

Christina Lake Development Permit Areas

Liz Moore, Senior Planner
July 5, 2023

Today's Topics

- What is a development permit area?
 - Current DPAs
 - Proposed changes
- Proposed Riparian DPA
- Waterfront 100 DPA
- Commercial DPA
- Industrial DPA

What is a Development Permit Area (DPA)?

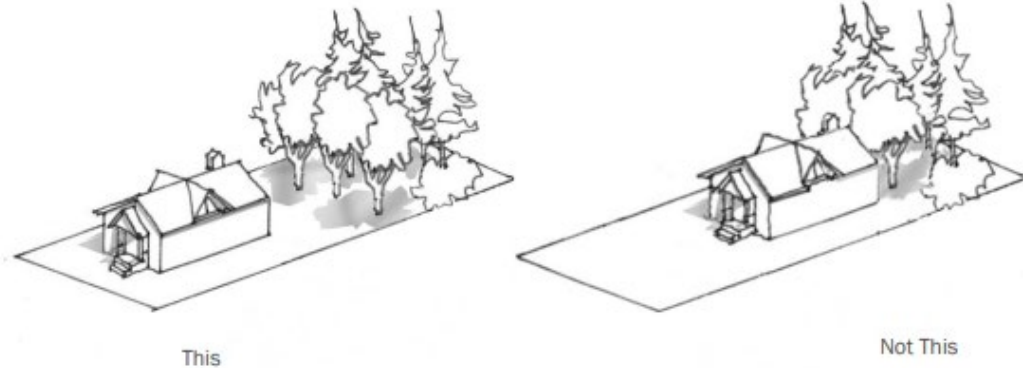


Areas identified that need special treatment to:

- 1) Protect the environment and development from hazards;
- 2) Revitalize of an area in which a commercial use is permitted;
- 3) Establish form and character of certain areas;
- 4) Promote conservation of energy and reduction of Greenhouse Gas emission.

- Identified in the Official Community Plan (OCP) or Zoning Bylaw, that provide guidelines for those areas.
- Development Permit will direct how development can occur.

What is required to apply for a Development Permit?



- Application to the RDKB Planning Department
- Application must:
 - Demonstrate how guidelines will be followed.
 - Includes a written portion and a site plan.
 - A report from a professional may be required.
- In DPAs, a building permit cannot be issued without a Development Permit.

Current DPAs

- Environmentally Sensitive Waterfront
- Neighbourhood Commercial
- Waterfront Commercial
- General Commercial
- Industrial
- Ponderosa Industrial

