

We want to hear from you...

Monday, May 28th, 2018
Bridesville Hall
5724 Bridesville Townsite Road

Table Talks

For your convenience, there are two sessions:

- **3 pm start**
- **7 pm start**

Director Vicki Gee, your local steering committee and RDKB staff invite you to join us for an important collaborative visioning session about future land use in rural Bridesville.

You are receiving this invitation because you own land within the proposed Plan Area and we want this plan to be reflective and representative of the values of the whole community.

The interactive table talks sessions will:

- Provide information about draft sections of the Land Use Plan
- Generate dialogue about land use concerns in the community
- Discuss planning tools which can help mitigate land use concerns within the community.

Some of the topics the steering committee have worked on and would like to discuss are agricultural land use, rural resource land use, residential land use and the Bridesville Community Watershed.

Some of the topics the steering committee will work on in the future include: natural hazards, environmentally sensitive areas, heritage resources, recreation resources, transportation, solid waste management, commercial and industrial land use.

This session will be part of the ongoing engagement with the community as the Land Use Plan is developed.

We look forward to your involvement and hearing from you. Please keep an eye on our website <https://rdkb.com/Services/Planning/RuralBridesvilleLandUsePlan.aspx> for more information regarding opportunity for input. You can also register to receive notifications about the community through www.westboundaryconnect.com

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Agricultural Resource

The Plan Area has a total of 6,043 hectares in the Agricultural Land Reserve (ALR), which makes up 53% of the total land area. The ALR is a provincial zone in which agriculture is recognized as the priority due to its potential for agricultural production. The Ministry of Agriculture indicated there are 145 active parcels which are being farmed in the Plan Area.

The Province established the ALR boundaries based on the Canada Land Inventory. The inventory divides land in BC into seven classes. Class 1 has very few limitations to agriculture, and Class 7 has poor capability for agriculture, most often due to steep slopes and unfavourable climate.

Agricultural land capability is presented as both unimproved and improved (in brackets). Improvements to agricultural capability include, but are not limited to: irrigation, stone removal where possible, and drainage of low lying areas. The majority of the land in the Plan Area ranges from Class 4 to 6 when unimproved.

The majority of the land in the Agricultural Land Reserve is designated 'Agricultural Resource'. There are however, lands in the ALR, which are designated for other uses, some which predate the ALR, others which have been approved for non-farm use by the Agricultural Land Commission (ALC).

Commercial	• Miller Springs Water Bottling Facility • Boundary Collision Shop and Parking area
Conservation	• Nature Conservancy of Canada property off Wagon Wheel Road
Institutional and Community Facilities	• Bridesville Cemetery • School District #51 Property off Rock Creek Bridesville Road

Objectives

The objectives of the Board with respect to the 'Agricultural Resource' land use designation are as follows:

- To meet the current and future needs for the agricultural sector in the Plan Area.
- To promote the economic viability of the agricultural sector.
- To recognize that some land uses in the ALR are atypical of the ALR land because they were in place prior to 1972, or received special permission or have been permitted by a non-farm use approval.
- 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 'Agricultural Resource' are as follows:

- # Designate all lands that are within the ALR as 'Agricultural Resource' on Map 1 Land Use Designations and zone all lands that are within the ALR as 'Agricultural Resource' on Map 2 Zoning.
- # 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; or lands which are being used for conservation.
- # Consider amending this *Plan* to reflect changes in the ALR boundary.
- # Support ALC land use policies within this plan to create better understanding and consistency between local and Provincial regulations.
- # In addition to otherwise permitted in all land use designations, permitted uses in the 'Agricultural Resource' designation may include but not necessarily limited to: residential, agriculture, home based business 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 requirements for new parcels to be created by subdivision is 50 hectares in the 'Agricultural Resource' zone.
- # Density permitted within the 'Agricultural Resource' may include:
 - (a) **Single family dwelling**;
 - (b) A **secondary suite** contained within the single family dwelling;
In addition to either (c) or (d)
 - (c) One **manufactured home**, up to 9 meters in width for use by a member of the owner's **immediate family**, and has 'farm' classification under the *Assessment Act*, or;
 - (d) **Accommodation unit** that is constructed above an existing building on the farm and that has only a single level, and;
 - (e) A second **single family dwelling** if the residence is necessary for farm, the subject property has 'farm' classification under the *Assessment Act*, and is at least 50 hectares in size, and if the total area occupied by all residences and other residential structures, roads, service line and all land between them is 4,000m² or less.
- # Maximize useable area of farm land by implementing a **farm residential footprint** of: 2000m² for a single family dwelling, secondary suite, and either a **manufactured home** or **accommodation unit** and other residential structures and 4000m² when a second **single family dwelling** is permitted on parcels larger than 50 hectares. If the first **single family dwelling**, either alone or in combination with any other permitted dwelling on the parcel would exceed 4000m², a second **single family dwelling** is not permitted.
- # Permit a maximum of 10 **sleeping units** for agritourism on a short term and seasonal basis on parcels within the 'Agricultural Resource' designation in compliance with Section 3(1)(a)(i-iii) of the *Agricultural Land Reserve Use, Subdivision and Procedure*

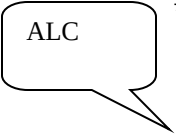
ALC

ALC

ALC

Regulation. The agritourism accommodation is subject to the following criteria;

- (a) The subject property have 'farm' classification under the *Assessment Act*, if this classification changes, the use is no longer permitted;
- (b) That the agritourism accommodation use must be ancillary to the primary use of agriculture;
- (c) That the total developed area for buildings, landscaping and access for the agritourism accommodation is less than 5% of the subject property;
- (d) That the agritourism accommodation will not change the character of the agricultural principal use, and have no negative impact on agricultural activity on the subject property or adjacent properties.



ALC

#

Notwithstanding the above consideration may be given to permitting additional dwellings for farm labour in 'Agricultural Resource', upon 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 elsewhere in the area;
- (d) That the subject property have 'farm' classification under the *Assessment Act*;
- (e) Consult with the Ministry of Agriculture and the Agricultural Land Commission;
- (f) The provision of a guarantee (e.g. covenant undertaking with security) by the owner that the structure(s) will be removed should it no longer be required for the primary use of the property for agricultural purposes, may also be considered.

#

Notwithstanding the above consideration may be given to permitting a kennel in the 'Agricultural Resource', upon 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 of the subject property;
- (b) The design of the proposed kennel and location so that it limits impact on neighbouring property owners;
- (c) That the subject property have 'farm' classification under the *Assessment Act*.

#

Applications to the ALC for subdivisions that do not meet the minimum parcel size requirements in the 'Agricultural Resource' zone will not be forwarded to the ALC with a recommendation of support.

AGRICULTURAL RESOURCE ZONE

AGR

The following provisions apply to lands in the Agricultural Resource 1 Zone:

1. Permitted Principal Uses

Only the following uses are permitted:

- (a) **Agriculture;**
- (b) **Intensive Agriculture;**
- (c) **Single Family Dwelling.**

2. Permitted Secondary Uses

Only the following secondary uses are permitted and only in conjunction with a use listed in paragraph 1 above:

- (a) **Accessory buildings and structures;**
- (b) **Accommodation Unit;**
- (c) **Agri-tourism;**
- (d) **Bed and breakfast;**
- (e) **Home based business;**
- (f) **Manufactured home;**
- (g) **Secondary Suite;**
- (h) **Temporary sawmill.**

3. Parcel Area

Parcels to be created by subdivision must not be less than 50 hectares.

4. Density

Maximum per parcel:

	(a) One single family dwelling (b) One secondary suite contained within a single family dwelling
In addition to 4(a) and 4(b) either 4(c) or 4(d) is permitted if a parcel is assessed as a farm under the <i>Assessment Act</i>	(c) One manufactured home up to 9m in width for use by a member of the owner's immediate family in compliance with the Agricultural Land Commission; (d) Accommodation unit subject to the regulations of the ALC
On parcels greater than 50 hectares and if assessed as a farm under the <i>Assessment Act</i>	(e) A second standalone single family dwelling may be constructed, however the total area occupied by all residences must be 4000m ² or less subject to the regulations of the ALC

5. Setbacks

Minimum setbacks in meters for **buildings** and **structures**;

Parcel Line	Principal Building	Accessory Buildings and structures	Medical Marihuana Production Facilities
Front	7.5	7.5	30

ALC

Exterior side	4.5	4.5	15
Interior side	3	3	30
Rear	4.5	4.5	30

6. Parcel Coverage

Maximum parcel coverage	Use or commodity
2,000m ²	<i>Farm residential footprint</i> for residential use with one single family dwelling
4,000m ²	<i>Farm residential footprint</i> for residential use with two single family dwellings
35%	<i>Buildings</i> and <i>structures</i> for farm use other than greenhouses
75%	Greenhouses

7. Height

Maximum height for Medical Marihuana Production Facilities is 12 meters.

8. Parking

Off-street parking must be provided in accordance with the parking regulations as shown in Part X of this Bylaw.

Rural Resource

The Rural Resource land use designation applies to non-ALR, non-serviced lands that may also have topographical constraints to development. A large portion of the 'Rural Resource' designation is un-surveyed Crown land, see Map 1 Land Use Designation.

The Rural Resource designation is split into two zones: Rural Resource 1 (RUR1), which is privately owned, mostly in the southern portion of the plan area bordering the Agricultural Resource designation and Rural Resource 2 (RUR2), which is largely un-surveyed Crown land in the northern portion of the plan area which is further from developed areas. Some of the larger holdings are used for forestry and ranching activities.

Objectives

The objectives of the **Board** with respect to the 'Rural Resource' land use designation is as follows:

- To retain the low density and rural character of the Rural Resource area by limiting the intrusion of higher density residential development.
- To encourage the sustainable use of natural resources, ensuring long term community stability and prosperity.
- To reinforce existing and potential primary resource utilization opportunities by discouraging the intrusion of incompatible land use and development activities into the Rural Resource areas.

Policies

The policies of the Board with respect to 'Rural Resource' are as follows:

- # In addition to uses otherwise permitted in all designations, permitted uses in the 'Rural Resource' land use designation may include but not necessarily be limited to one **single family dwelling**; one **secondary suite**; **agriculture**; **resource use**, and accessory buildings and structures.
- # The minimum parcel area required for new parcels created by subdivision in the 'Rural Resource 1' zone is 10 hectares and the 'Rural Resource 2' zone is 30 hectares in order to preserve the integrity of lands for resource management.
- # Settlement shall be discouraged within the Rural Resource 2 land use zone.
- # Encourage operators conducting forestry and resource extraction activities within the 'Rural Resource' designations to conduct activities in a manner that minimizes impact on surface water and water quality.
- # Develop a referral protocol for forestry and resource extraction related activities with the objective of facilitating ongoing communication with the Regional District.
- # Encourage farm and range practices which prevent livestock intrusion into watercourses.
- # Encourage the Crown to retain in perpetuity the lands in the 'Rural Resource 2' zone.

Rural Resource 1

RUR1

The following provisions apply to lands in the Rural Resource 1 Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Agriculture,*
- b) *Agricultural production of a controlled substance;*
- c) *Campground;*
- d) *Conservation area;*
- e) *Portable shake, shingle and sawmills;*
- f) *Post and tie operations;*
- g) *Resource use, and light manufacturing of resources extracted on the property;*
- h) *Single family dwelling;*
- i) *Veterinary Clinic.*

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings and structures;*
- b) *Bed and breakfast;*
- c) *Home-based business;*
- d) *Processing and packing of agricultural products;*
- e) *Secondary suite.*

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 10 hectares.

4. Density

Maximum one *single family dwelling* and *secondary suite* per *parcel*.

