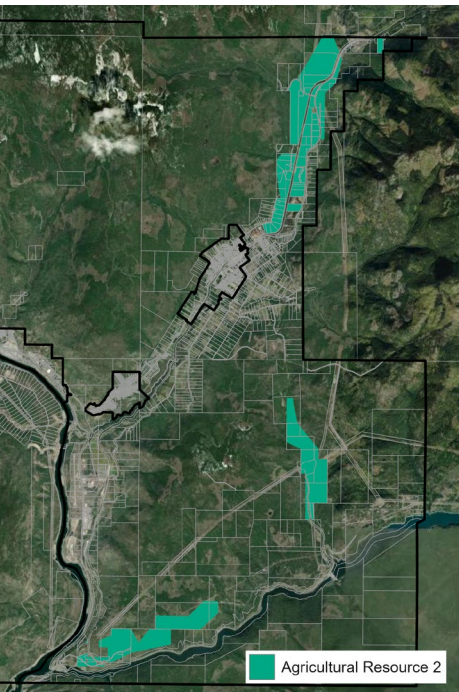
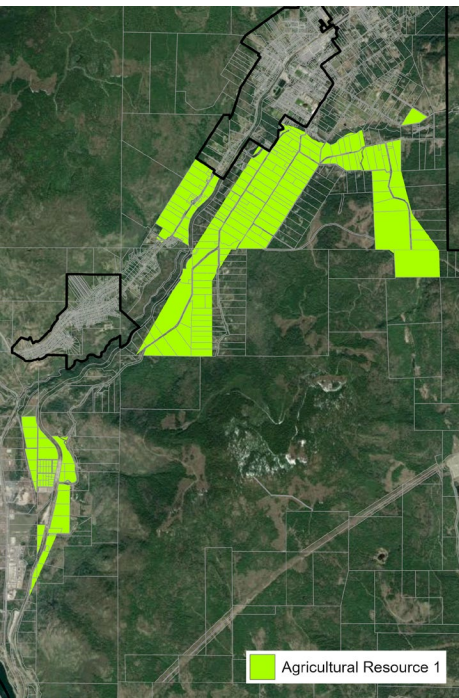
There are 2 land use designations: Agricultural Resource 1 & Agricultural Resource 2. These land use designations align with ALR lands in the Plan Area, excluding those within the Forest Resource designation.

Objectives for Agricultural Resource land use designations

- To encourage the protection and use of land with value for agriculture
- To encourage and promote farms and farming in rural areas
- To minimize conflicts between farm and non-farm areas; and
- To support and promote the economic viability of the agricultural sector

Shared Policies

- Support agricultural uses on those lands which are designated 'Agricultural Resource'.
- The Board will consider conducting a review of ALR lands including an inventory of the Plan Area in conjunction with ALC staff and the Ministry of Agriculture and Lands to determine if there are some properties that should be removed from and/or added to the ALR;
- The Board will consider buffering requirements where suburban type development is proposed directly adjacent to AGR lands.
- The Board does not support municipal boundary expansions into these designations.
- Subdivision applications that do not meet the minimum parcel requirements will not be forwarded to the ALC.



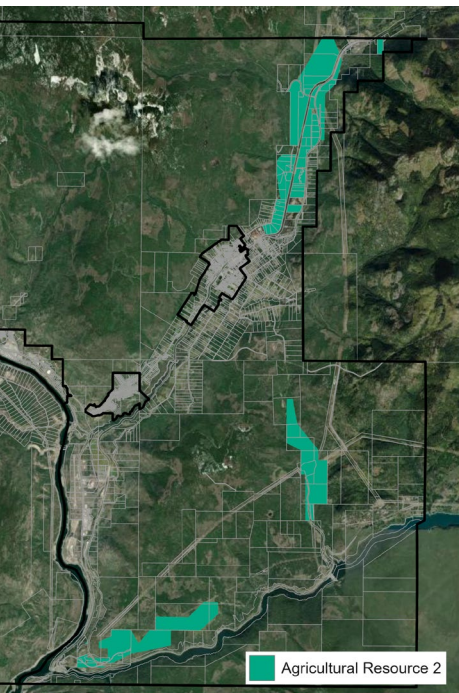
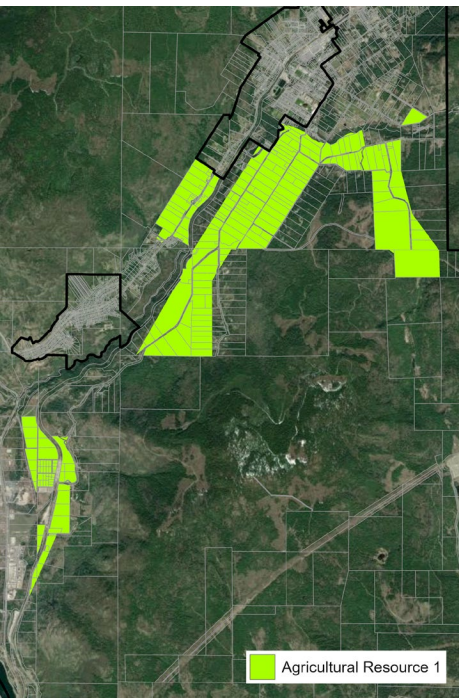
Agricultural Resource

