

MEETING AGENDA

Rural Bridesville Land Use Plan Steering Committee

Bridesville Hall

Monday, May 8 at 6:00 p.m.

1. Introductions
2. Adoption of Agenda and Minutes
3. Parking Lot
4. Community Profile
5. Existing Land Uses
6. 2012 Survey Results
7. Draft Survey
8. Other Public Consultation
9. Next Meeting / Tour

**Rural Bridesville Land Use Plan
Steering Committee**

MINUTES

Tuesday, October 4, 2016
Bridesville Townsite Hall

PRESENT: Vicki Gee, Jamie Haynes, Grant Harfman, Lynn Storm, Jeff Ginalias

ABSENT:

GUESTS:

The meeting was called to order at 6 pm.

The Minutes of the June 27, 2016 were adopted.

The agenda was approved.

A discussion was held on groundwater licensing requirements and what impact it may have on the Boundary.

Could Boundary land be used for revenue as carbon sinks?

Review and discussion on the Area 'E' survey from a few years back. It focused on rural setting, natural resources and a quiet lifestyle. The general consensus was that it was pretty broad and vague and offered little benefit for the activities in this area and for moving forward on a plan. The suggestion was for the Steering Committee members to come back in 2017 with some good survey categories and questions. Topics they agreed to be considered are agriculture, forestry, tourism and water. The planner suggested that there has to be some specificity to these topics, and ways to measure them (i.e., performance measures or trade-off values), not just general ideas on if residents like or support these concepts.

Another aspect of this is how to deliver the survey and ways and times for responding. Steering Committee thinks 3-60 days for response is good.

Also, the Steering Committee would like to see the survey results once tallied.

The next topic was holding a public meeting. A suggestion is to gather up a diversity of people with interests and expertise (Province on water, forestry, mining, agriculture, weeds, Environmental Services, Conservancy staff) and have a table top discussion.

On weeds, the Steering Committee wants weed enforcement. Why is the RDKB not enforcing? The planner noted the legislation gives local government authority to enforce, but a weed enforcement bylaw must be adopted. Then there is an implementation cost. The Steering Committee noted that might be a good local hire job.

That is a matter for the Board. The Director mused that the bylaw adjudication system which the RDKB is working on developing may be a useful tool for enforcement.

The Steering Committee talked about a tour of the proposed plan area. Perhaps in April 2017.

A discussion on agri-tourism and how the ALC says they promote it, but often limit it. Talking about weddings and short term events on ALR land. The Planner noted the ALC has regulations and policies on agri-tourism, and provided a policy document.

There was discussion on the Home Warranty Program and how that hinders development in the Boundary.

The trails master plan was discussed, and the issues with motorized and non-motorized vehicles.

A discussion on the need for a District Ag Person or Ag Extension. The 3 RD ag position was discussed. The Committee feels that is something, but the person or persons would be spread out. It was noted the RDKB planning is based in Trail and a staff person in the Boundary would be helpful.

A discussion on the lack of a large animal vet in the Boundary. The Boundary Economic Development group is helping to look or find funding.

As the meeting was winding down, the agreement was to reconvene sometime in January 2017 with members to provide some details to include in a survey.

The meeting adjourned at 8 pm.

COMMUNITY PROFILE

ELECTORAL AREA 'E'/ WEST BOUNDARY: RURAL BRIDESVILLE

RURAL BRIDESVILLE

Overview

This community profile focuses on the attributes of rural Bridesville in Electoral Area 'E'/ West Boundary.

Electoral Area 'E'/ West Boundary is located within the boundaries of the Regional District of Kootenay Boundary (RDKB) in south central BC.

Electoral Area 'E'/ West Boundary is the largest electoral area at 4,295 km². The population is 2,155 (2016, Census). The

purpose of this profile is to provide background information for the planning process that is underway to implement a land use plan for Rural Bridesville.

The proposed plan area is 20,098 hectares (201km²) which comprises of 2% of the RDKB lands.

The western extent of the plan area borders the Regional District of Okanagan Similkameen, the

southern boundary extends to the U.S. border, the eastern boundary coincides with those parcels with a Bridesville postal code, the northern boundary abuts the southern edge of the Mt. Baldy Plan area.

The eastern boundary is about 5 kilometers west of Rock Creek

and 25 kilometers east of Osoyoos. Highway 3 runs east to west through the southern portion of the plan area.



Farm Land Near Bridesville (1968)

The proposed plan area surrounds the unincorporated community of the Bridesville Townsite. The townsite is 7.7 hectares in size and consists of 41 parcels.

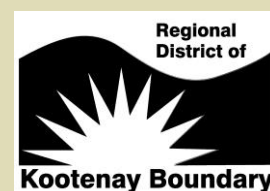
A significant portion of the Plan Area is Crown land. Roughly 36% of the Plan area is in the Agricultural Land Reserve (ALR). Much of this land is used for dry land agriculture.