5. Setbacks

Minimum setbacks measured in metres:

Parcel Line	<i>Buildings and structures</i>	<i>Medical marihuana production facilities</i>
<i>Front</i>	7.5	30
<i>Exterior side</i>	7.5	15
<i>Interior side</i>	7.5	30
<i>Rear</i>	7.5	30

6. Parcel Coverage

Maximum parcel coverage	Use or commodity
35%	Buildings and structures for residential or farm use other than greenhouses
75%	Greenhouses

7. Height

Maximum height for medical marihuana production facilities is 12 meters.

8. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.

Rural Resource 2

RUR2

The following provisions apply to lands in the Rural Resource 2 Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Agriculture,*
- b) *Agricultural production of a controlled substance;*
- c) *Conservation area;*
- d) *Resource use, and light manufacturing of resources extracted on the property.*

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings and structures.*

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 30 hectares.

4. Setbacks

Minimum setbacks measured in metres:

Parcel Line	<i>Buildings and structures</i>	<i>Medical marihuana production facilities</i>
<i>Front</i>	7.5	30
<i>Exterior side</i>	7.5	15
<i>Interior side</i>	7.5	30
<i>Rear</i>	7.5	30

5. Parcel Coverage

Maximum parcel coverage	Use or commodity
35%	Buildings and structures for residential or farm use other than greenhouses
75%	Greenhouses

6. Height

Maximum height for medical marihuana production facilities is 12 meters.

7. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.

Drinking Water Resource

The protection of drinking water sources was identified as a priority of the residents of the Plan Area. With that objective in mind, the 'Drinking Water Resource' designation applies to the Bridesville Community Watershed. The watershed spans 5 parcels, which is a combination of Crown and private lands. Portions of the 'Drinking Water Resource' designation are within the ALR.

This watershed provides water to the residential properties in the Bridesville townsite. While the community no longer uses surface water as a source of drinking water, the Province still recognizes the Bridesville Community Watershed. Since there is likely a hydrological connection between the well water and the surface water, degradation would be detrimental to the Bridesville community. The Plan strives to protect the quality of drinking water at its source, thereby avoiding water treatment costs associated with additional infrastructure to remove contaminants.

Objectives

The objectives of the ***Board*** with respect to the 'Drinking Water Resource' land use designation is as follows:

- To recognize the importance of the long-term sustainability of community water sources to the residents of the Plan Area and the Bridesville townsite.
- To encourage the Ministry of Forests, Lands and Natural Resource Operations and Rural Development and private logging companies to formally consult with the ***Regional District*** and the Bridesville Waterworks District when logging activities are planned in the Bridesville Community Watershed.

Policies

The policies of the ***Board*** with respect to 'Drinking Water Resource' are as follows:

- # In addition to uses otherwise permitted in all designations, permitted uses in the 'Drinking Water Resource' designation may include but not necessarily be limited to: one ***single family dwelling; resource use***, excluding processing, ***agriculture*** on the portions which are in the ALR and ***accessory buildings*** and ***structures***.
- # The minimum parcel area required for new parcels created by subdivision in the 'Drinking Water Resource' land use designation is 50 hectares.
- # The minimum setback distances for buildings and structures in the 'Drinking Water Resource' designation will be 30 meters from the ***natural boundary*** of any ***watercourse*** in order to minimize impact.
- # Encourage operators conducting forestry and resource extraction activities within the 'Drinking Water Resource' designation to conduct activities in a manner that minimizes impact on water quality.
- # Develop a referral protocol for forestry related activities in the Bridesville Community Watershed with the objective of facilitating ongoing communication between forestry companies, Bridesville Waterworks District and the ***Regional District***.
- # Encourage farm operators conducting agricultural activities within the ALR

portions of the 'Drinking Water Resource' designation to conduct activities in a manner that minimizes impact on water quality.

- # Encourage farm and range practices which prevent livestock intrusion into watercourses.
- # Encourage the Crown to retain in perpetuity the remaining Crown owned land in the Bridesville Community Watershed and to require those lands be managed to the highest standard for water quality and quantity.

Drinking Water Resource

DWR

The following provisions apply to lands in the Drinking Water Resource Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Agriculture*, only on portions which are within the ALR;
- b) *Resource use*, excluding processing;
- c) *Single family dwelling*;

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings and structures*;
- b) *Home-based business*.

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 50 hectares.

4. Density

Maximum one *single family dwelling* per *parcel*.

5. Setbacks

Minimum setbacks measured in metres:

<i>Parcel</i> Line	<i>Buildings and structures</i>
<i>Front</i>	7.5
<i>Exterior side</i>	7.5
<i>Interior side</i>	7.5
<i>Rear</i>	7.5

Notwithstanding the above, *buildings and structures* must be setback a minimum of 30 metres from the *natural boundary* of any *watercourse*.

7. Parcel Coverage

Maximum *parcel coverage* is 33%.

9. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.

Residential

The 'Residential' land use designation applies to the following areas: Bridesville townsite and the Timberwolf area. Most of the 'Residential' lands in the Bridesville townsite are connected to a **community water system** which is operated by the Bridesville Water Works District. None of the 'Residential' lands are within the ALR.

At the time of adoption of this Plan, there were 40 parcels in the Bridesville townsite and 39 in the Timberwolf area, for a total of approximately 79 parcels. At the time of the adoption of this plan the majority of the Bridesville parcels were developed, whereas only 5 of the parcels in the Timberwolf area were developed.

Objectives

The objectives of the **Board** with respect to the 'Residential' land use designation are as follows:

- That residential areas are developed in a safe and orderly manner.
- To encourage the safe and quiet use and enjoyment of Residential properties.
- To ensure that areas designated for Residential development are capable of supporting the proposed land uses without unduly impacting upon environmental quality or the use and enjoyment of adjacent lands.

Policies

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

- # In addition to uses otherwise permitted in all designations, permitted uses in the 'Residential' designations may include but not necessarily be limited to: single family dwelling, secondary suite, home-based business, certain agricultural uses and accessory buildings and structures.
- # The density permitted in the 'Residential' designation is: one single family dwelling and one secondary suite on parcels greater than 8000m² in area.
- # Notwithstanding Policy # above, two parcels (PID 023-724-293 and PID 010-564-659) within the Bridesville townsite had two single family dwellings on the parcel at the time of the adoption of the Bridesville Townsite Land Use Plan Bylaw No. 1485, 2012. As this Plan encompassed this area, these existing densities shall be permitted to be maintained.
- # The minimum parcel area required for new parcels created by subdivision in the 'Residential' land use designation is 2000m² for parcels connected to a community water system and 1 hectare for parcels not connected to a community water system.
- # Consideration will be given to designating additional lands as 'Residential' provided they: are not in the ALR, are contiguous with the 'Residential' designation, and that there is a demonstrated need for additional 'Residential' lands.

Residential 1 Zone

R1

The following provisions apply to lands in the Residential 1 Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Single family dwelling*.

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings* and *structures*;
- b) Agricultural Uses, subject to Section 5 below;
- c) *Home-based business*;
- d) *Secondary suite*, attached or detached only on parcels greater than 8000m² in area.

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than:

- a) 2,000 m² when connected to a *community water system*;
- b) 1 hectare when not connected to a *community water system*.

4. Density

Maximum one *single family dwelling* and one *secondary suite* per *parcel*.

5. Agricultural Uses

The following provisions apply to agricultural uses:

These regulations are from the current zoning bylaw

- a) The keeping of small animals such as chickens, rabbits and similar sized species shall be restricted to 4 per parcel and shall not include roosters
- b) The keeping of larger animals such as goats, donkeys, horses and cows shall be restricted to 1 per parcel and only on parcels that are 4000m² or greater in area

6. Setbacks

Minimum setbacks measured in metres:

	<i>Principal buildings</i>	<i>Accessory buildings and structures</i>
<i>Parcel</i> Line		
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.5	2.5
<i>Rear</i>	4.5	4.5

7. Parcel Coverage

Maximum *parcel coverage* is 33%.

8. Height

- a) *Principal buildings* must not exceed 10 metres in *height*;
- b) *Accessory buildings* and *structures* must not exceed 7.6 metres in *height*.

9. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.

Residential 2 Zone

R2

The following provisions apply to lands in the Residential 2 Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Single family dwelling*.

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings and structures*;
- b) Agricultural Uses, subject to Section 5 below;
- c) Home-based business.

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than:

- a) 2,000 m² when connected to a *community water system*;
- b) 1 hectare when not connected to a *community water system*.

4. Density

Maximum two *single family dwellings* per *parcel*.

5. Agricultural Uses

The following provisions apply to agricultural uses:

- a) The keeping of small animals such as chickens, rabbits and similar sized species shall be restricted to 4 per parcel and shall not include roosters
- b) The keeping of larger animals such as goats, donkeys, horses and cows shall be restricted to 1 per parcel and only on parcels that are 4000m² or greater in area

These regulations are from the current zoning bylaw

6. Setbacks

Minimum setbacks measured in metres:

	<i>Principal buildings</i>	<i>Accessory buildings and structures</i>
<i>Parcel</i> Line		
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.5	2.5
<i>Rear</i>	4.5	4.5

7. Parcel Coverage

Maximum *parcel coverage* is 33%.

8. Height

- a) *Principal buildings* must not exceed 10 metres in *height*;
- b) *Accessory buildings and structures* must not exceed 7.6 metres in *height*.

9. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.

Solid Waste Management

The Regional District operates a regional solid waste management service which includes waste collection services for rural areas. The Plan Area is currently serviced by a solid waste transfer station at Mt. Baldy and Rock Creek. These stations accept commercial and residential Municipal Solid Waste (MSW). Both locations accept commercial recycling and host Recycle BC Depots for residential recycling.

The RDKB is a leader amongst BC interior local governments when it comes to providing curbside waste collection services. A weekly curbside collection program of organics (green bin) and residuals (garbage) is provided to the residents of the Plan Area. In 2017 over a 6 month period in the area from Carmi, to Rock Creek, to Sidley Mountain, the green bin program diverted 12.1 tonnes of organic matter.

Waste from the curbside program is delivered to the Grand Forks Landfill and organics processing area. Residential materials which are not included within the curbside program are accepted at the West Boundary Landfill located in Greenwood.

The following objectives and policies with respect to solid waste management include excerpts from the Solid Waste Management Plan (SWMP) for the Regional District, which was last updated in 2005. The SWMP guides the development of garbage, recycling and composting programs. The SWMP is scheduled for review in the near future.

Objectives

The objectives of the ***Board*** with respect to Solid Waste Management are as follows:

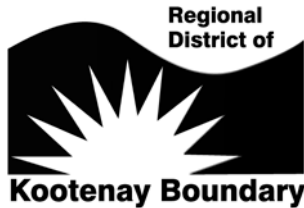
- To encourage area residents to use a solid waste transfer facility provided by the Regional District and not illegally dump refuse.
- To encourage area residents to reduce, reuse and recycle in order to minimize and divert the amount of waste that will require disposal at the landfill.
- To continuously improve the efficiency and cost effectiveness of the integrated regional solid waste system.

Policies

The policies of the ***Board*** with respect to Solid Waste Management are as follows:

- # Ban all materials that are identified in the Recycling Regulation of the *Environmental Management Act* from disposal.
- # Support organics diversion programs (including education, home composting and large scale composting) aimed at reducing greenhouse gases and extending the life expectancy of the RDKB Landfills.
- # Continue to operate weekly curbside collection of organics and residuals.
- # Continue to implement a tipping fee structure that encourages people to make informed and responsible choices regarding the five R's of waste management (reduce, reuse, recycle, recover and residuals management).
- # Strive to minimize the number of trips required by vehicles for transportation of garbage, recycling, and organics in order to reduce greenhouse gas emissions.
- # Support and enhance programs that clean up unauthorized dumpsites.