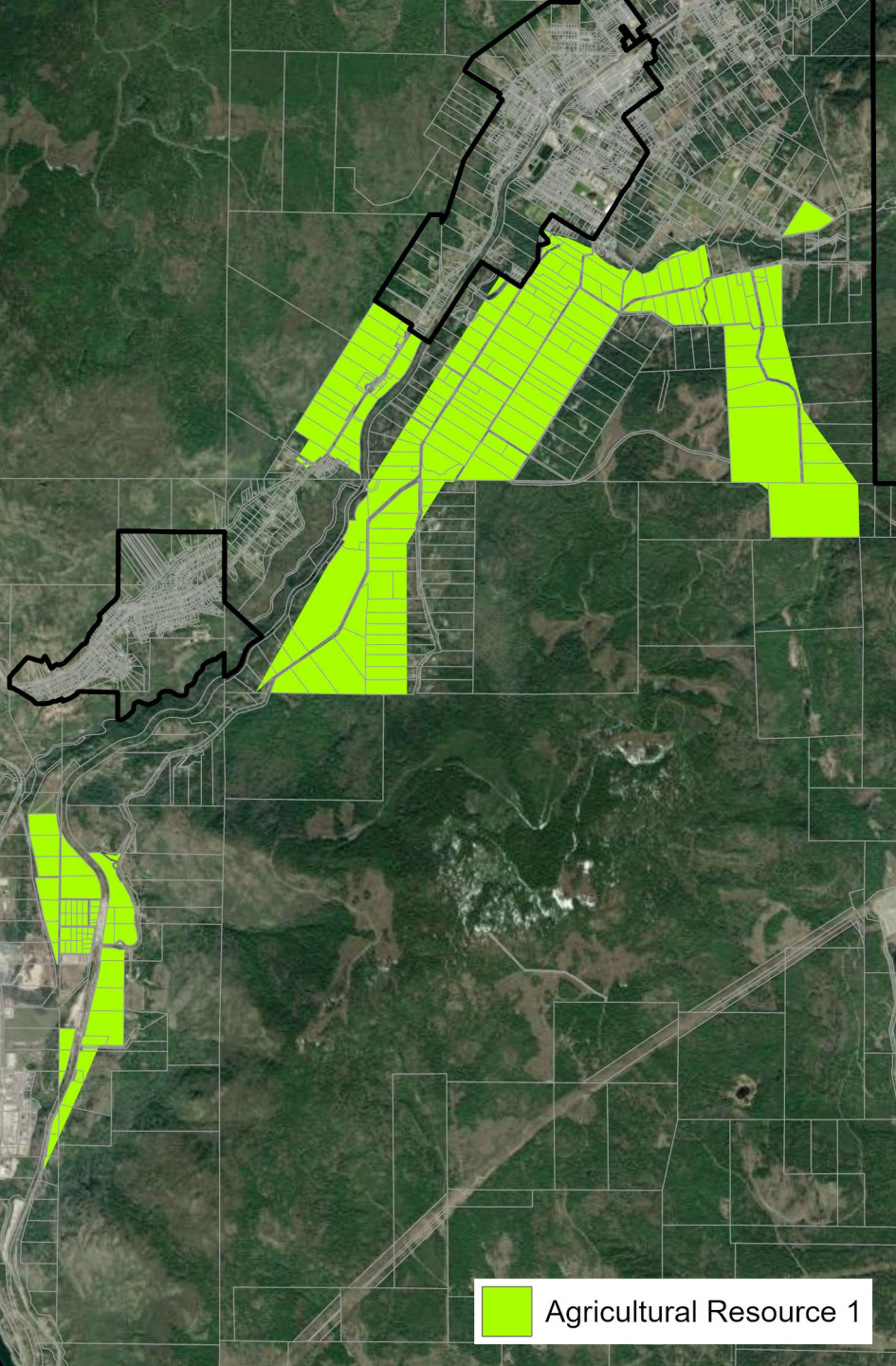


Shared Policies Continued

- Permitted uses include:
 - single family/detached dwellings, secondary suites, home-based businesses, and bed and breakfasts
 - agriculture, sale of agricultural products,
 - agri-tourism uses (assessed for farm use):
 - density of one accommodation unit per 3 hectares to a maximum of 5 units.
 - B&B rooms considered an accommodation unit
 - kitchen facilities would not be allowed.
 - zoning bylaw will include restrictions for home-based businesses that will address size, outdoor storage, employees and signs
- Density - One dwelling and one secondary suite per parcel.

OCP Designation	Zones	
Agricultural Resource 1	AGR1 Agricultural Resource 1	
Agricultural Resource 2	AGR2 Agricultural Resource 2	AGR3 Agricultural Resource 3





