



Electoral Area C/Christina Lake OCP Review Staff Report

RE:	Christina Lake OCP Review – Draft Summary of Public Engagement (2016-2023)		
Date:	February 13, 2023	File #:	C-55
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. Public involvement is essential to reviewing an Official Community Plan. The Official Community Plan Steering Committee plays a key part in guiding the whole process through providing the Senior Planner direction on how to review the plan by giving advice on reviewed and new policies and insight into what kind of engagement works for the community.

A summary of the public engagement efforts is provided in the table 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: Feedback from 3 surveys: 2018, 2020, 2022
2018	Open House	2018 Survey Results	Open House notes not recorded.
2020	Online Survey	Accommodation, values, signage, services/amenities, commercial areas, participation in OCP review.	Survey Results are compiled in Appendix A: Feedback from 3 surveys: 2018, 2020, 2022
Available 2020 to Present	Online Engagemen t	Steering Committee Agendas and Minutes, Open House materials available for download.	Comments received are compiled in a table in Appendix B: Feedback from Join the Conversation
June 16, 2022	Open House at Christina	Draft OCP policies and Maps were displayed	Comments received are compiled in a

	Lake Community Hall	and staff were present to answer questions and provide information	table in Appendix C: Notes from Open Houses
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: Notes from Open Houses
2022	Survey	Shipping containers, RVs, bees, chickens, short term rentals, housing density	Survey Results are compiled in Appendix A: Feedback from 3 surveys: 2018, 2020, 2022
2023	Open House	Draft OCP policies and maps will be on display for the public to view and comment on. Focus will be on Development Permit Areas – reviewed and proposed.	
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

- motor boats – speed, wake and environmental damage
- 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 practices
- seniors housing

What was heard about these issues and how they can be or have been addressed in the Official Community Plan (OCP) review, is discussed below under relevant subject headings.

Recreational Vehicles

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 general support for maintaining the regulation as it is in the Zoning Bylaw.

Boaters/Wake Boats/Moorage on Lake

Several comments concerned the use of motorboats on Christina Lake. These included issues with the speed of boats, how the speed and wake could create hazards for non-motorized boats, also the impact of wakes on shorelines and the increase in erosion. Comments have also raised the issue of boats being moored on the lake and buoys being placed offshore from public land.

Many of these concerns cannot be addressed directly through the OCP process as they lie outside the jurisdiction of local governments. Lakes and rivers are the responsibility of federal and provincial agencies, with the Province generally having jurisdiction over the environmental protection, pollution control and permitting of uses on the lake, including for items such as docks. Federal agencies have responsibility for navigable waters, including permitting items such as buoys and regulating speeds and what type of boats can be used on what water bodies.

The Official Community Plan can include broad objectives for matters that fall under the jurisdiction of federal and provincial governments, such as advocating for certain changes to be made or encouraging actions or sharing information when we receive information through the referral process for senior government agencies.

One method that lies within the domain of local governments that can be used to protect shorelines from erosion, is to put in place a development permit area to protect the environmentally sensitive riparian area. Healthy and intact riparian areas have been shown to protect shorelines from erosion. A Riparian Development Permit Area has been proposed to be included in the reviewed OCP.

Protection of the Lake and Natural Environment

Some of the issues expressed above are reflected in comments in this section again, but more specifically to the erosion of riparian areas.

One aspect not reflected above is the importance to the people of this community of living in a healthy environment. Importance has been expressed in the form of personal importance to people, as important for the

lives of children and grandchildren, for the economy of Christina Lake that is reliant upon a healthy environment to attract visitors, and specifically a healthy lake.

Many expressed concerns about septic systems being a source of pollution in the lake. Assurance that a septic system is in good working order or that it will be installed to exceed provincial requirements has been a requirement of the Environmentally Sensitive Waterfront Development Permit Area since the 1990's. This requirement will be carried on into the reviewed OCP, with some edits to the guidelines to clarify the intent.

Policies outlining environmental objectives for Christina Lake have been included in the Environmentally Sensitive Areas section of the reviewed OCP, as well as the Water Services and Community Watershed section and the Greenhouse Gas Reduction and Climate Resiliency section, as well as throughout the rest of the plan.