- # Continue to cooperate with Recycle BC and other stewardship programs to ensure improved access to recycling facilities for appliances, paint, batteries and other returnable items.



Meeting Notes

RDKB Planning and Development Department

Rural Bridesville Land Use Plan Table Talks

Bridesville Community Hall

Monday, May 28, 2018

Present

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

RDKB Staff: Carly Rimell, Senior Planner and Ken Gobeil, Planner

Approximately 35 members of the Public between the 3pm and 7pm session.

1.0 Introductions. Vicki Gee introduced herself and RDKB staff. They welcomed everyone to the meeting. Carly Rimell then outlined the process of developing the draft sections of the Rural Bridesville Land Use Plan (RBLUP).

2.0 Table Talks

The following table summarizes the feedback received from the members of the public present at the 3pm and 7pm session:

Agricultural Resource (AGR)

- Minimum parcel size of 50 hectares was discussed, some residents felt it was too large, suggestion that 16 hectares (40 acres) was more appropriate
- Discussion that there could be two AGR zones, with two different minimum parcel sizes based on agricultural capability. The parcels with lower agricultural capability would have a lower minimum parcel size
- Discussion regarding split zoned properties which are partially in the ALR and potentially additional subdivision regulations which would provide for subdivision along the ALR boundary
- Residents not in support of industrial farming and cultivation of cannabis on agricultural lands
- Discussion regarding what local governments can do with regards to regulating medical cannabis production facilities (parcel coverage, setbacks, building height and size)
- Concerns around water consumption for such large industrial cannabis producers as there is already scarcity of water for residential and agricultural uses within certain areas of rural Bridesville

- Discussion that price of farmland could be a barrier for new farmers or small family farms to operate
- Discussion surrounding the local government referral process which is required by Health Canada for medical production of cannabis
- Residents would like to prevent industrial farming and non-farm uses from taking place on agricultural lands
- A policy should be created for the Agricultural Resource zone which supports groups such as the Kettle River Watershed Service Authority and the Kootenay and Boundary Farm Advisors
- Suggestion to increase the setback from 30m from all property lines for Medical Cannabis production facilities

Rural Resource 1 (RUR1)

- Residents noted that this zone should have a smaller minimum parcel size due to the large minimum parcel size in the Agricultural Resource Zone, it could direct the subdivision and development to these lands with less agricultural potential
- Discussion around definition of a home based business or home occupation and what would be permitted
- There was discussion surrounding whether industrial uses should be permitted on the parcel such as light industrial or commercial
- Residents did not support the production of cannabis in this zone as a permitted use
- Discussion around definition and regulation of campground, and potentially limiting the amount of sites permitted per parcel
- Resident mentioned that a veterinary clinic should perhaps be considered as a secondary use as opposed to a principal use
- Resident commented that they did not support light manufacturing of resources which were extracted on the property
- Resident insisted smaller parcels 4 – 6 hectares (10 acres – 15 acres) would allow for better maintenance and management of parcels, particularly wooded areas which pose fire concerns. They also noted that they would like to see a higher density of 2 single family dwellings on parcels which were over 4 hectares (10 acres)

Rural Resource 2 (RUR2)

- Cannabis production should be removed from this zone
- This designation applies to Crown owned parcels

Drinking Water Resource (DWR)

- Discussed fencing and range practices within the DWR zone
- Concerns regarding logging within the Bridesville Community Watershed
- The minimum parcel size for subdivision is 50 hectares, most residents

agreed that this was important to help protect the watershed
Residential 1 and 2 (R1 and R2) • The agricultural uses are too restrictive would like more small animals permitted in residential zone • Timberwolf building scheme was mentioned, a question as to whether the bylaw would incorporate the guidelines • Questions surrounding what is permitted by home-based business
Solid Waste • Some residents are dissatisfied with the blue box recycling system and miss the blue bag • Residents think the system could be more efficient • They would like an meeting or some additional materials explaining the system. Desire to be more informed about what items are accepted and which are not. • Resident questioned where the nearest landfill is and what the life expectancy of it is • Residents miss the bin located in Bridesville, it was more convenient for them • Some residents feel curbside pick-up and landfill services and costs create a barrier which contributes to more illegal dumping • Suggestion from residents that there be one or two days a year where hazardous items can be dropped off free of charge (paints, aerosols, oils etc)

3.0 Other Topics Raised by Participants

Provincial/Federal Jurisdiction

- Residents questioned the priority of water licenses and access to water in a drought
- Forestry practices pertaining to replanting, erosion particularly within watersheds. Would like to see stricter regulations within the *Forest and Range Practices Act* and the *Forest Planning and Practices Regulation*

General Comments

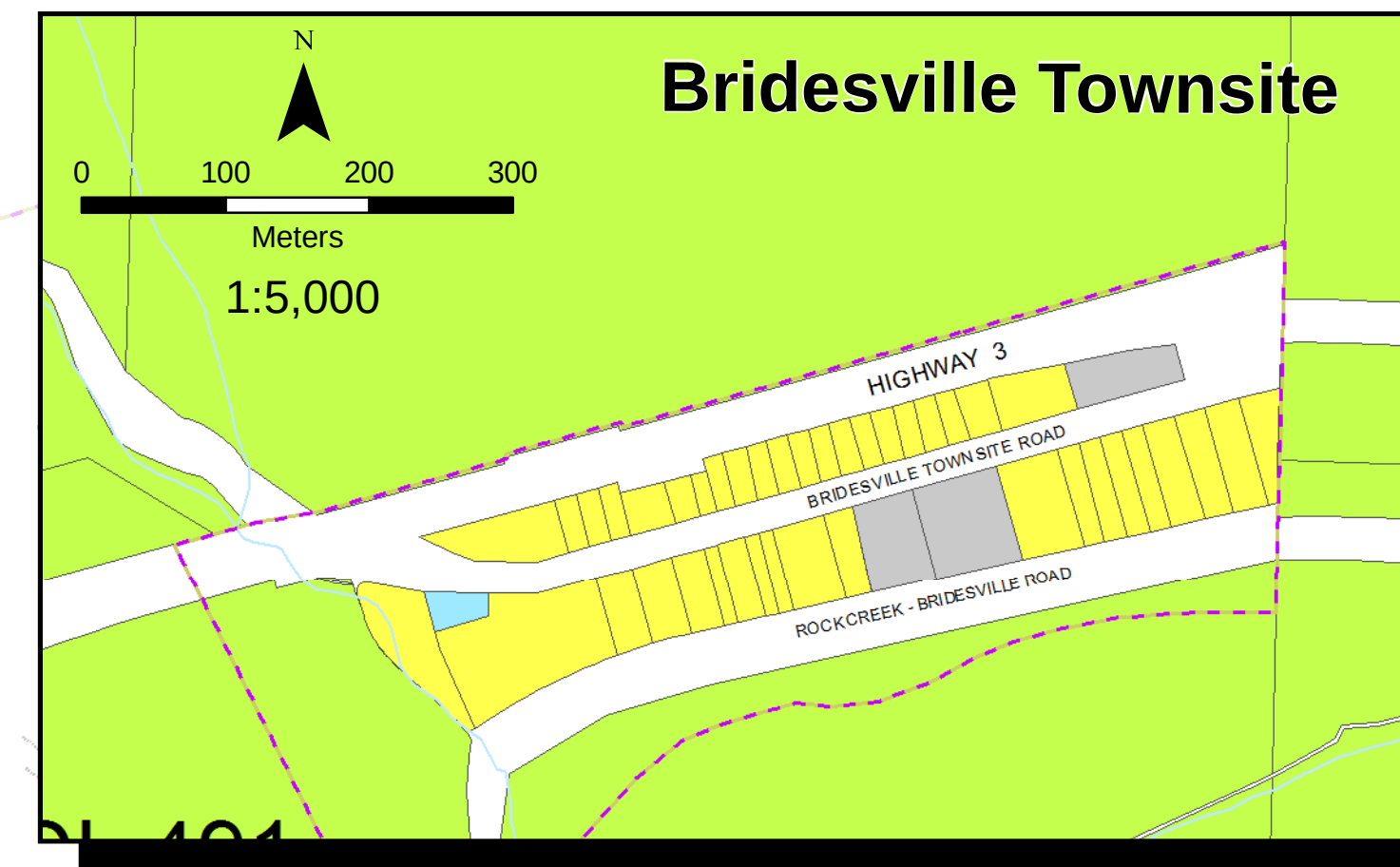
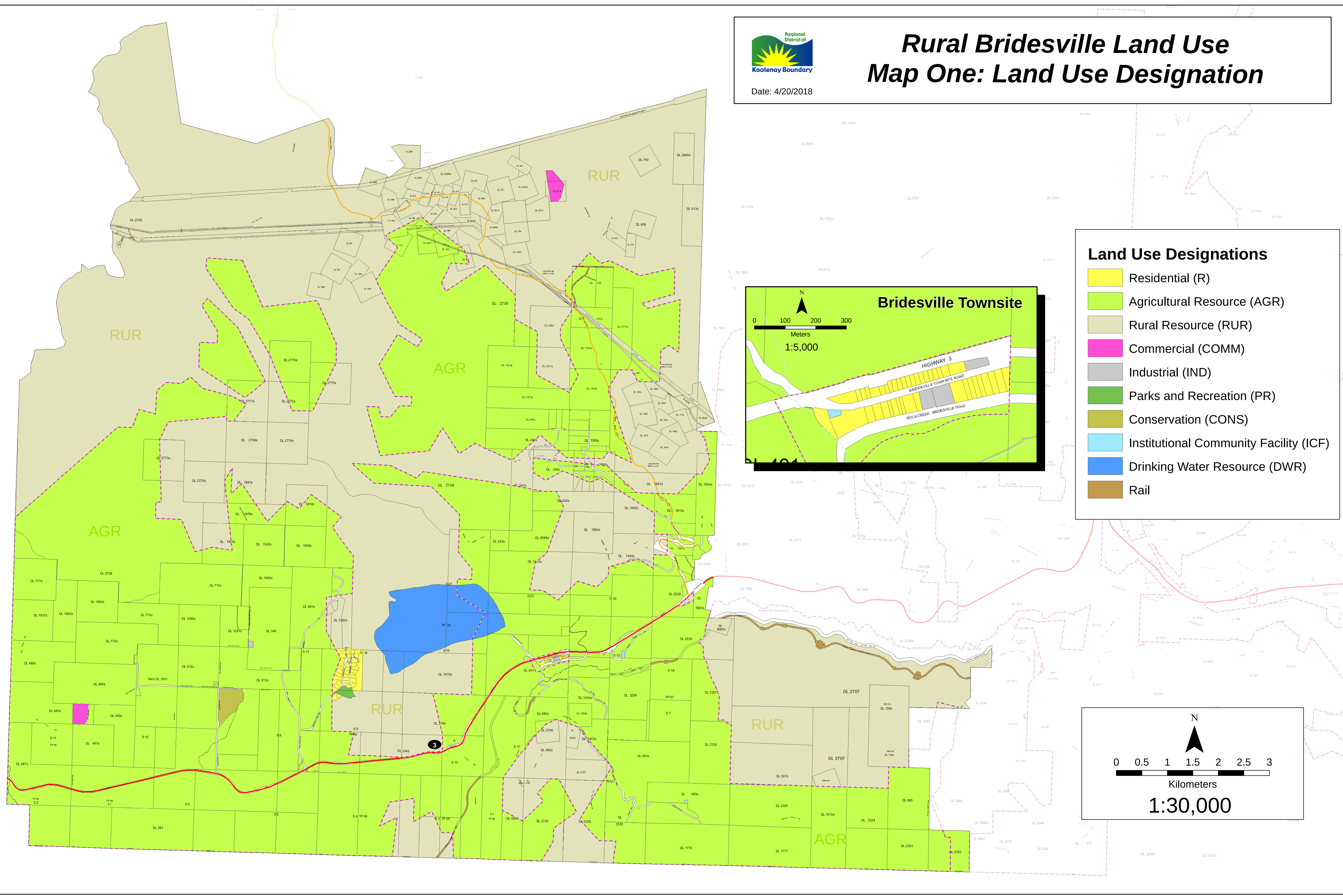
- Why was the rural Bridesville area selected to be included for land use bylaws?
- Concerns about fire hazards on the Nature Conservancy of Canada property on Wagon Wheel Road
- Residents did not support the production or sales of cannabis within the plan area whatsoever
- Concern that not enough is being done by local or Provincial government to protect family farm viability. Concerns specifically related to that regulations will push out locals, impact of absentee foreign ownership and water rights and regulation