WHAT IS AN OCP?

An Official Community Plan (OCP) is established under the authority of the Province of British Columbia's *Local Government Act*.

An OCP is a document used to guide land use planning and is created with input from the public.

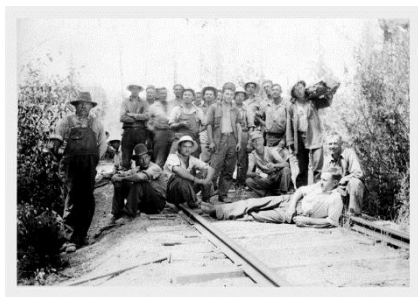
Once adopted by the RDKB Board of Directors, their decision making is guided by the objectives and policies in the OCP.



History

R.G. Sidley, the namesake of Sidley Mountain took up homestead in 1885 at the Forks of Nine Mile Cree, nearly at the 49th parallel. He also gave Anarchist Mountain its name and established its first post office.

In 1887, 74 acres of land for a town site to be named after Alfred McKinney who located the gold vein which then led to the establishment of the Cariboo mine. The original town site however was never developed to any great degree. Instead miners at Camp McKinney mostly developed on their claims as opposed to the town site. In 1893 brought the ten-stamp mill for the Cariboo mine at Camp McKinney. The Dewdney Trail to Wild Horse creek wound around the hill on the south side of Anarchist Mountain. In 1904 the Cariboo mine closed which marked the end of Camp McKinney.



Great Northern Railway Workers (1936)

The Bridesville townsite was built within a switchback of the Great Northern Railway (GNR) that reached the area in 1905. Bridesville was first known as

'Maud', a name given by the postmaster Hozie Edwards, in honour of his wife.

In 1910 the name was changed to Bridesville in reference to David McBride, who owned part of the land which the community sat on, including the local hotel and saloon.



Bridesville Hotel

The GNR line was cut off from Spokane in 1931. In 1935 Midway to Bridesville was abandoned. The border crossing and customs post closed in 1940.

Places of Interest

The area's history has led to several places of interest including;

- Camp McKinney
- Dewdney Trail
- Nature Conservancy Site
- Sidley Cemetery
- Bridesville Cemetery

Natural Environment

The wheatgrass-fescue community grow on black soils to higher altitudes and it extends north and east on south-facing slopes. The forest density increases in moist areas at higher elevations. Lodge pole pine dominates in shallow soils; whereas Douglas fir and larch are more likely to establish after some disturbance such as logging or

burning. The principal associated species are forest lupine, pinegrass, kinnikinnick, false box and twinflower.

These plant communities are found on Brown Wooded and Gray Forested soils. In the southern plateau section, Gray Forested and Gray Wooded soils support drier plant communities than their equivalents farther north in the north-south valleys.

The plan area is classified as Interior Douglas-Fir in the Biogeoclimatic Zones of British Columbia.

Social Infrastructure

Community Organizations in the area include:

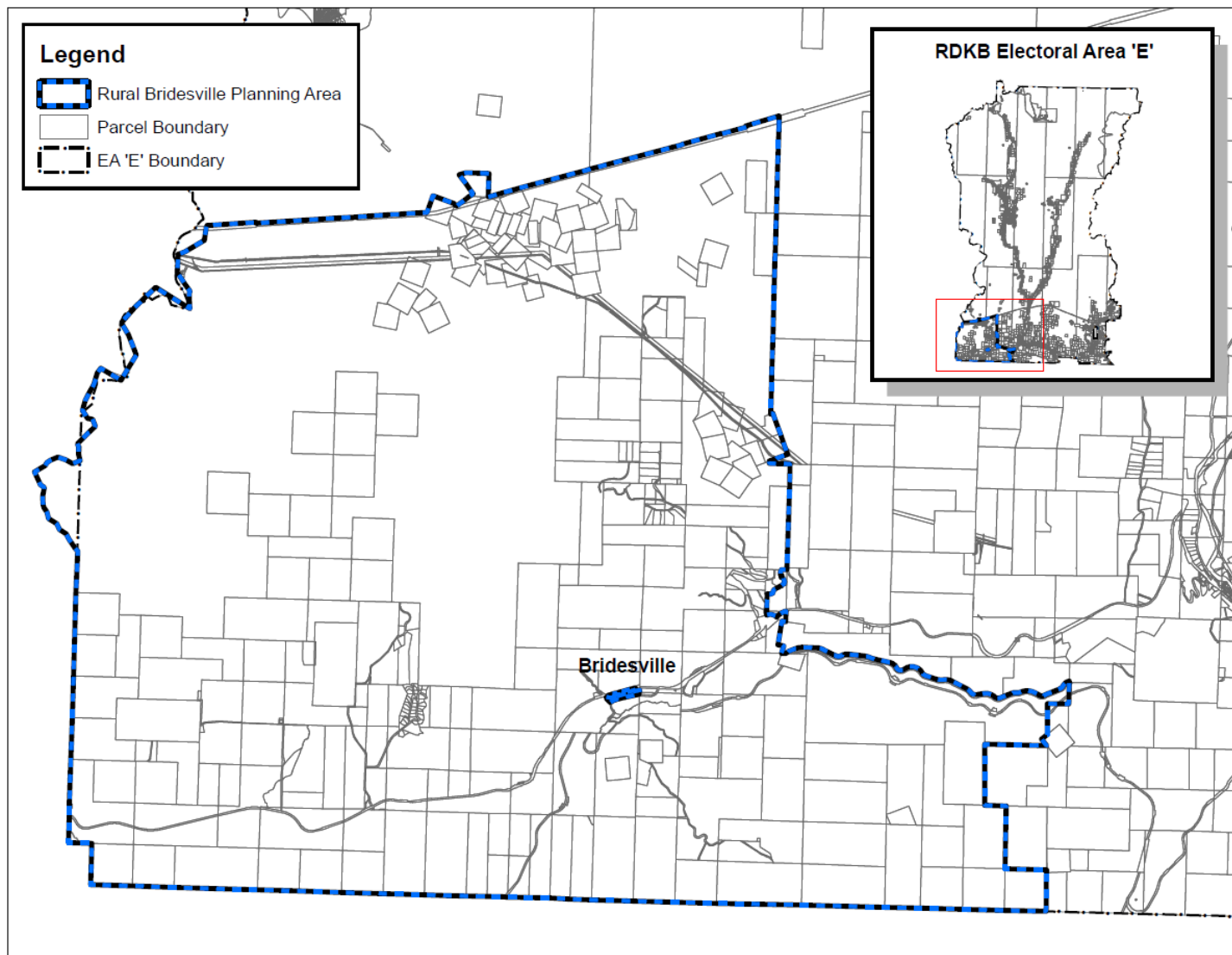
- Bridesville Hall
- Bridesville Community Club
- Bridesville Women's Institute

Children in the area would attend Rock Creek and the Boundary Central School in Midway.

Population

The population for Electoral Area 'E' / West Boundary of the was 1,970 in 2011 and increased 9.4% to 2,155 in 2016. There are estimated to be about 148 dwellings within the rural Bridesville plan area. The population for the plan area is ±310 people. This was estimated by the number of dwellings within the plan area and using the average number of residents within the dwelling unit. 2011 census numbers were used.

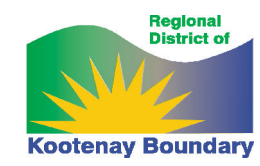
The Regional District of Kootenay Boundary (RDKB) is 1 of 27 Regional Districts in the province. The RDKB was incorporated on February 22, 1966 and consists of 8 incorporated (urban) municipalities and 5 unincorporated (rural) electoral areas. The RDKB encompasses 8,300 km² and is home to 31,447 residents (2016, Census).



References

Province of British Columbia Conservation Data Centre
 Statistics Canada Census Data
 Anarchist Mountain Settlements by Katie Lacey (Okanagan Historical Society Volume 16)
 Soil Survey of the Kettle River Valley in the Boundary District of British Columbia (Report No. 9)
 Ghost Towns and Mining Camps of the Boundary Country by Garnet Basque

Land Use Draft Designation Map



The paper copy of this map is the official version. When a land use designation is shown following a highway or watercourse, the centreline of such feature is the designation boundary.

DRAFT1
MAY 1, 2017

Plot Date: May 1, 2017
Intended Plot Size: Arch D (24x36)