Agricultural Resource 1

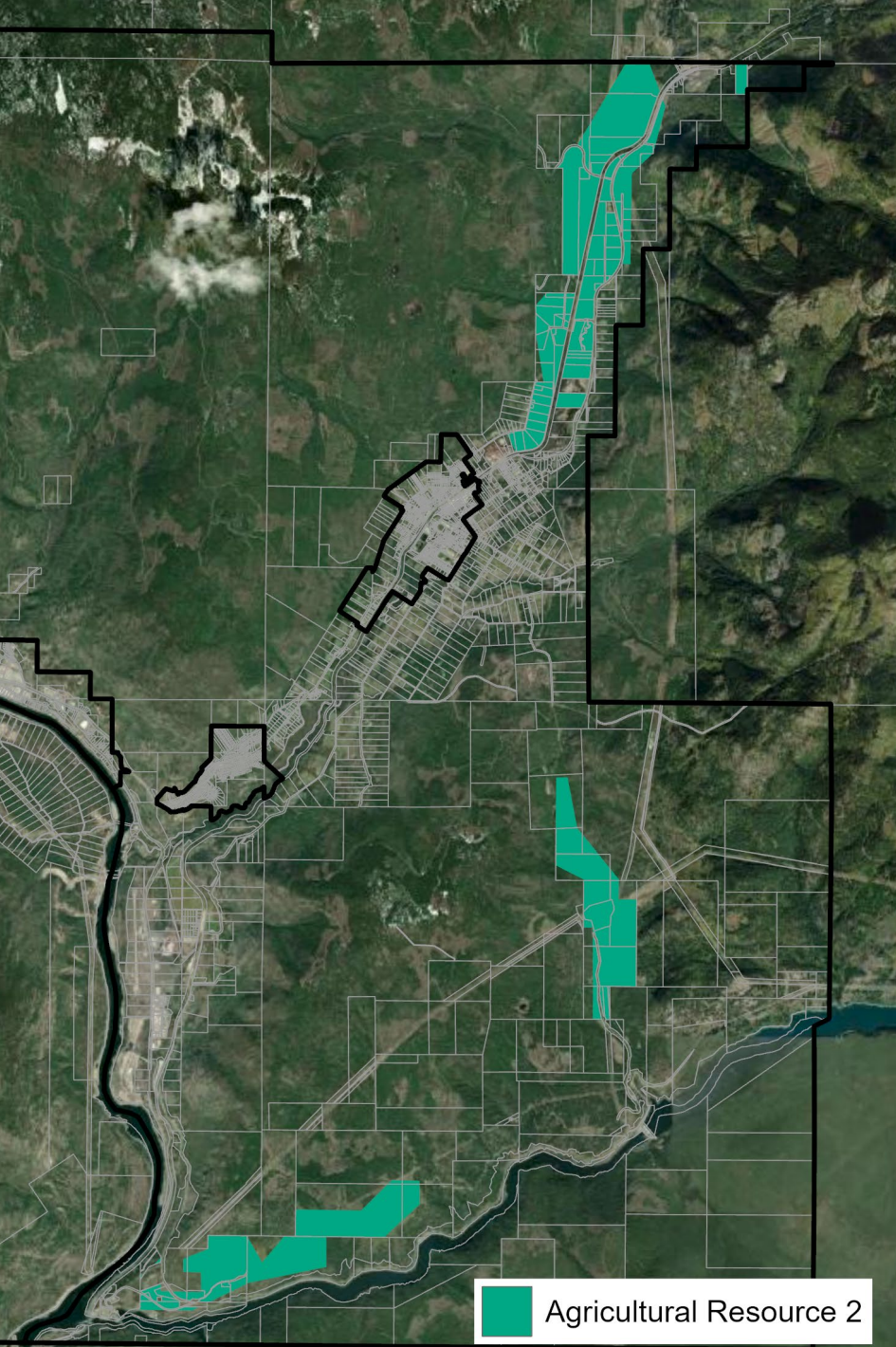


Summary

Lands in Agricultural Resource 1 are generally 4 hectares or less and are located south of the Village of Fruitvale and in the Columbia Gardens area.

Policies

- The minimum parcel size 4 hectares;