- Residents were curious if there was a limit to how many recreational cannabis producers were allowed to operate in an area (limiting the amount of facilities)
- Conversation regarding role of engineer versus building inspector
- A resident mentioned that they like the RDKB to be more involved in health issues (such as reclamation of industrial lands and underground tanks)
- Residents would like to know why some items (Styrofoam and glass) are not accepted as part of the blue bin curbside pick-up
- Unsightly premises and hoarding was noted a problem within the community
- Bridesville Water Works District and aging infrastructure and boil water advisory



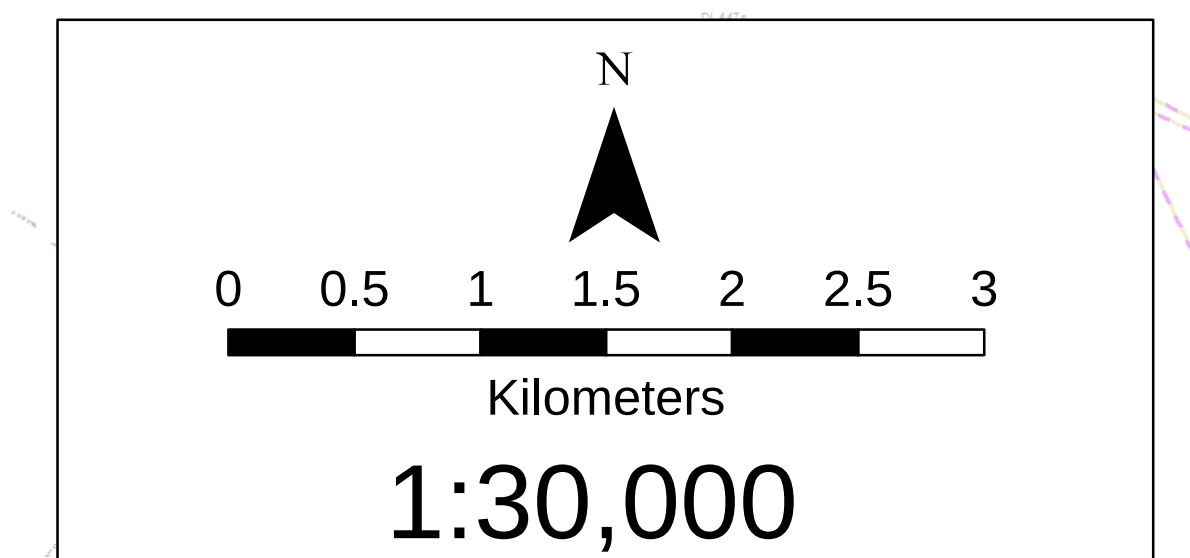
Date: 4/20/2018

Rural Bridesville Land Use Map One: Land Use Designation



Land Use Designations

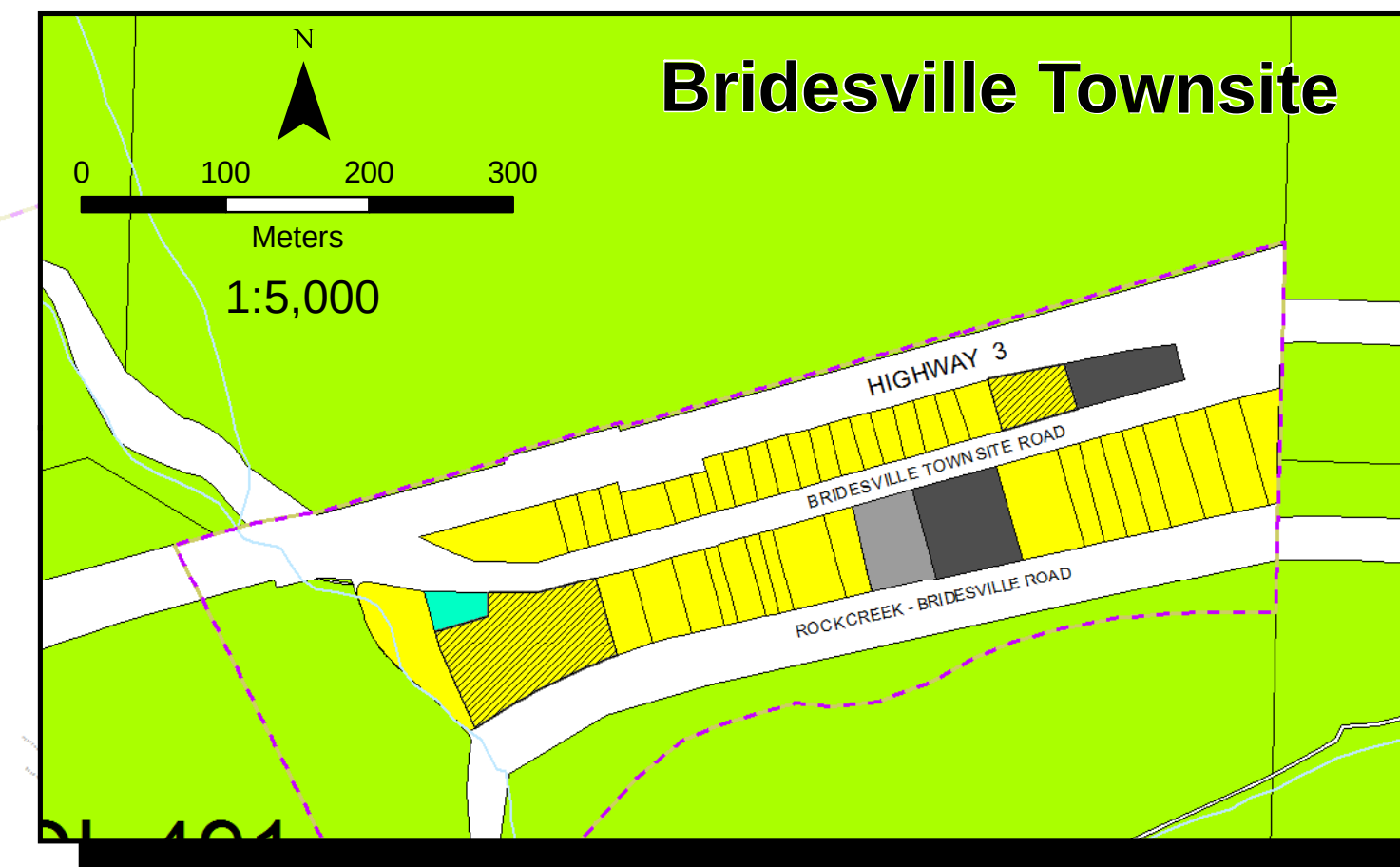
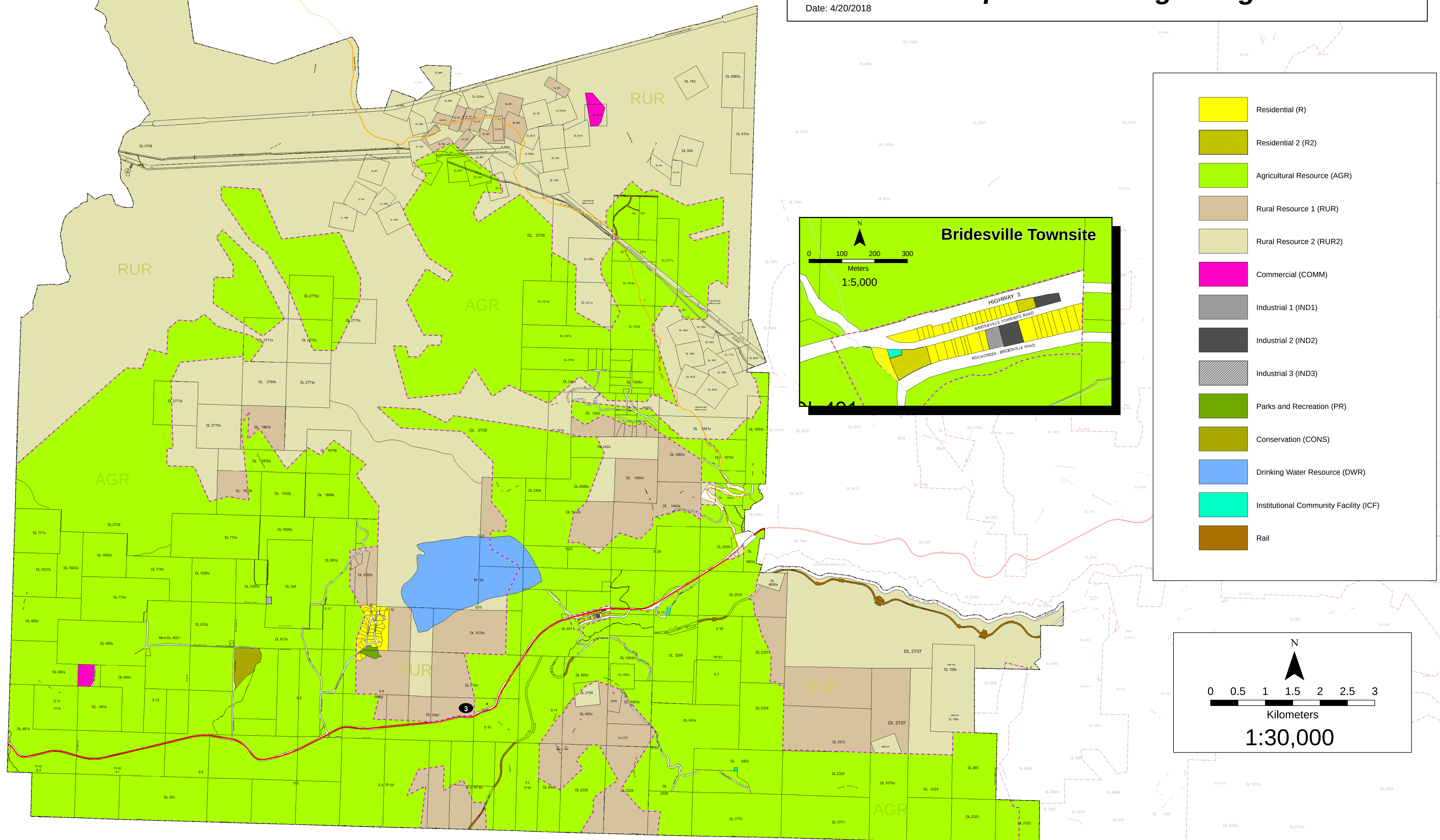
- Residential (R)
- Agricultural Resource (AGR)
- Rural Resource (RUR)
- Commercial (COMM)
- Industrial (IND)
- Parks and Recreation (PR)
- Conservation (CONS)
- Institutional Community Facility (ICF)
- Drinking Water Resource (DWR)
- Rail