Legend

- Study Area

Mt. Baldy Ski Resort OCP, Bylaw 1335

ALR Boundary

Mountain tops

RB - RES

RB - MHP

RB - RUR

RB - AGR

PARKS & REC

RB - IND

RB - TELE

RB - ELEC

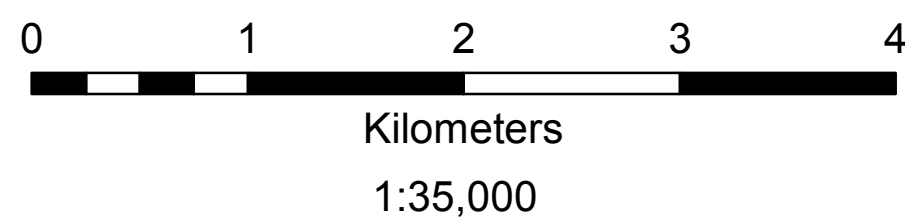
RB - GAS

RB - COMM

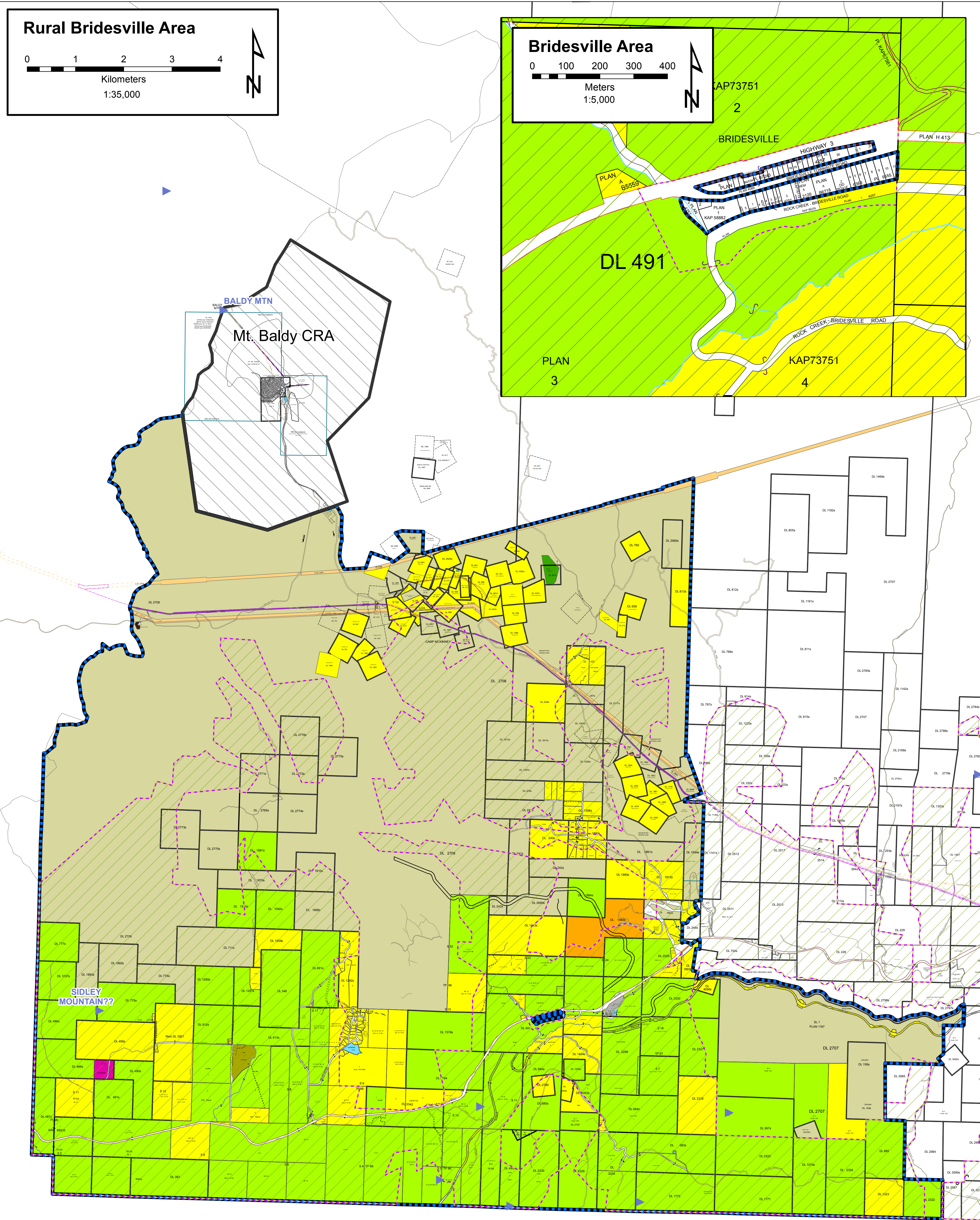
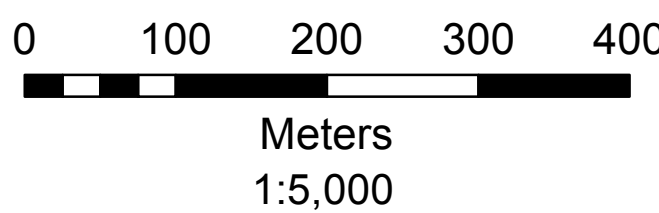
RB - CONS

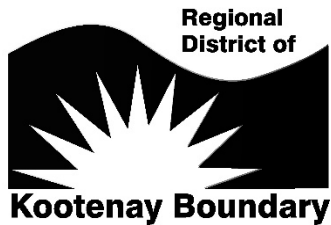
RB - ICF

Rural Bridesville Area



Bridesville Area





Rural Bridesville Land Use Plan Steering Committee

Date:	May 8, 2017	File #:	E-14
From:	Carly Rimell, Senior Planner		
RE:	Isolated Results for South Bridesville and Sidley Mountain from 2012 Electoral Area 'E' / West Boundary Survey		