Shipping Containers

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.

Shipping containers are widely used for storage throughout the Plan Area. They are not specifically regulated or prohibited through the zoning bylaw. If used for the storage of materials and equipment, they do not require a building permit. For all other uses, the building bylaw applies, and an engineering assessment of the shipping container will likely be required.

Guidelines around screening storage areas and structures have been included in the Commercial Development Permit Areas, to address concerns around the unsightliness of storage containers in commercial areas of the community.

Unsightly Premises

Several comments were made about disorderly properties, where 'junk' has accumulated, or weeds have grown tall. In other instances, mention of the weeds in the road right-of-way was brought up.

Road rights-of-way are in the jurisdiction of the Ministry of Transportation and Infrastructure (MOTI), which means these are outside the authority of

the RDKB. RDKB only has the ability to advocate to MOTI to maintain their rights-of-way in a particular manner. The outcome of this advocacy is dependent upon the staff resources available in the MOTI locally, which are limited due to the scope of their road maintenance program, as it covers the rural areas across the Province, encompassing large expanses of roads.

Un sightliness on private property can be regulated by the local government. It requires the creation of a service to regulate unsightly premises. This would likely cause taxes to increase to support this service. Once the service is established a bylaw can be passed to regulate unsightly premises.

A policy has been included that supports the pursuit of an unsightly premise bylaw has been included in the Property Maintenance and Safety section of the OCP.

Noise

Several comments were made about noise on the lake and the desire to maintain the peacefulness of the community. Some of these comments included specific reference to disruption from party boats and large groups staying at vacation rentals.

Similar to unsightly premises, discussed above, noise can be regulated by local governments. This regulation requires the establishment of a service to support the regulation through a bylaw. Likewise, a policy that supports the pursuit of a noise bylaw has been included in the Property Maintenance and Safety section of the OCP.

Fireworks

Comments from the public included mentions of the disruptiveness and fire concerns associated with the use of fireworks at Christina Lake during the summer.

In 2022, RDKB received the additional power from the Province to regulate the use and sale of firecrackers and fireworks and can now pass a bylaw to that effect. A draft bylaw is being prepared by staff for consideration by the Board.

Housing Crisis

Christina Lake community members have expressed concern over the lack of housing for a few different groups over the past decade. Seniors housing, housing for families and workforce, have been mentioned several times throughout the consultation process. Notably housing for seniors has had

several attempted developments in the past decade that have not come to fruition.

The 2020 RDKB Housing Needs Report identified the following as gaps in the housing provided at Christina Lake:

- Year-round market rental housing;
- Youth safe housing;
- Housing for workers; and
- Accessible seniors-oriented rental or ownership housing.

A challenge for providing more affordable housing at Christina Lake is the lack of a community sewer system. One septic system per parcel is the usual method of sewage treatment in this community, with a few parcels using a communal system connected to a number of dwellings. Communal systems that are not owned publicly can have management issues, including funding arrangements to ensure they are maintained and upgraded as needed. Individual septic systems require an appropriate area of land to ensure that sewage can be properly treated. On parcels that also require a well, Interior Health recommends that the parcel be 1 ha in size. For a parcel that is connected to a community water system, the recommended parcel size is 2000m². These limitations make higher density a challenge at Christina Lake, which limits the ability to lower the price of dwelling units, by building more than one per parcel.

Secondary suites that are located either in the single family dwelling or an accessory building are permitted in all zones that permit a single family dwelling and can provide a second dwelling unit as a more affordable unit.

Policies have been included in the reviewed OCP supporting affordable housing development as part of a project to be undertaken by a society, in line with the sewer requirements, and protected by covenants on title to ensure it remains as affordable housing.

Also, a policy has been included for the Board to consider denser housing options such as duplexes, triplexes and fourplexes, should sewage treatment in line with the sewage treatment section of the plan be possible.

Vacation Rentals/Short-term rentals

Vacation rentals have been identified as a source of noise during the summer months. They have also been mentioned as a cause of the shortage for long-term rentals in the community. The 2018 survey asked about regulating short-term rentals (VRBOs/AirBNBs). Of the 466 respondents, 212 said they would like to see STRs regulated, which was under half of

respondents. In 2022, a similar question was asked. Of the respondents, 100 were in support of regulation and 43 were against.