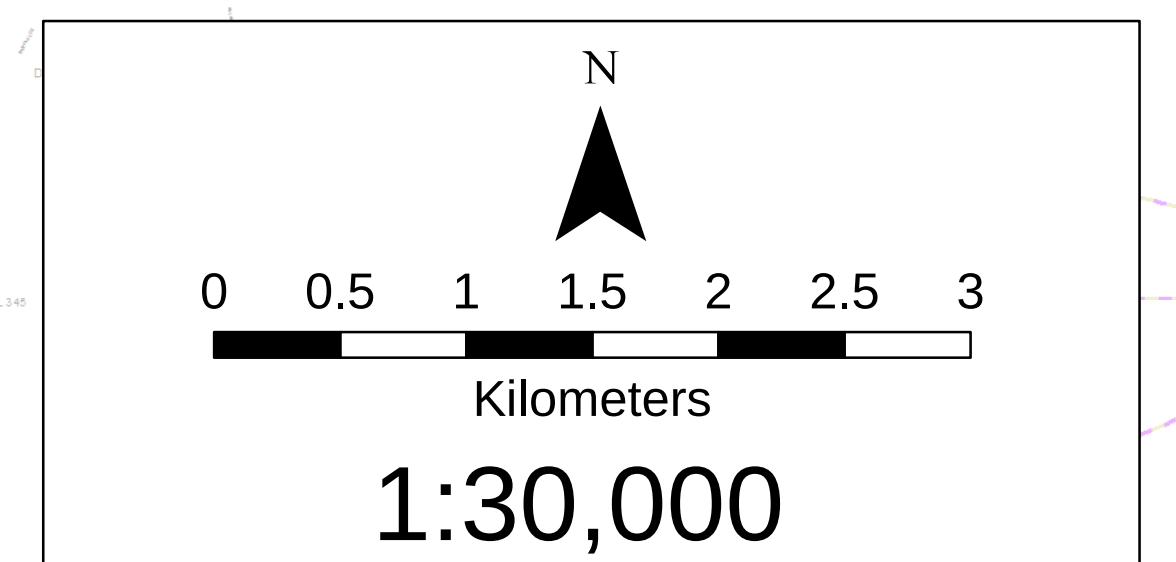


Date: 4/20/2018

Rural Bridesville Land Use Map Two: Zoning Designation



- Residential (R)
- Residential 2 (R2)
- Agricultural Resource (AGR)
- Rural Resource 1 (RUR)
- Rural Resource 2 (RUR2)
- Commercial (COMM)
- Industrial 1 (IND1)
- Industrial 2 (IND2)
- Industrial 3 (IND3)
- Parks and Recreation (PR)
- Conservation (CONS)
- Drinking Water Resource (DWR)
- Institutional Community Facility (ICF)
- Rail





Date: 4/20/2018

Rural Bridesville Land Use

Map Three: Red and Blue Listed Species

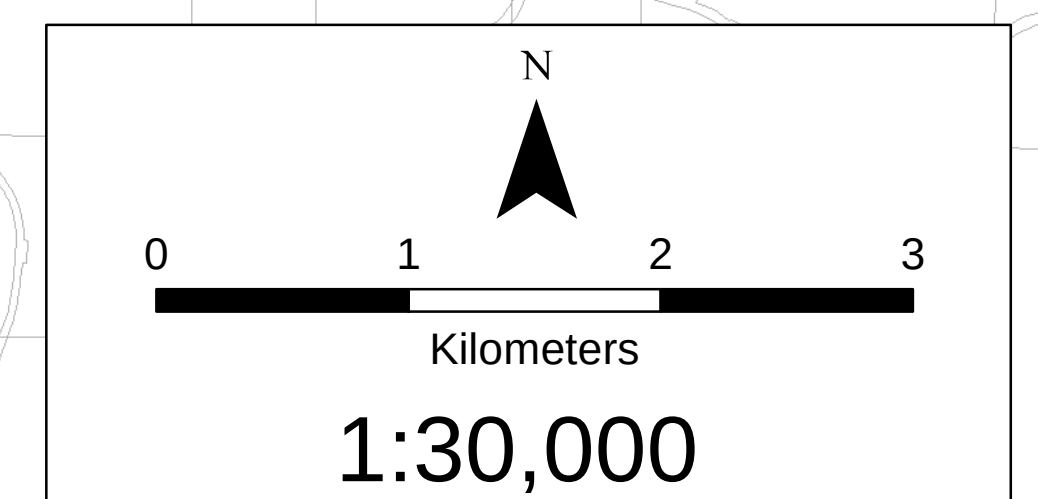
Red Listed Species

- American Badger (A)
- Blotched Tiger Salamander (B)
- Desert Nightsnake (C)
- Edible Valerian (D)
- Hairstem Groundsmoke (E)
- Mormon Fritillary, Erinna Subspecies (F)
- Varied-leaf Phacelia (G)
- Western Screech-owl, Macfarlanei Subspecies (H)
- White-headed Woodpecker (I)



Blue Listed Species

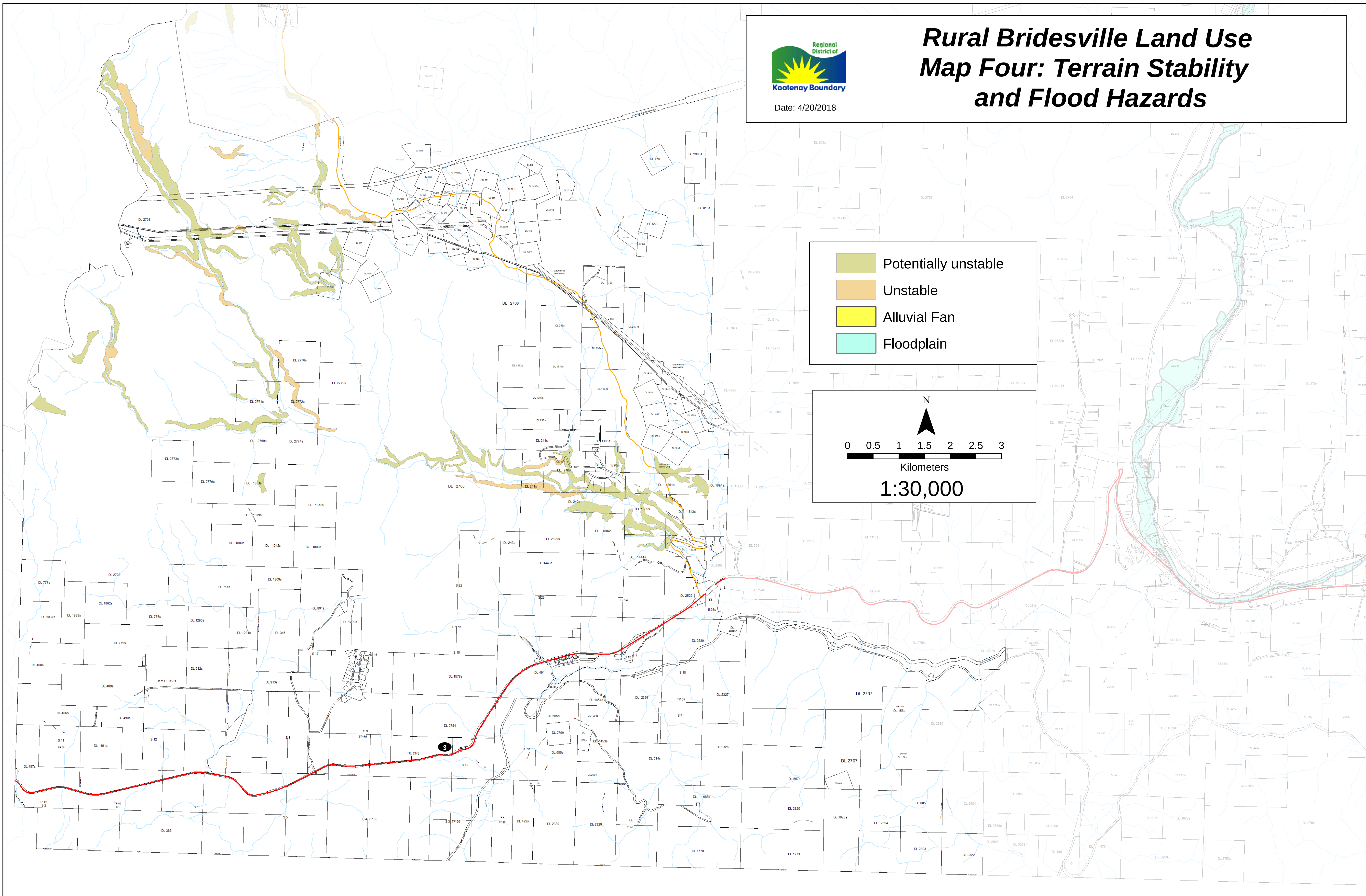
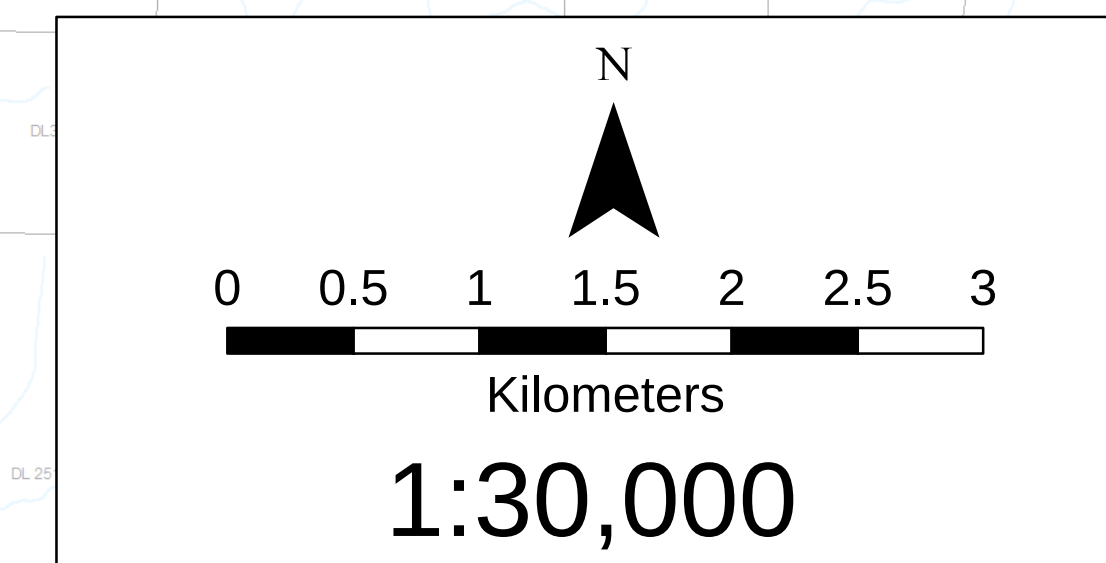
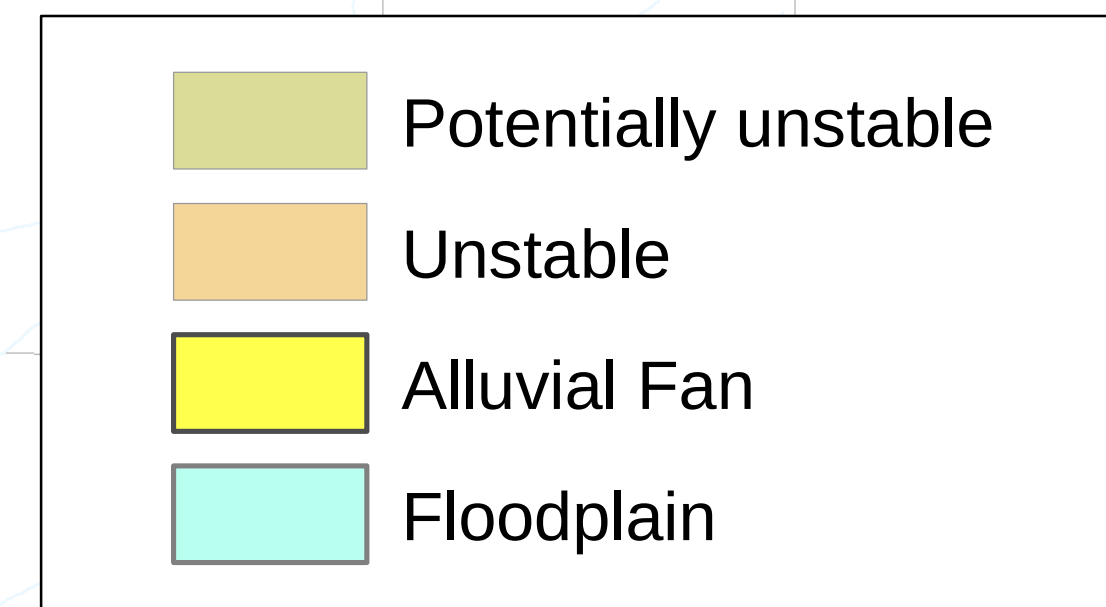
- Booth's Willow (1)
- Great Basin Pocket Mouse (2)
- Nettle-leaved Giant-hyssop (3)
- Oniongrass (4)