ISSUE INTRODUCTION

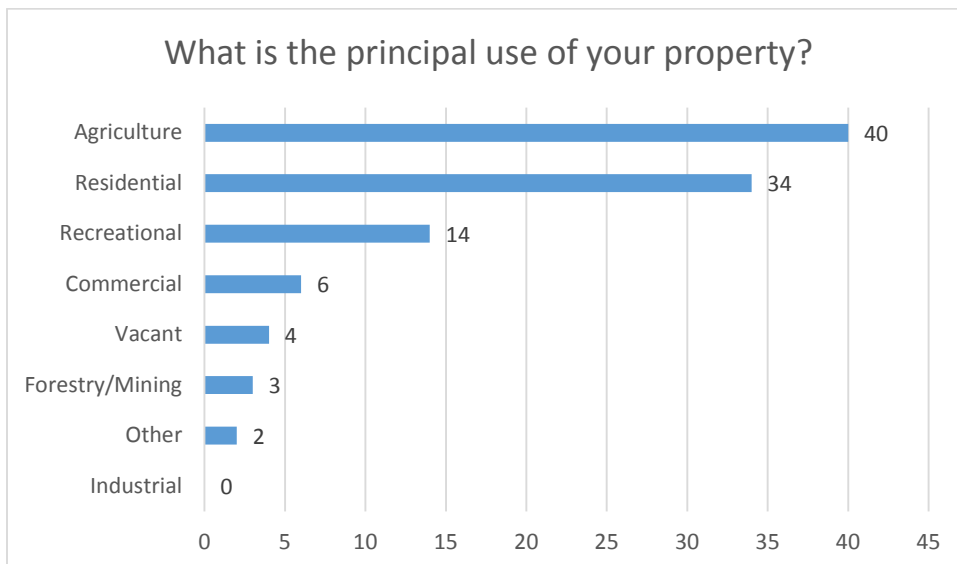
The Steering Committee had the opportunity to review the 2012 Electoral Area 'E' / West Boundary Survey results in their entirety at the October 4, 2016 meeting (*see 2012 Electoral Area 'E' / West Boundary Survey*). At this time, it was discussed that the steering committee members felt that this was broad and vague.

The steering committee came to a census that in 2017 they could they could come back with better survey categories and questions. Topics that the committee thought could be improved upon were agriculture, forestry, tourism and water.

RESULTS FOR SOUTH BRIDESVILLE AND SIDLEY MOUNTAIN

As Electoral Area 'E' / West Boundary the largest Electoral Area in the Regional District at 4,295km² the isolated result for the plan area would be more useful for the steering committee to review. There were 32 surveys received by the residence within the plan area. The isolated results can be reviewed below.