- The Board does not support cement bases, industrial style cannabis production bunkers in the ALR.



Agricultural Resource 2

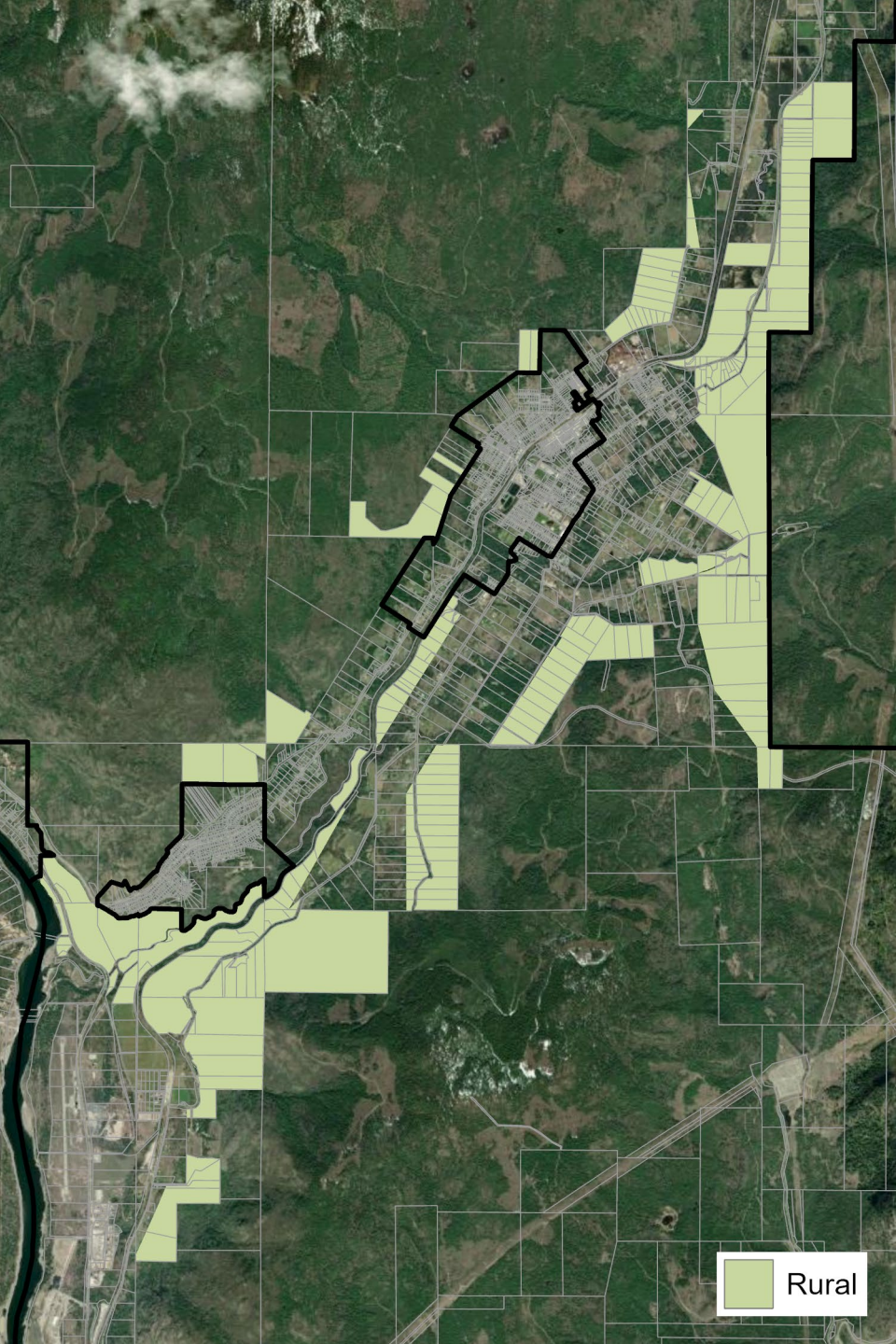


Summary

Lands in Agricultural Resource 1 are generally larger than 4 hectares and are located north of the Village of Fruitvale and in the Pend d'Oreille.