Date: 4/20/2018

Rural Bridesville Land Use Map Four: Terrain Stability and Flood Hazards





Date: 4/20/2018

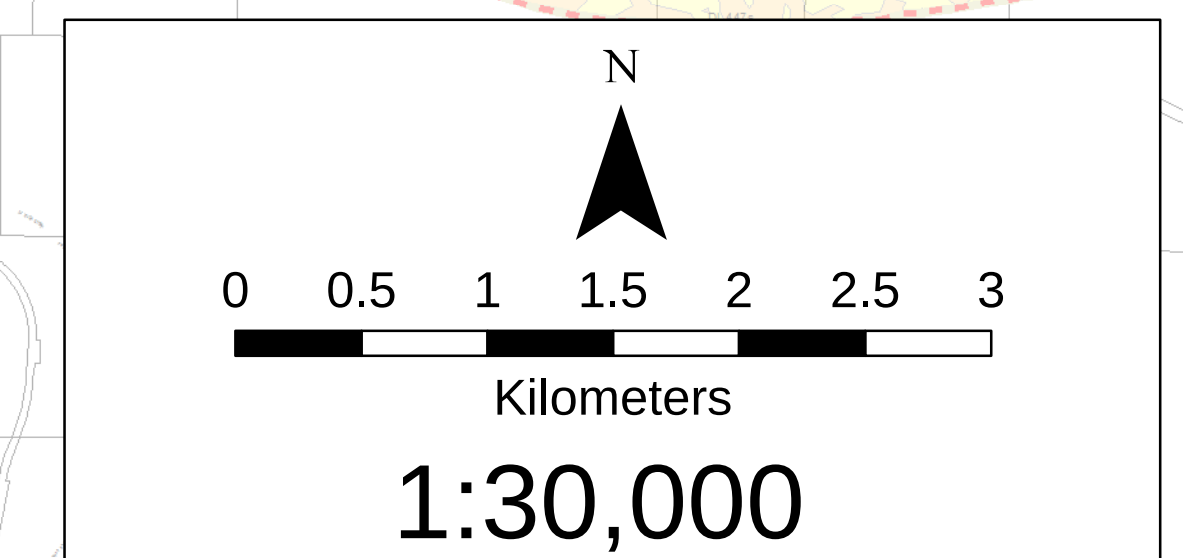
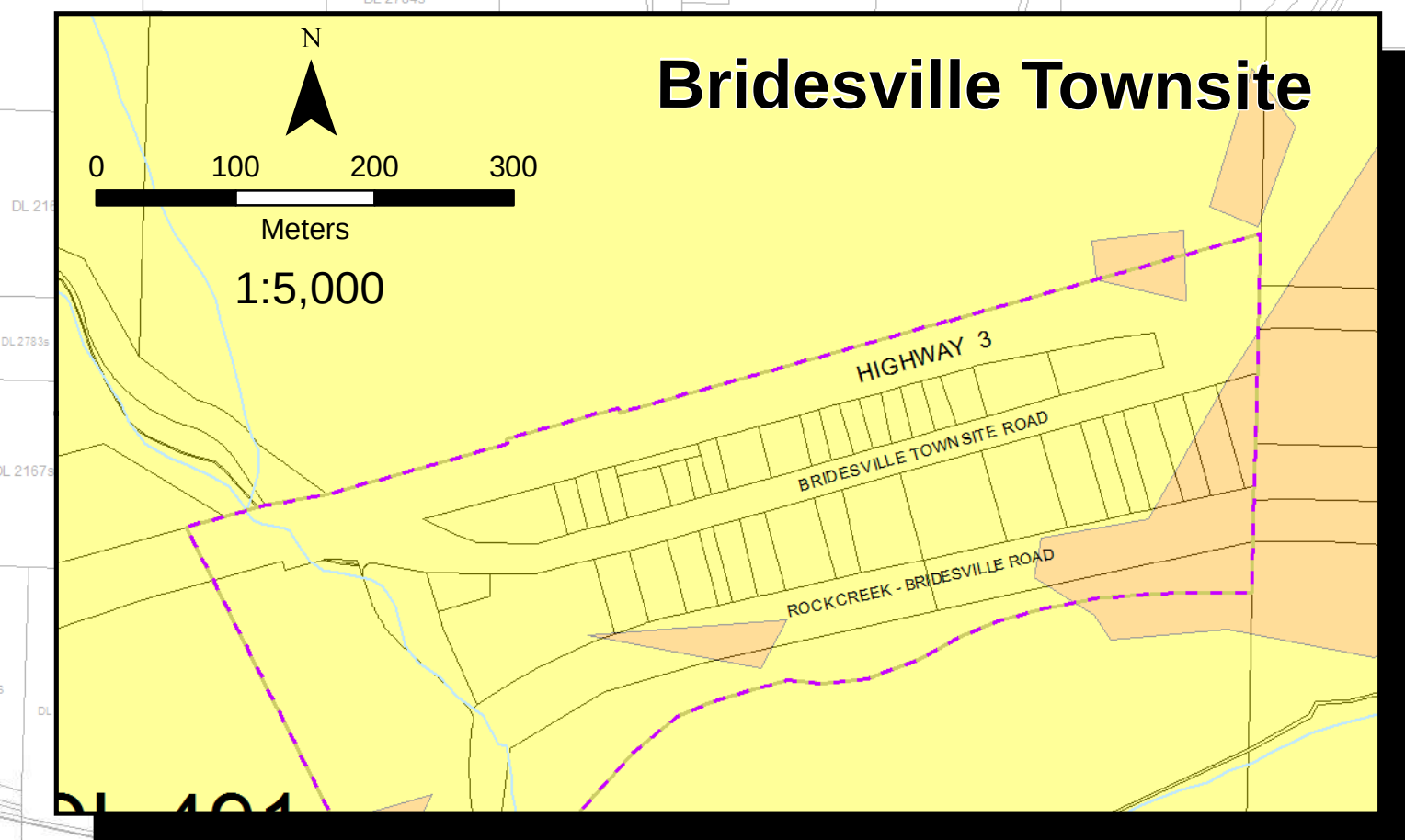
Rural Bridesville Land Use

Map Five: Wildfire Risk Assessment

Wildfire Risk Assessment Categories

- Low
- Moderate
- High
- Study Area Boundary

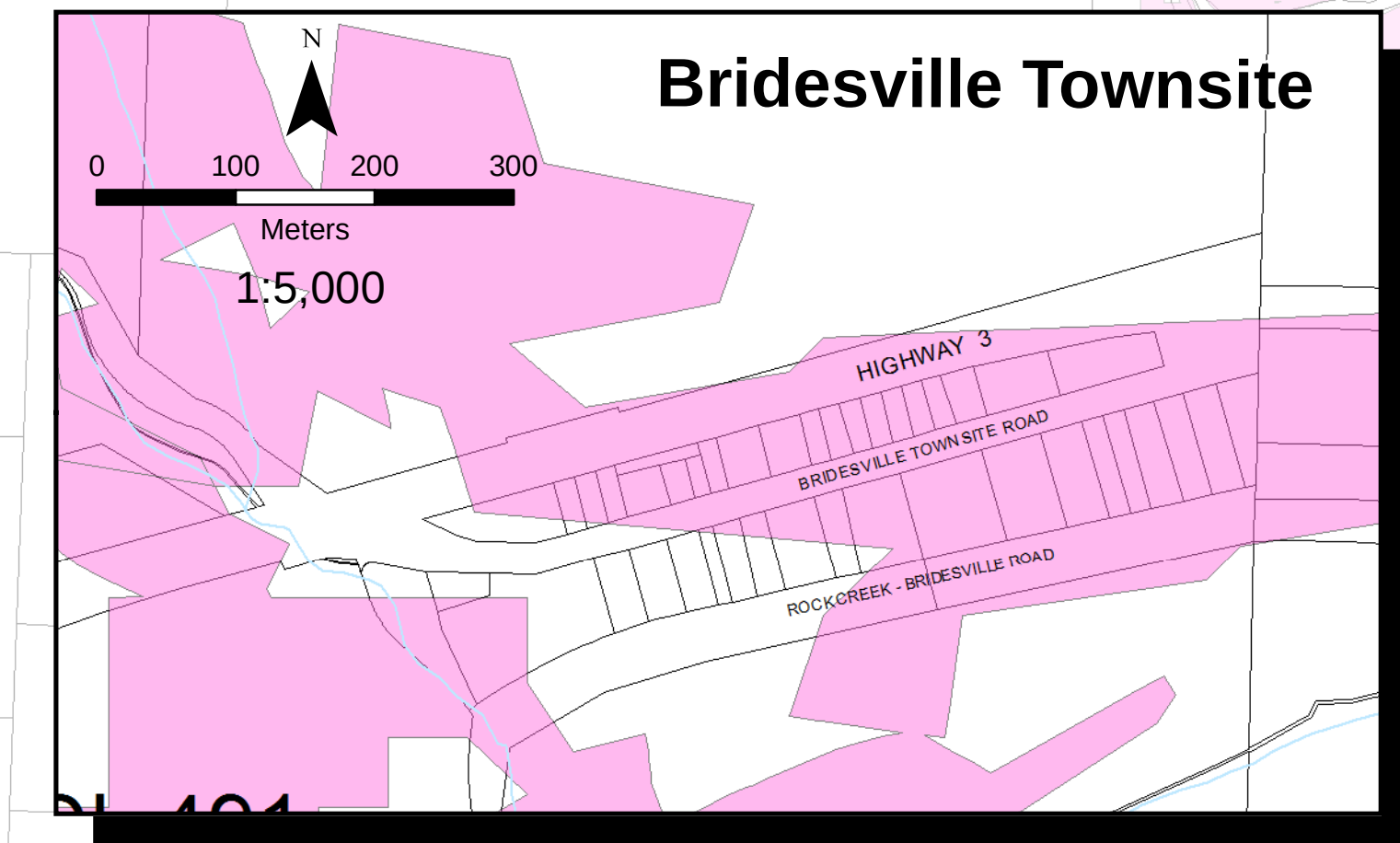
Fire Hazard Data Source:
Kootenay Boundary Regional Wildfire Protection Plan
B.A. Blackwell & Associates Ltd.
May 2011