2. What is the principal use of your property? More than one may apply.

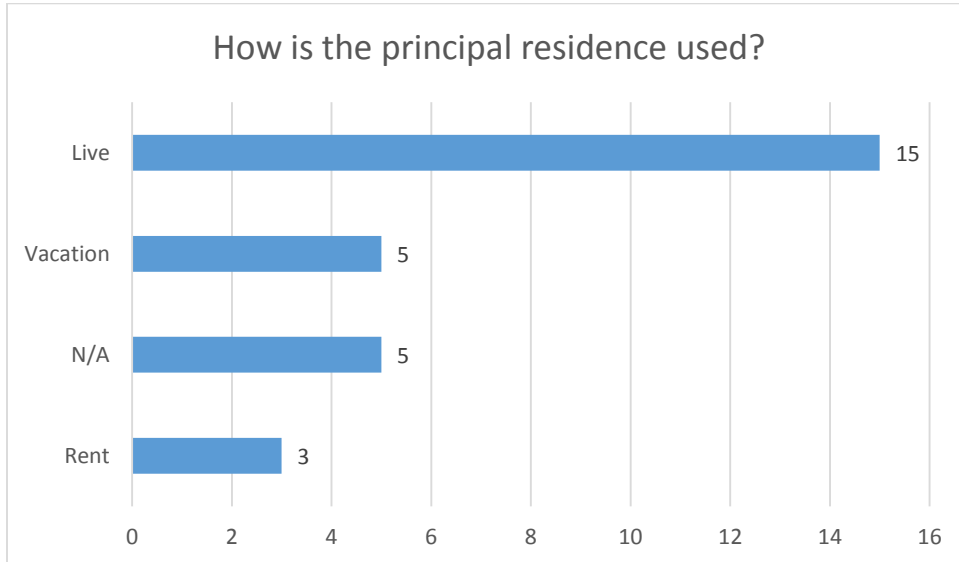


3. If the principal use is residential do you...

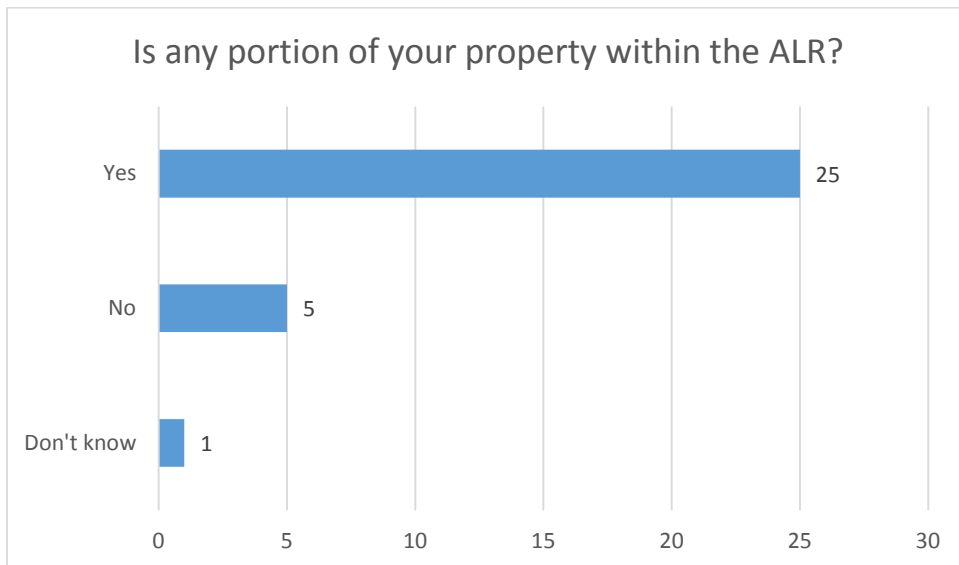
Live on the property?

Rent it out?

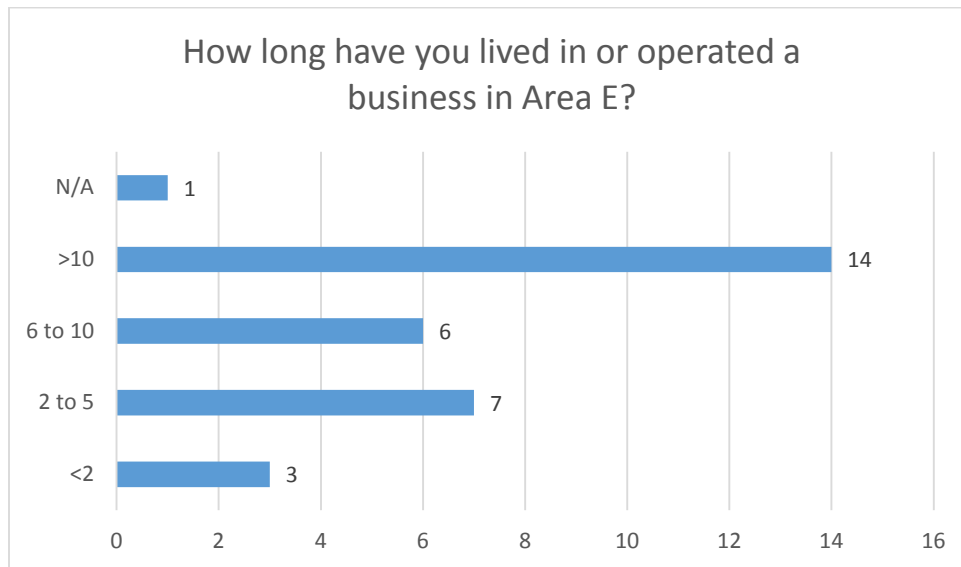
Use it as a vacation residence?



4. Is any portion of your property in the Agricultural Land Reserve (ALR)?



5. How long have you lived in or operated a business in Electoral Area 'E'/ West Boundary?



Views on Natural Resources

	Protection of ALR for agricultural uses	Protection of forestry lands from incompatible uses	Creation of greenway corridors for wildlife and recreational trails	Protection of environmentally sensitive areas
Very high/high	16%	16%	16%	16%
Medium	-	-	-	-
Low/very Low	25%	25%	25%	25%
Opposed	16%	16%	16%	16%
Don't know	44%	44%	44%	44%
Grand Total	100%	100%	100%	100%

Views on Economic Development

	Attracting tourism to Electoral Area 'E'/ West Boundary	Supporting home based business	Supporting rural resource extraction	Supporting agriculture and related activities
Very high/high	3%	3%	3%	3%
Medium	13%	13%	13%	13%
Low/very low	53%	53%	53%	53%
Opposed	13%	13%	13%	13%
Don't know	19%	19%	19%	19%
Grand Total	100%	100%	100%	100%