Policies

- The minimum parcel size 8 hectares;
- one additional temporary dwelling unit accommodating permanent farm help required for the operation of the farm will be permitted.
 - such temporary dwellings exist only as accessory uses to active farms.
 - Consequently, the site upon which such a dwelling is located shall not be subdivided or otherwise alienated from the farm; and further, should the farm cease to be assessed as farm, the temporary dwelling shall be removed.
- Golf courses and similar uses will be permitted at Champion Lakes Golf Course and immediately to the east of the golf course.



Rural



Summary

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

Objectives for the Rural land use designation

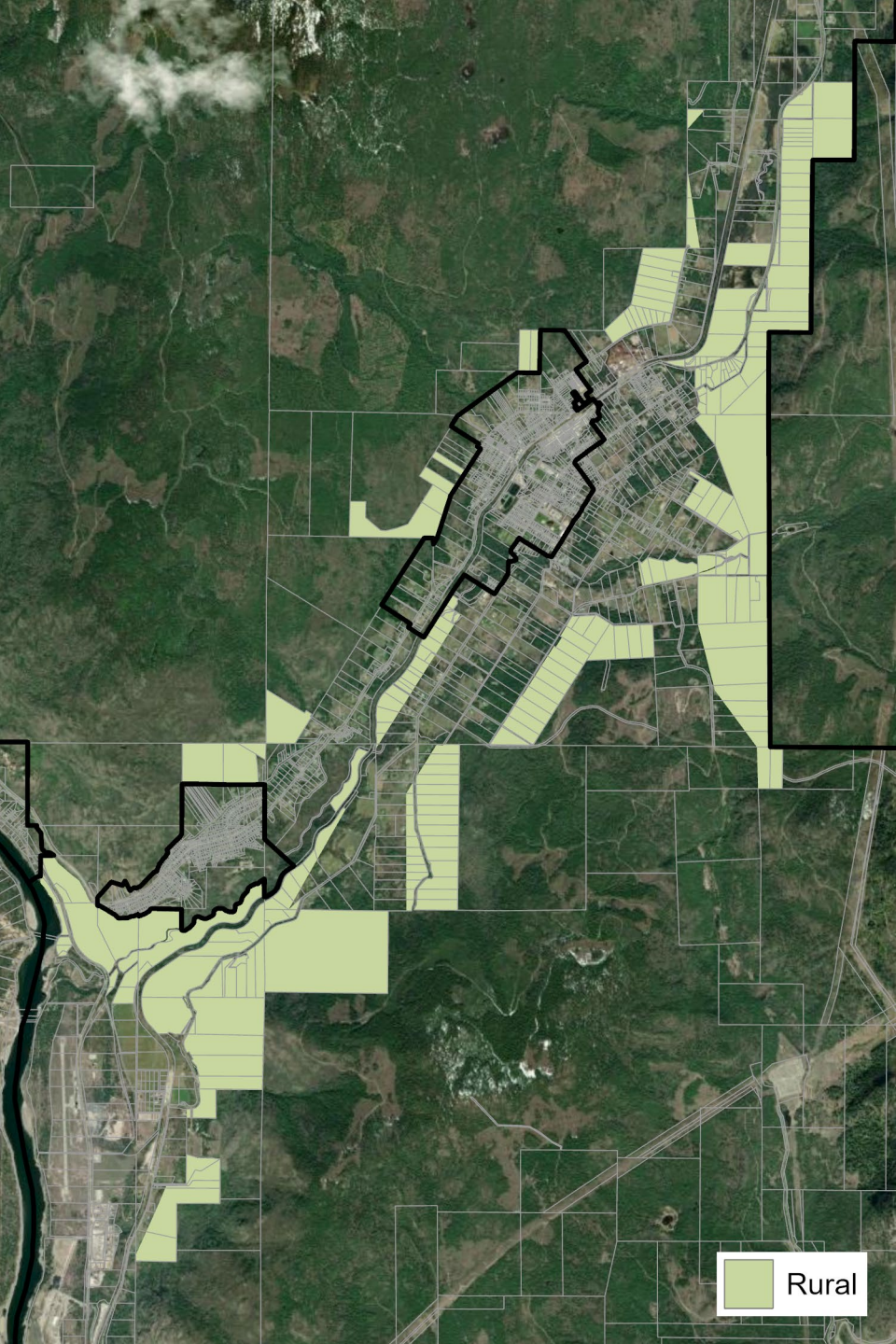
- To establish land use and development guidelines, which will protect the existing rural character and lifestyle within the 'Rural' land use designation; and
- To direct development in such a way as to minimize the conflicts between rural and urban interests in the Plan Area.