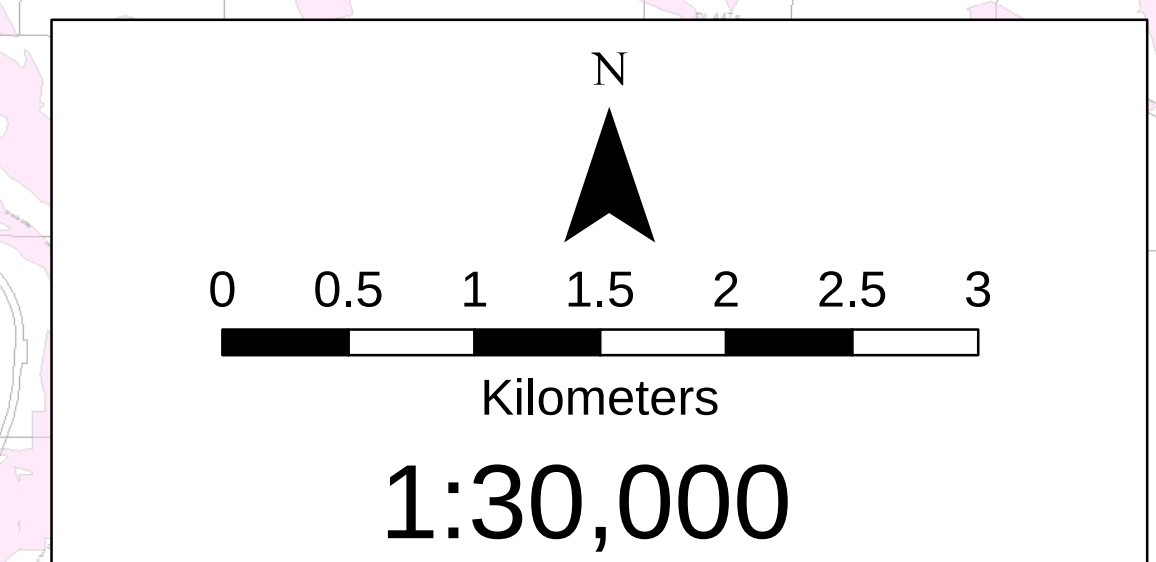


Date: 4/20/2018

Rural Bridesville Land Use Map Six: Areas of Significant Archeaological Potential



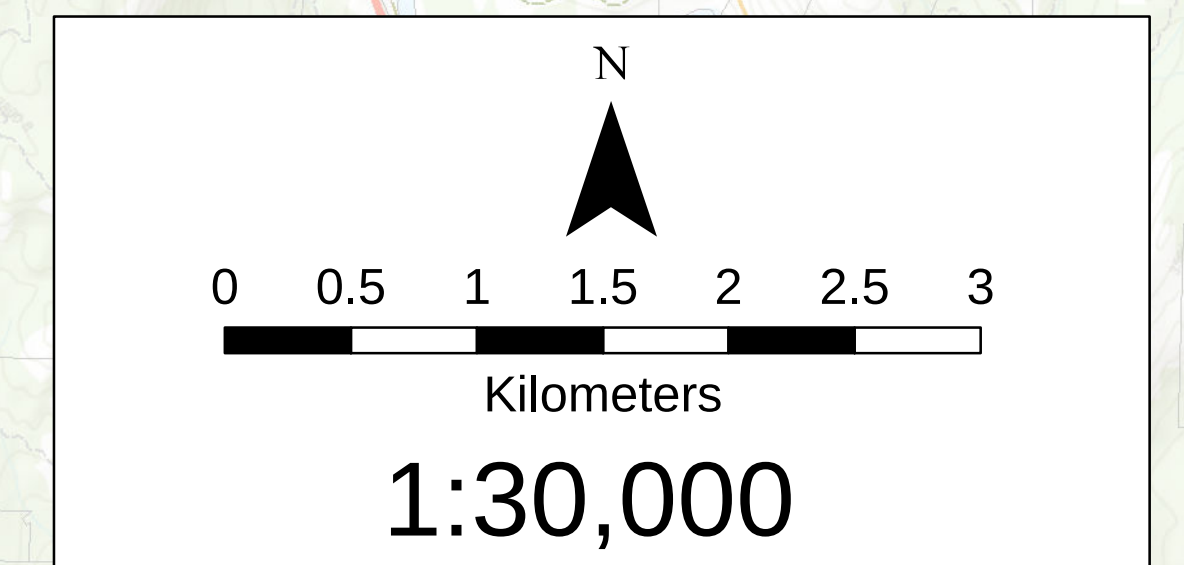
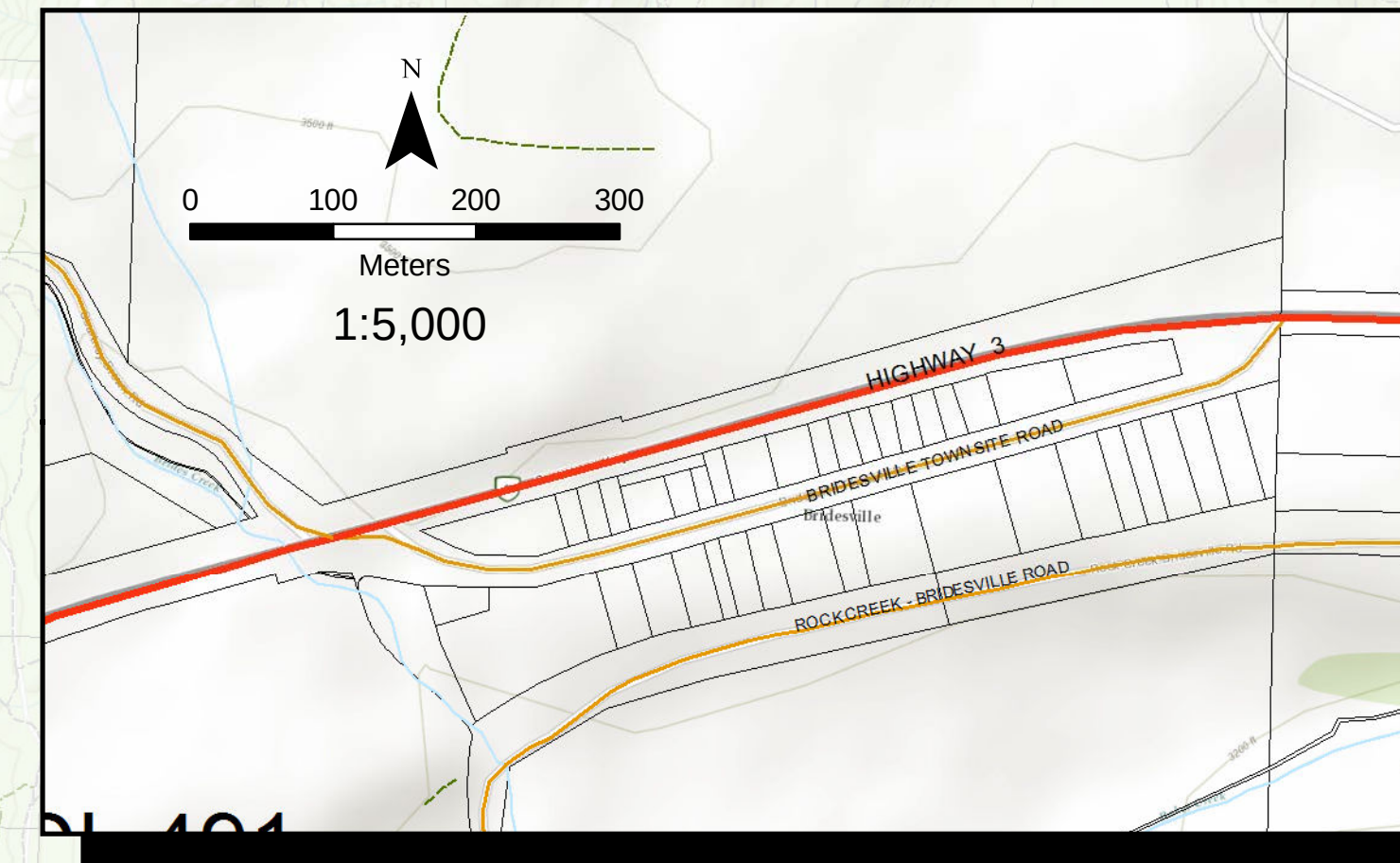
Areas of Significant Archeaological Potential





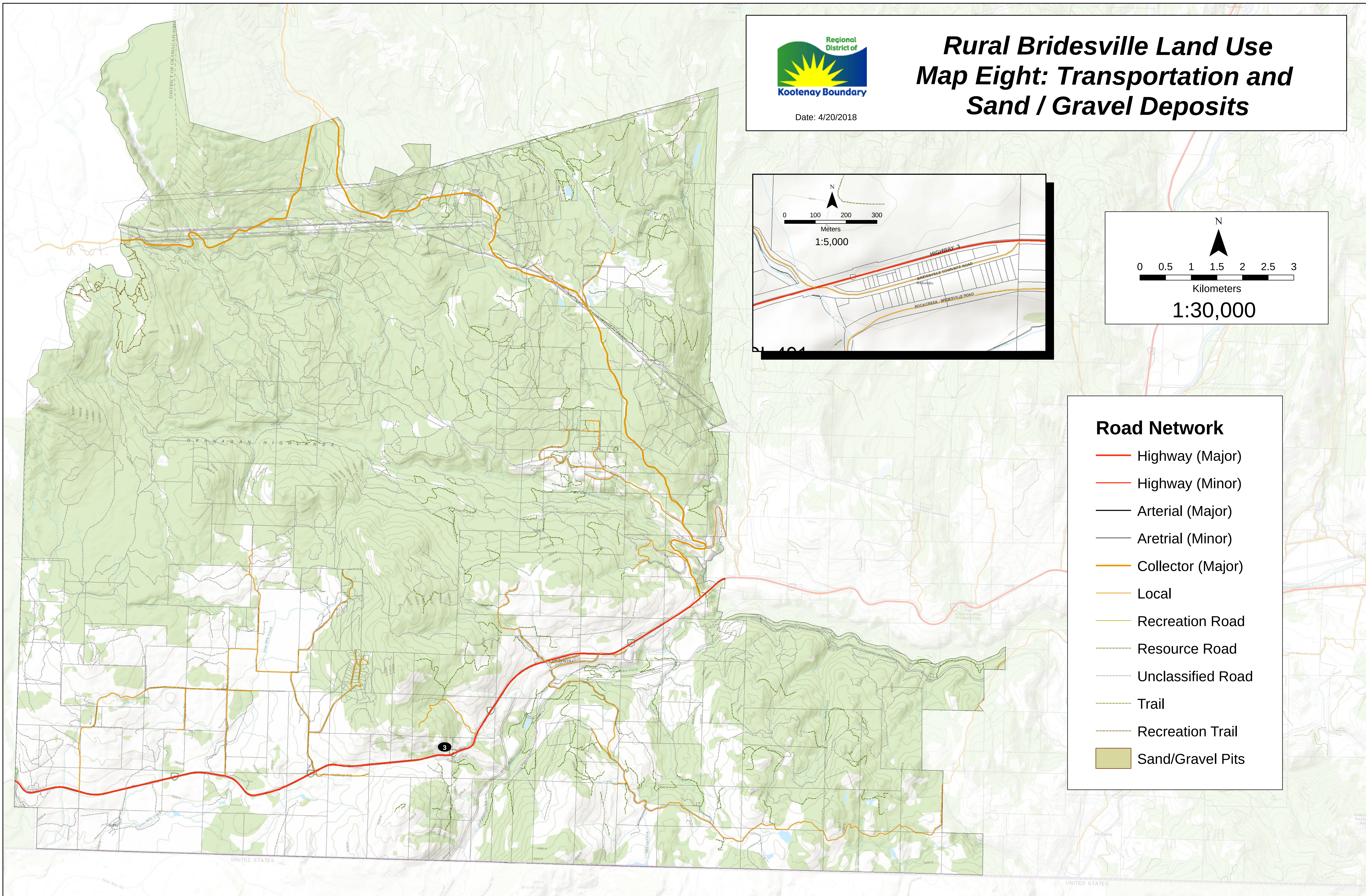
Date: 4/20/2018

Rural Bridesville Land Use Map Eight: Transportation and Sand / Gravel Deposits



Road Network

- Highway (Major)
- Highway (Minor)
- Arterial (Major)
- Arterial (Minor)
- Collector (Major)
- Local
- Recreation Road
- Resource Road
- Unclassified Road
- Trail
- Recreation Trail
- Sand/Gravel Pits