Views on Rural Character and Future Growth

	Providing additional small lots for residential use	Allowing more than 1 dwelling unit per lot	Ensuring that residential growth does not interfere with resource uses	Limiting or controlling the creation of small residential lots	Maintaining the rural character of the area
Very high/high	28%	28%	28%	28%	28%
Medium	6%	6%	6%	6%	6%
Low/very low	34%	34%	34%	34%	34%
Opposed	25%	25%	25%	25%	25%
Don't know	6%	6%	6%	6%	6%
Grand Total	100%	100%	100%	100%	100%

Views on Heritage, Park Land and Trails

	Recognition for heritage buildings and sites (ie. trails, railway rights of way, historic mining sites, schools, cemeteries)	Acquisition of park land and trails for the enjoyment of residents and visitors
Very high/high	3%	3%
Medium	3%	3%
Low/very low	31%	31%
Opposed	28%	28%
Don't know	34%	34%
Grand Total	100%	100%

What are the 3 things you like best about Electoral Area 'E'/ West Boundary?

Rural Character and Lifestyle (x16)
Beauty and Landscape (x9)
Rural Sense of Community – Neighbourly (x7)
Environment and Wildlife (x7)
Quiet (x6)
Climate (x6)
Lack of Local Government Restrictions (ie. land use bylaws and business licenses (x6))
Agriculture (x3)
Clean Air (x2)
Location (x2)
Privacy
Outdoor Recreation
Home Mail Delivery

Good Representation
Remoteness
Markets and Campgrounds
Clean Water

What are the 3 things in Electoral Area 'E'/ West Boundary require improvement?

Unightly Premises (x7)
More employment opportunities (x6)
Bridesville townsite clean up (x6)
Local Government Land Use Bylaw to Manage Development (x5)
Economic development (x3)
Lack of commercial areas to service local residents (x2)
Tourism Opportunities (x2)
High Speed internet (x2)
Dumpster at Bridesville (x2)
Roads (x2)
Have someone from the ALR actually visit the area.
Protection of agriculture.
Parks & Trails
Communication
Shopping groceries (28 km nearest)
Get it out of ALR - Sidley Mountain is not farmable. Other options must become available due to subdividing etc.
Too many hunters on the road in the fall
People who live here are a unfriendly low class type.
Hwy 3-double lane/repave.
Fire protection and emergency response program
Local representative who know ALC Directors
Controlled Burns
Protection of uranium mining and exploration
Improved signage for historical and heritage sites
Light Industry
No restaurants in the area
Smaller more affordable land (5-10 acres sizes)
Speed Control on roads
Snow clearing on roads
Poachers
Health facilities
Opportunities for Children and adolescence (summer camps, swimming lessons for youth, nature awareness)
Cell phone service
More funding for noxious weed control

Protection of Kettle River
Illegal dumping
Improved marketing for the area
Availability of services
Lack of gas station
High crime area for robbery
Needs big box strip mall stores
Recreation Areas for families and tourists
Fairness with support regarding Agriculture Land Reserve by giving support to applications that are reasonable

What would you like Electoral Area 'E' West Boundary to look like 10 years from now?

Strong agricultural presence, successful farms with local markets developed for their foods.
I have moved from the area but spent over 20 years in the area and loved it.
Just like it is but with more resident owners & less riff raff.
Not much different that it is now. Be careful of subdividing land to the point it cannot support agriculture, ranching. Don't let Bridesville slip away into disrepair. This place has great potential for future development. Real estate like this is scarce. Promote a renewal. Make it happen.
As it resembles today. Less small lots other than in municipalities. Less congested lifestyle.
We would like to see economic growth focused on the historical aspects of the area - tourism related to that. The development of more programs directed towards sustainable farming and "eating" locally (ie: produce, meat, eggs, etc.) Supporting existing recycling programs and monitoring illegal "dumping". Developing and improving existing hiking/biking/horseback trails (ie: KVR. And separate from that, motorized recreation trails/areas development.) All this while maintaining the rural community sense of the area.
Bridesville township cleaned up. Not much change really - like it the way it is.
Agriculture is thriving; farming families are able to support themselves financially. Forestry is sustainable & conducted in an environmentally friendly way. Waterways/water quality are protected. Young families can afford to buy/live in the area. Focus is not on residential/recreational; nearby communities are filling this need. Maintain large lot sizes; subdivision drives prices up & makes it less affordable for agriculture and forestry. Markets for local production are nearby & thriving. Provincial policies support all of the above.
Develop some industry to keep the young families in the area.
I realize that the area is being developed with more housing etc. I do feel that if agriculture is not protected in its entirety the area will lose a substantial amount of its attractiveness to anyone coming in. If agriculture is lost to the area, I strongly feel it will be a huge loss as then not only this area but other areas of Canada will follow suit. I for one do not want to be dependent upon foreign entities for a continued food supply.
Clean up Bridesville & surrounding area & leave the rest as is.
No garbage along roadsides.