Policies

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

Minimum Parcel size is 4 hectares

OCP Designations	Zones
Rural	Rural



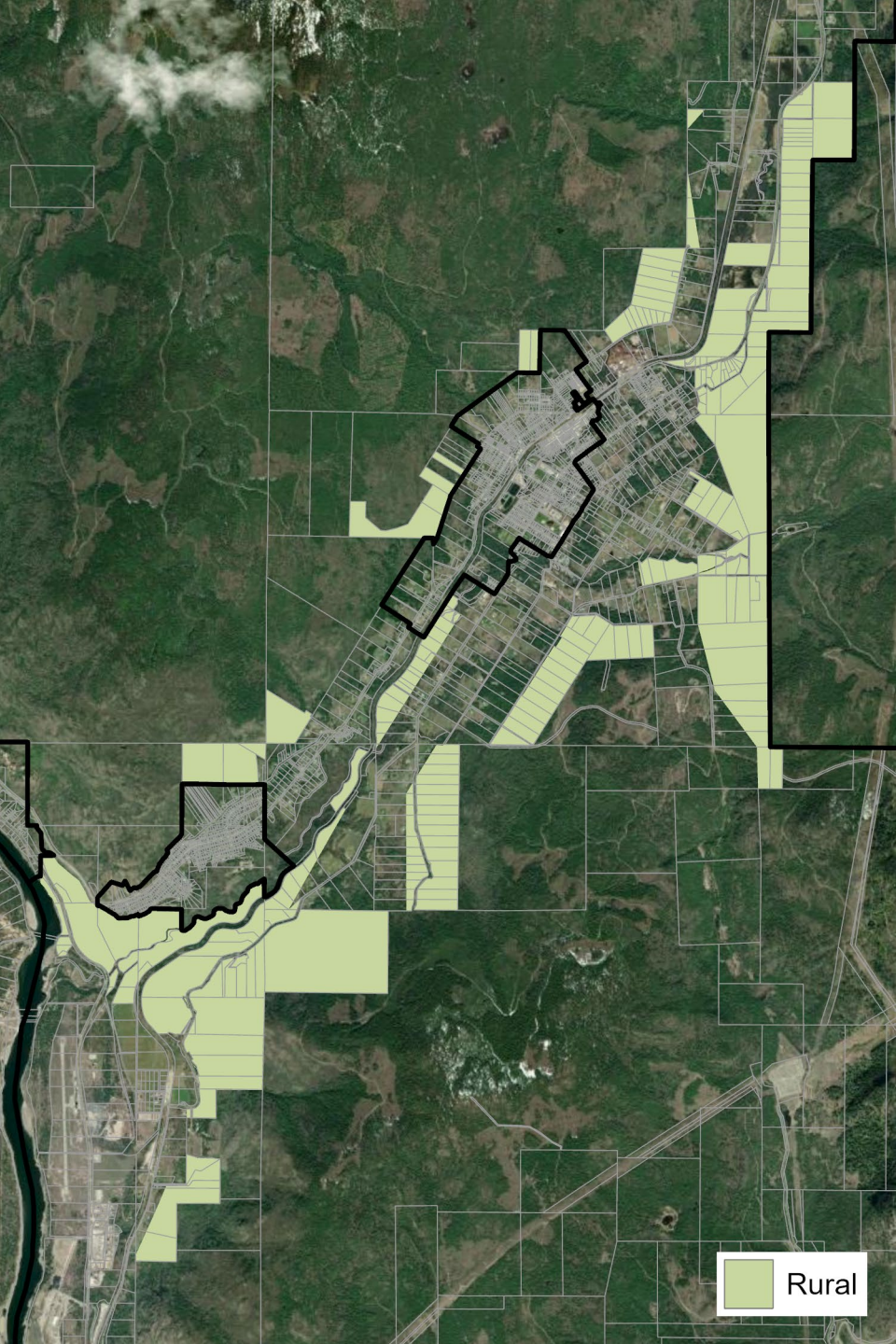
Rural

Policies continued



Permitted uses:

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



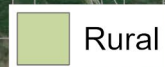
Rural

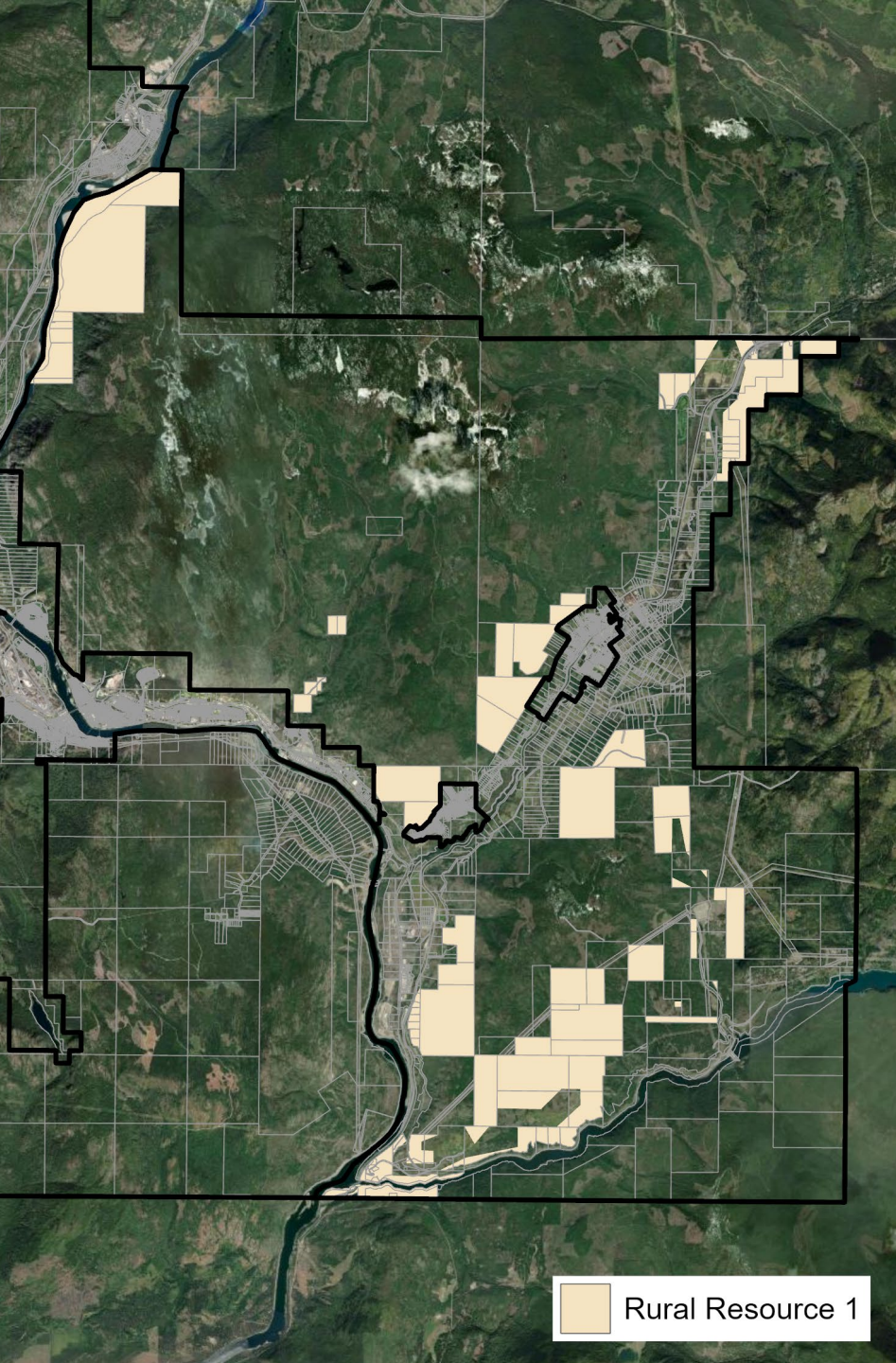
Policies continued



Permitted uses:

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





Rural Resource 1



Summary

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

Objectives

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

Policies

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

OCP Designation	Zones
Rural Resource 1	RR1Rural Resource 1
Rural Resource 2	RR2 Rural Resource 2