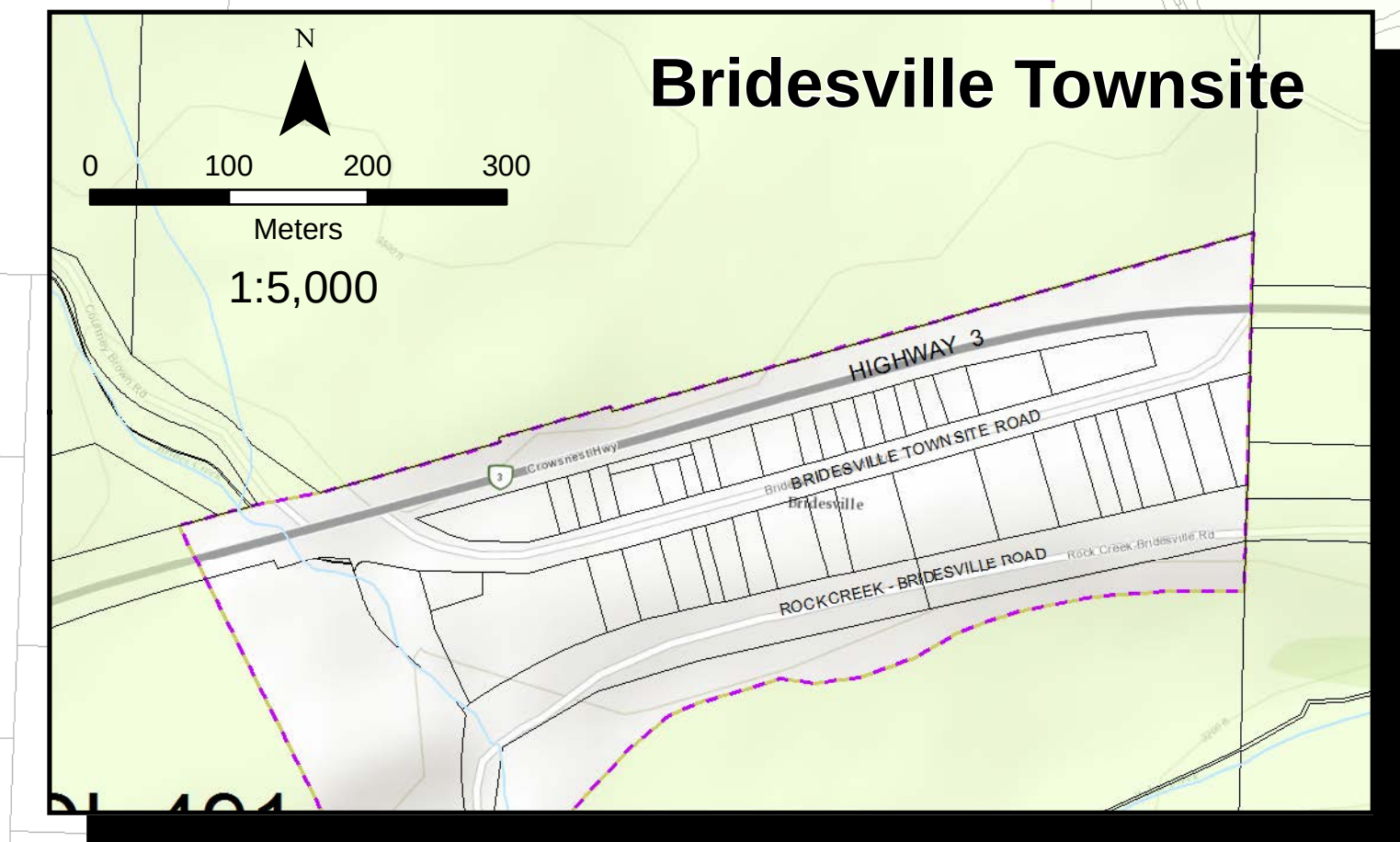




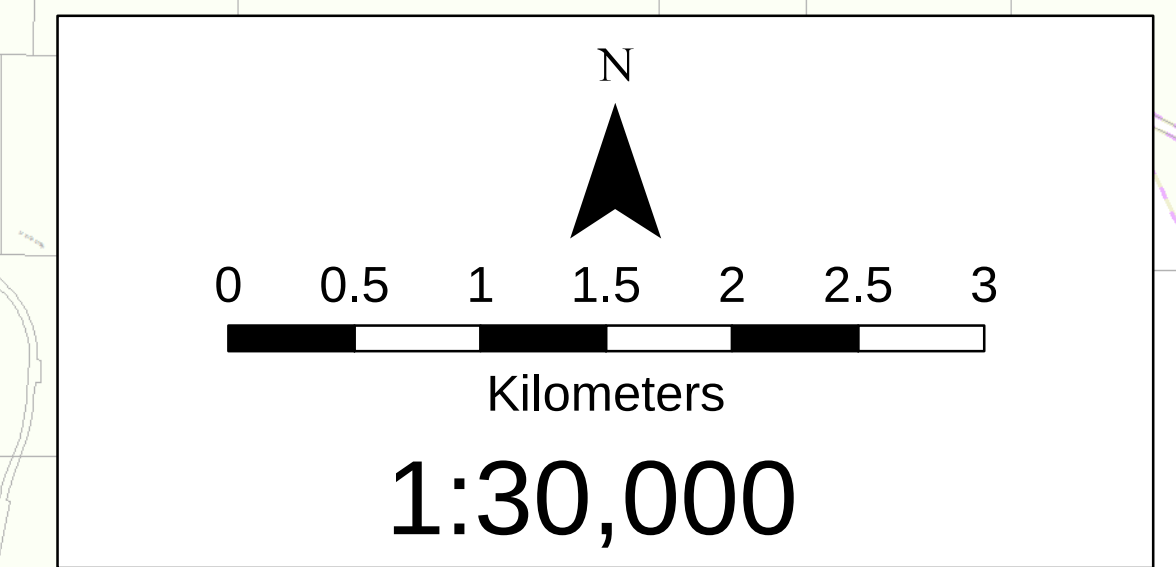
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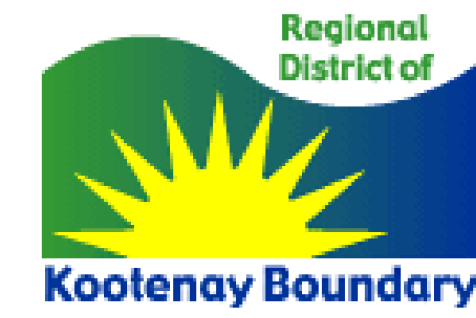
Rural Bridesville Land Use

Map Nine: Agriculture Land Reserve



ALR Boundary

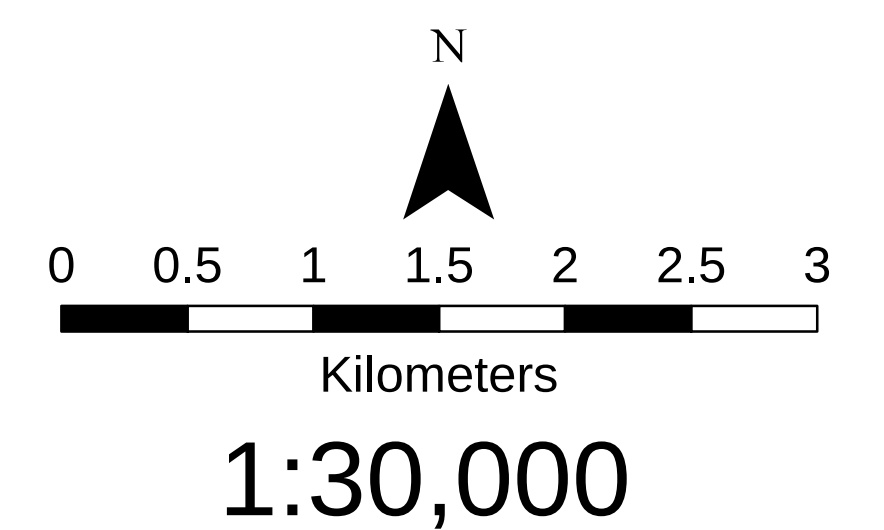


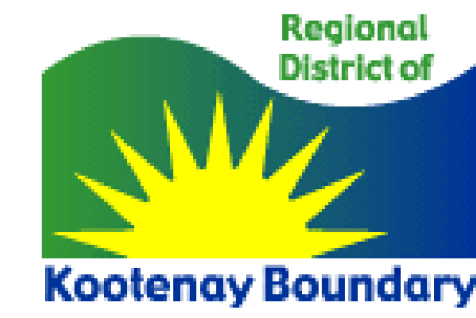


Date: 4/20/2018

Rural Bridesville Land Use Map Ten: Hydrology and Community Water Services

-  Bridesville Community Watershed
-  Okanagan Watersheds
-  Kettle Watersheds





Date: 4/23/2018

Rural Bridesville Land Use Map Eleven: Parks and Trails

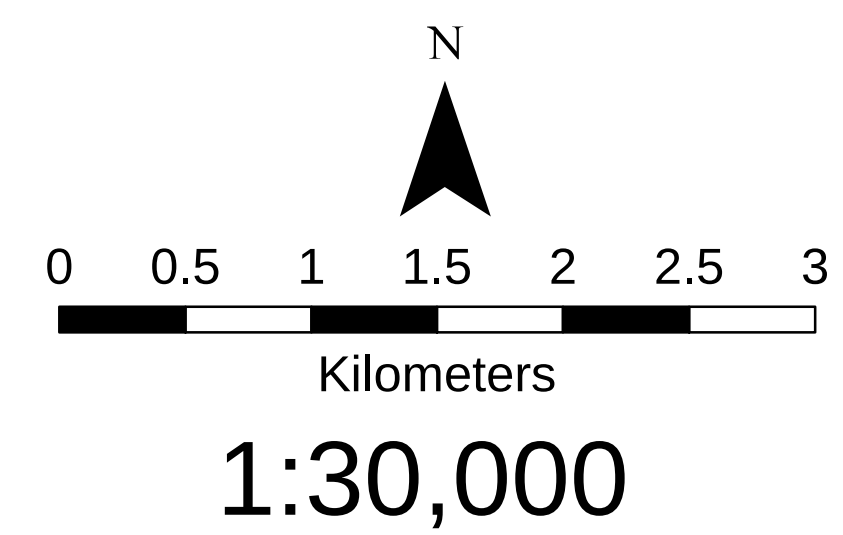
LITTLE
FISH LAKE

STANHOPE
CREEK

CAMP MCKINNEY

MCKINNEY
CROSS COUNTRY
SKI AREA

Provincial Rec Trails
Recreation Sites



Kettle River
Camping
Area