Pretty much the same except creation of some high paying manufacturing type of business. Confine it to a more urban area (Rock Creek if it can be called urban). Strong economic outlook for young families in a stable industry (but what?)
Much like it is today except tidier.
Market the area to attract business and people. Get rid of the ALR or at least tax it accordingly whether or not you farm it. Don't tell people what they have to do with the land. I'm in ALR, but not big enough to farm, now you charge me residential tax, but I'm still in the ALR and cannot do anything with it.
Pretty well the same mixture of business, farm, recreational and residents, but more of. We need to grow and we only grow if we have business and jobs.
Would be nice to keep it like it is.
Acreage subdivisions with amenities close by. Conservatory lands surrounding with trails etc. These subdivisions. Small hobby farms which are self-sufficient. Shopping etc. close by to reduce the use of gasoline.
Reasonable increase of residents living on 1-5 acre lots. Better technology support. Cell phone service, cable etc. Eco-friendly small businesses supported due to giving up ALR land. Increased tourism due to small businesses.
The same as now-no development & residents to not use their land for non-agricultural business.
Bylaws for all areas in place.
Very much same as is now.
The same!
No subdividing of land. New house built only where an existing house is knocked down. More cattle and dairy farming. More policing on deer poaching and house break ins. There should be a public transit system between Bridesville and Osoyoos. Going 20 km to Rock Creek to catch a Greyhound bus to Osoyoos is an unacceptable thing to do.
Regal ridge fully developed including a new golf course and a small shopping area. Population increase of 15-20% and a reduction in the number of trailers but increase in condo/park model modular homes.
Continued growth with industry for families to have a decent income to live & raise a family. Enable young people with or without past secondary education to have a choice and live in the area again with a decent income after graduation. 'Keep up the good work & dedication it is a wonderful place to live & raise a family"
Wise development of resources, residential & economic opportunities. Promotion of tourism; campgrounds.
Not a whole lot of change.

Other Comments

Agricultural land base preserved. Sustainable ongoing forestry with value added from local mills. Smaller clear-cuts. Very small population growth. A place where young people want

to live & work. Successful local mills, food processing. Broadband internet available widely. Dismantle building code for rural areas. Noxious weeds kept under tight control.
Have a nice Day! Serious Postal Issue- I would like to see the district advocate with Canada Post to have fair postal delivery on Rock Creek/Bridesville Road. Presently some residents have mailbox delivery to their mail boxes while others of us have to drive a steep and winding road in all weather-while the mail delivery vehicle drives past us to deliver mail to our neighbours; this is unfair & should be stopped! If the vehicle delivers to some, it should deliver to all.
No Planning (lack of planning) shouldn't be an option; the planning process allows everyone in the area to have input; no planning=no one has input - even RDKB). Need to manage competing interests. Need RDKB to have the power to back up ALC where agricultural interests are affected. Need mechanism (ie planning/zoning) to allow elected officials to comment on applications before them. Agriculture/food security at risk in BC. Several grass roots groups are working hard to improve agricultural viability & food security in the area (eg.GFBRAS, food sharing (also supports seniors in the area), farmers markets, community gardens, sustainability course at Midway high school, garden at elementary in Rock Creek). We're sitting ducks with no planning/zoning for every developer or maverick who comes along.
I also feel that energy costs alone will limit populations abilities to continue on as we have for the last 50-60 years. We need to protect our ability to at least partially feed, clothe and shelter ourselves rather than trying to exploit the area for the highest monetary gain. These are only short term benefits to only a few people.
We have to find a way to stop people from dumping garbage on public property
We've lived here since 1980, raised our 4 boys here. A few of them want to return, but have trouble with finding steady, sustainable work in the area. They are resigned to maybe living here but working in N. Alberta or other economically stable places. I don't have any specific suggestions except maybe making it easier to buy and run farms that can produce and market local crops and livestock.
Private property means just that. RDKB should not be as involved on someone's land.
Let businesses grow and stop protecting agricultural land where one cannot grow anything on an elevation of 1255 meters. And snow from October to April/May. Act smarter.
Thank you.
We currently use property in Area 'E' as recreational but hope to build a residence & operate a small home based business in the next year.
It was wrong to allow my neighbour to subdivide his fifty acres in six lots. He was told he had to build a fence on both sides of his property. He didn't build any fences. He didn't build a road going to any of his lots. Hi didn't drill any wells. He had his property surveyed and put up a for sale sign. Now he is trying to earn \$1,000,000 + dollars without spending any money by selling his individual lots. Another neighbour of mine is shooting every buck doe or fawn which walk on his hay field. The main reason I moved here is so I could enjoy seeing wildlife.
At our property we are building a museum of sorts (old ghost town) to keep alive some of the history of Sidley Mountain/Bridesville. We have also put in a 5 km nature walkway for our ranch guests to enjoy.

RECOMMENDATION

That the Steering Committee provide some further direction and ideas for the survey and decide on a timeline and method to distribute it.