Rural Resource 1

Policies continued



Permitted uses:

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

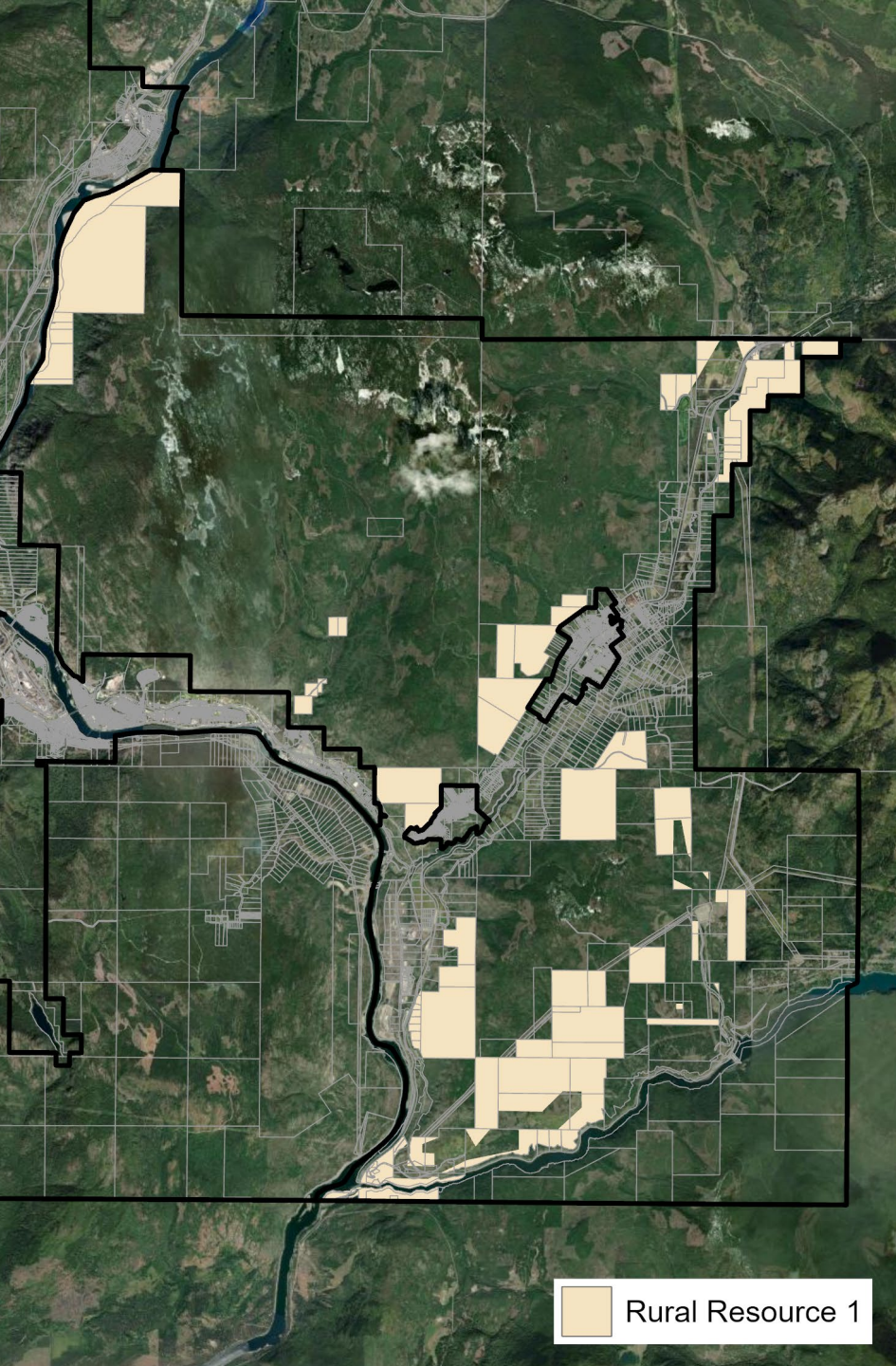
Rural Resource 1



Policies continued

Permitted uses:

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



Public Outreach

May

- Mail out – Postcard to all owners in Area A
- Join the Conversation

June

- Open House
- Survey
 - Sample size – specific mail out

Next steps



- Regular email reminders – 2nd week of month
- Next meeting – JUNE 17
 - 3rd Wednesday in June
 - No meeting in May.