Regulation of short term rentals could be done as part of zoning, wherein vacation rentals are only permitted in certain zones. In municipalities, where they have the ability to issue business licenses, have another tool to regulate short term rentals through requiring the issuance of business licenses. This is not an option for RDKB, as we do not have the legislative authority to operate in that way.

We do not have data on the number of rental units that are provided at Christina Lake and do not know what the full need for long-term rental units is either.

As of right now, this issue remains unaddressed in the OCP.

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 backyard food production, such as chickens and bees, permitted in residential areas. Also, interest has been shown in a community garden being established.

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.

Policies have been included in the reviewed OCP to permit bees and chickens in residential areas as small-scale agricultural uses. Also, policies have been included indicating an interest in finding a place for a community garden.

Pathways and Safety for Pedestrians and cyclists

The following items were raised in relation to provision of pathways and safe corridors/walkways for pedestrians:

- Pathway from East Lake Drive to the south end of Lake
- Slower speeds on highway through Christina Lake, including year round reduction of speed, not just during the summertime.
- Crosswalk at Kingsley

- Flashing lights at crosswalk on highway
- Motorized vs. non-motorized access to trails

Policies have been included in the reviewed OCP to consider how to implement the connections raised above, including supporting the development of an active transportation plan for Christina Lake and advocating to the Province to include bike lanes and pedestrian walkways in the highway right-of-way. These are included in the Transportation section of the reviewed OCP.

Policies on trail networks are also included in the Recreation Resources and Parks and Recreation Land Use designation of the reviewed OCP.

Road Ends

Throughout the OCP review process, interest has been expressed by residents to have access to lake for people who do not have waterfront properties, including by using the road ends that intersect with the lakeshore. There are a few road ends that are already regularly used during the summer months

The road ends are public land under the ownership of the Ministry of Transportation and Infrastructure (MOTI).

For RDKB to become involved in the maintenance of road ends at Christina Lake, this would need to be added as a service to ensure that it is properly funded to ensure that maintenance could be sustained. This would have to be done in collaboration with MOTI. There was a previous agreement with MOTI to maintain the road end on Kingsley Rd, but RDKB abandoned this agreement as the management was unsustainable for the staff and resources available at the time.

A challenge has also been identified with the desire of some to have parking included to allow access to the road ends for people who don't live on the lake.

Heritage Properties

Community members expressed concerns about properties that have been identified as important for the community's heritage not being protected.

While some elements of heritage will be protected automatically by provincial legislation, others, such as many of the sites identified through the OCP process will not be captured under this legislation. The local government can designate features and sites under a heritage protection bylaw. This was done recently for the Cascade cemetery.

The OCP can identify sites that are of community importance that can be designated as the chance arises. Policy regarding this issue are included in the Heritage Resources section of the reviewed OCP.

Reviewed OCP Draft

A draft of the reviewed OCP will be available for public review in May 2023. An Open House is being planned for May or June to share proposed changes to current Development Permit Areas and proposed new areas.

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.
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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.

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| | <ul style="list-style-type: none">- 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. |
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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
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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?
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Q7: Do you support duplexes, triplexes and townhouses being permitted on parcels, provided there is adequate water supply and wastewater 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. -
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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

Contents

1. Metrics from Join the Conversation – Christina Lake OCP Review page
 2. Comments in Forum
 3. Contributions to Stories
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1. Metrics from Join the Conversation – Christina Lake OCP Review page (February 2020 – November 1, 2022)

Total Visits	Aware Visitors ¹	Informed Visitors ²	Engaged Visitors ³
1.5 k	1 k	562	101

2. 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

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.

		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 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.

3. Contributions to 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
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		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
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		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 year 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. 😊😊
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Appendix C: Notes from Open Houses

1. June 16, 2022 Open House Notes
 2. August 11, 2022 Open House Notes
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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

Members of the Public: 55 signed in

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	No – 2 (1 saying they were allergic) Yes – 18

bees as a use in residential areas?	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.

Other comments

- 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.

Members of the Public: 42 signed in

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)