



Regional District of
Kootenay Boundary

Meeting Agenda

Rural Bridesville Land Use Plan Steering Committee

Bridesville Hall

5724 Bridesville Townsite Road

6:00 pm, Tuesday, February 18, 2020

1. Previous Meeting Notes
2. Follow up on Items in Plan
3. Revised Land Use Plan
4. Public Engagement
5. Adjournment



Regional District of
Kootenay Boundary

Meeting Minutes

RDKB Planning and Development Department

Rural Bridesville Land Use Plan Review

Bridesville Hall

5724 Bridesville Townsite Road

Monday January 27th, 2020

Present

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

RDKB Staff: Liz Moore, Senior Planner

Steering Committee Members: Lynne Storm, Liz White, Jamie Haynes

Regrets: Grant Harfman, Patricia Campbell

The meeting began at 6:10pm.

1.0 Previous Meeting Notes

- Amended and accepted as amended.

2.0 Review Land Use Regulations

- Include square footage next to square metre measurements in Plan.
- What is meant by "other similar hazardous materials" in 3.1.1.1.h) to do with special wastes as defined in the *Environmental Management Act*. Would this refer to diesel stored for tractor use, etc? Or sprays used in agriculture?
- Discussion of intensive farming definition, with regard to prohibition of intensive agriculture outside of the ALR (3.1.1.1.I). This definition is based on types of farming and not necessarily the intensity of farming.
 - o Is it possible to define it another way? Perhaps by density or population of animals?
 - o Can Cannabis operations be included in definition?
- 3.1.1.2.d) uses permitted in all zones – committee suggested that fire halls, police and ambulance stations would probably be best to specifically zoned for, due to the considerations that should go with

their placement, such as noise and access to roads. Also, for community halls and churches there may be specific considerations regarding parking that should also be considered prior to these buildings being established; cemeteries as well.

- Under 3.1.2) Siting Requirements and Exceptions, committee discussed that exceptions should apply to features such as solar panels mounted on rooves and ground mounted, as well as root cellars, water wells and pump houses. For an underground structure such as a root cellar, perhaps permit the exception height to be 1 m rather than 0.5 m.
- Under 3.2.5) Subdivision Regulations, committee discussed that in 8.a.i) no exterior storage would appear to mean that there could be no facilities for utilities such as auxiliary power for emergencies. If a utility structure is unattended, it will require structures to house panels, power, etc.
- 3.2.1) Home-Based Businesses – committee discussed that the language around screening of materials/equipment, etc. within R1/R2 zones should be softer.
- Committee suggested that there be a maximum size of 500m² for single family dwellings outside the ALR as well as within the ALR.
- 3.2.4.1.g) committee suggested to change the setbacks for campsites to 30 metres from interior parcels lines and 4.5 m from public highway, to provide privacy for adjoining properties.
- 3.2.6) Sign regulations – committee suggested a change to 2), to reduce sign size to 2 m². Also considering the size of the parcels in the Plan Area, the committee suggested that it makes more sense that the number of signs be limited to a number per parcel line rather than a number for the whole parcel.
- Also, to include exceptions for safety signs (e.g. “caution log hauling”) and non-permanent signs for events such as Rock Creek Fall Fair.

3.0 Public Engagement

Short discussion of Public Engagement.

- Don't have separate times for townsite and rural. Have separate tables rather than separate times.
- Discussed March 28th date. It's cutting it close to spring work time for farmers, which will make it hard for them to participate, but it's better to have it before April, as that will be too late.

Remainder of discussion deferred to February 2020 meeting.

4.0 Adjournment

The meeting was adjourned at 8:50 pm.

5.0 Actions

- What is meant by other similar hazardous material?
- Look into Intensive Agriculture definition and see if there is language from ALC/Ministry of Agriculture that provides clarity.

DRAFT

Follow up on questions from January 28, 2020 meeting

Question/Change Suggested	Follow Up
What is meant by “other similar hazardous materials” in 3.1.1.1.h) to do with special wastes as defined in in the <i>Environmental Management Act</i>. Would this refer to diesel stored for tractor use, etc? Or sprays used in agriculture?	Not necessary to have this prohibition in our Land Use Plan.
Discussion of intensive farming definition, with regard to prohibition of intensive agriculture outside of the ALR (3.1.1.1.I). This definition is based on types of farming and not necessarily the intensity of farming. • Is it possible to define it another way? Perhaps by density or population of animals? • Can Cannabis operations be included in definition?	The definition of intensive agriculture is based upon what is in the <i>Local Government Act</i> and it is what the Ministry of Agriculture would recommend that we use in our bylaws. • Christina Forbes, Regional Agrologist with the Ministry of Agriculture, says that when concerns arise about farm practices and the intensity of an agricultural activity and complaints are received by the M.Ag., they go to the Farm Industry Review Board (FIRB), who assess the situation based upon the Farm Practices Protection Act (Right to Farm Act) and impacts to surrounding properties. • We could permit intensive agriculture, as it is currently defined, outside of the ALR and rely upon the FIRB assessment process to control intensity of agricultural processes.
90m²/40% rule for Secondary Suites	Planning department is currently planning to maintain that size restriction throughout land use bylaws, to maintain definition of a secondary suite being secondary to a single family dwelling, and to reduce pressure to subdivide on

	properties where suite is exterior to home.
Secondary suite definition update	Update secondary suite definition to allow in accessory buildings, except in the ALR. Working definition below: SECONDARY SUITE means an additional dwelling unit located upon a parcel as a secondary use of land that is contained either within a single family dwelling or an accessory building thereto; - Include reference to ALR considerations. - 1 ha consideration
"Sustainable forestry practices" – clarify (pg. 40-41 – Rural Resources)	To ask Steering Committee what is intended by sustainable forestry practices?
Solar panels	Include in plan as exception to height and setback regulations
Wells and water pumps houses and root cellars	Include in exceptions and permit anywhere on the property.

Public Engagement

Mtg. #	Month	Comment
2020		
8	January 27	Revise Draft Plan and Plan Workshop
9	February 18	Revise Draft Plan and Maps and Plan Workshop
10	March 9 or 16?	Revise Draft Plan and Maps and Plan Workshop
--	March 28	Public Workshop - Morning Session – Bridesville Townsite - Afternoon Session – Rural Bridesville
--	April	Referrals
--	May	No meeting scheduled
--	June	No meeting scheduled
--	July	Open House and Public Hearing

Public Workshop

Tables set up with different topics – primarily focused on land use designations and zoning.

Table Topic	Table needs
Welcome Table	Copies of draft plan, layout map of engagement space, business cards, what is a land use plan?, welcome sign.
Residential	Land use designation & zoning maps, questions for Bridesville townsite people.
Agricultural Resource/Rural Resource	Land Use Designation and Zoning maps, ALR map, AGR sections of plan.
Industrial/Commercial	Land Use Designation and Zoning maps, Sections of plan, questions for Bridesville townsite people re: uses and zoning changes.
All other Land Use Designations and Zoning	Land Use Designation and Zoning maps, Sections of plan.
Watershed	Drinking water resource section, watershed map, other watershed projects and information.

Handouts

- What is a land use plan?
- Tables of Zones and Designations
- Zoning and Designation Maps