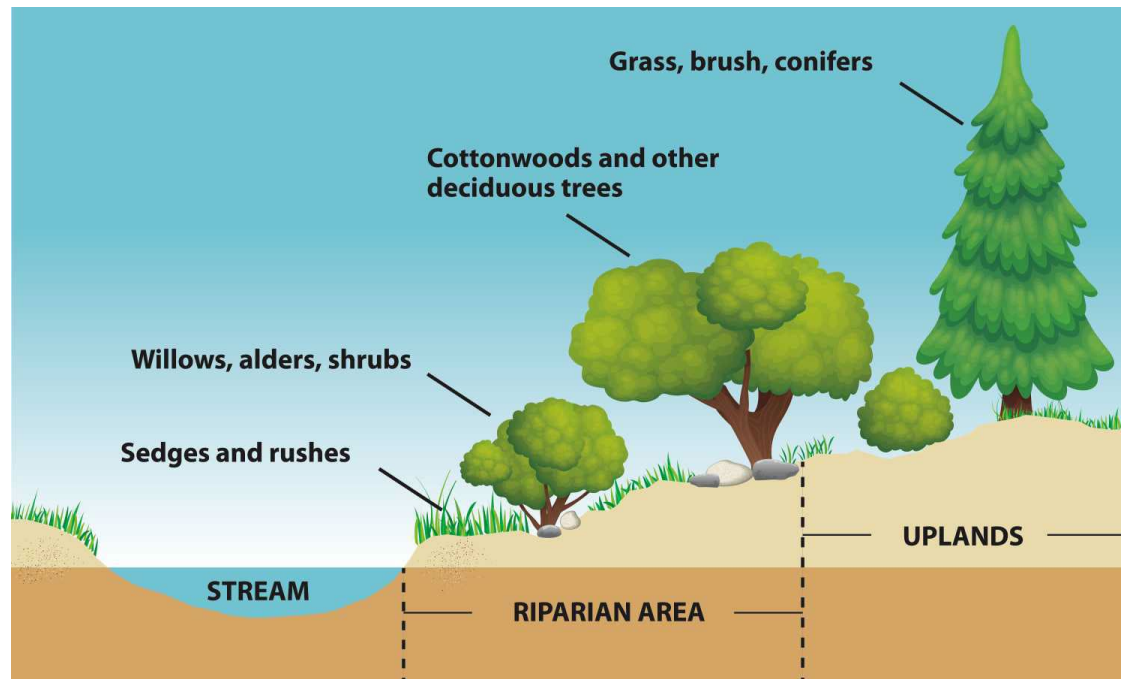
Proposed DPAs

- Waterfront 100
- Riparian
- Commercial
- Industrial

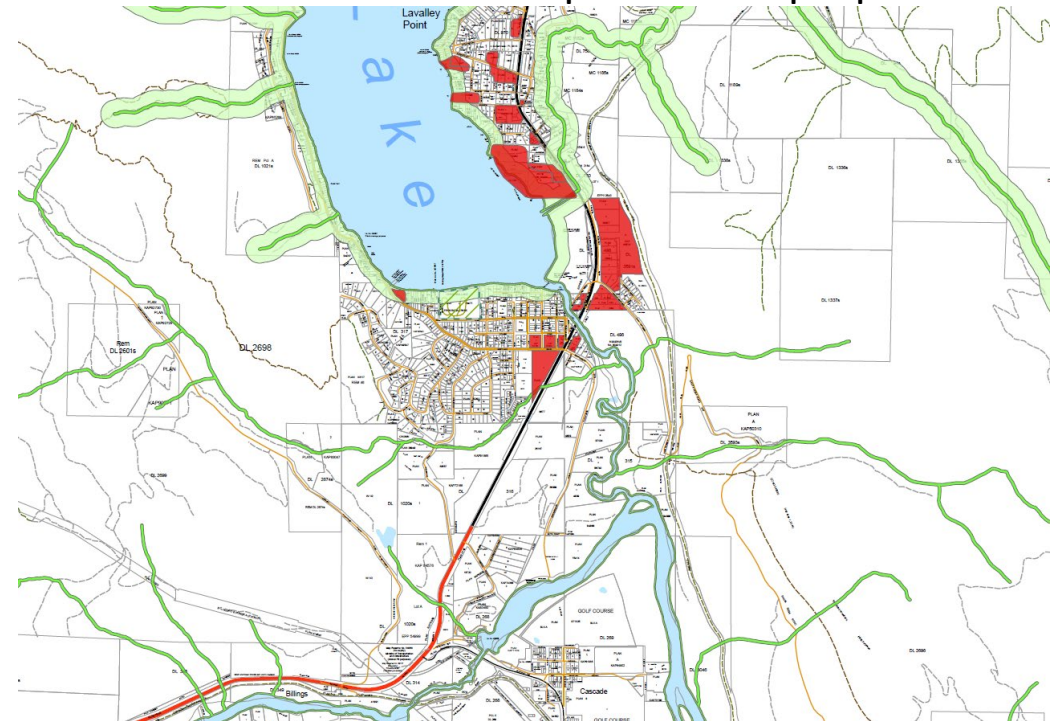


Riparian DPA

Riparian Area

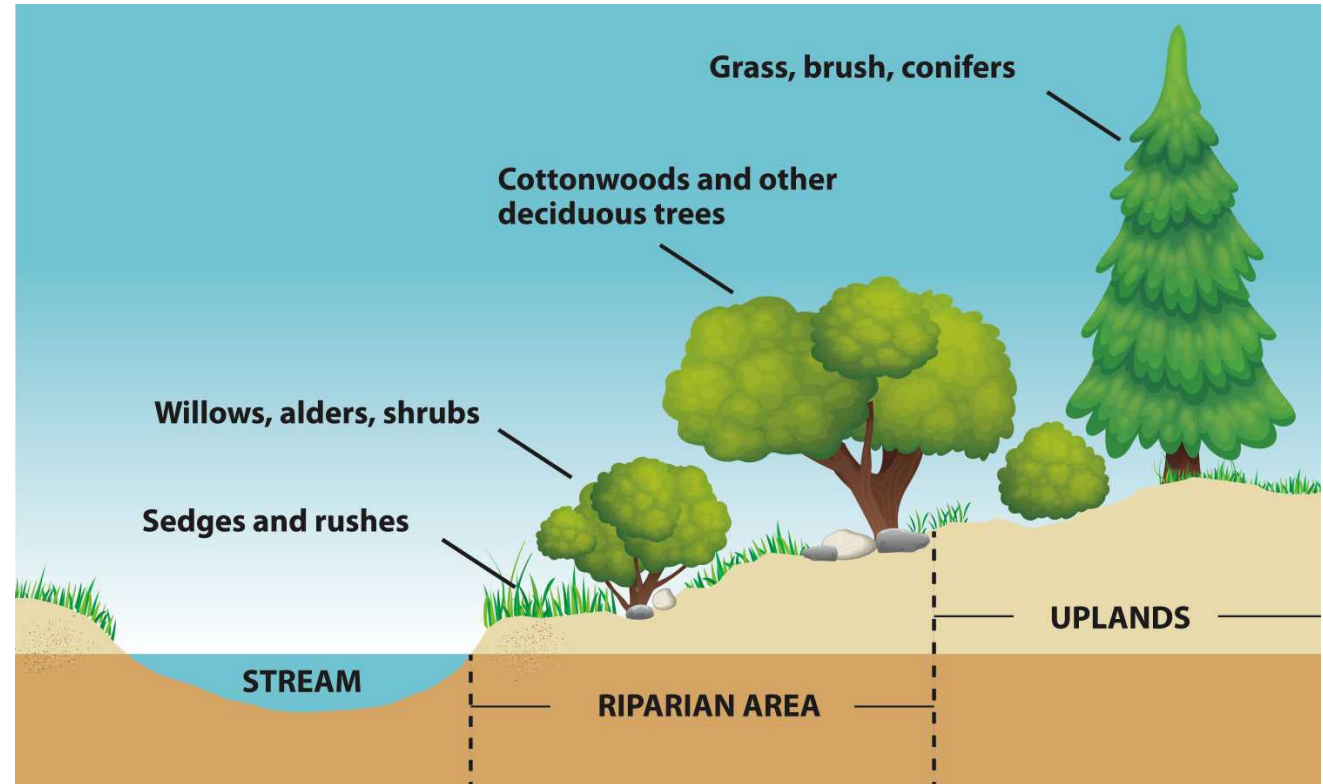


Draft Review OCP – New Riparian DPA proposed



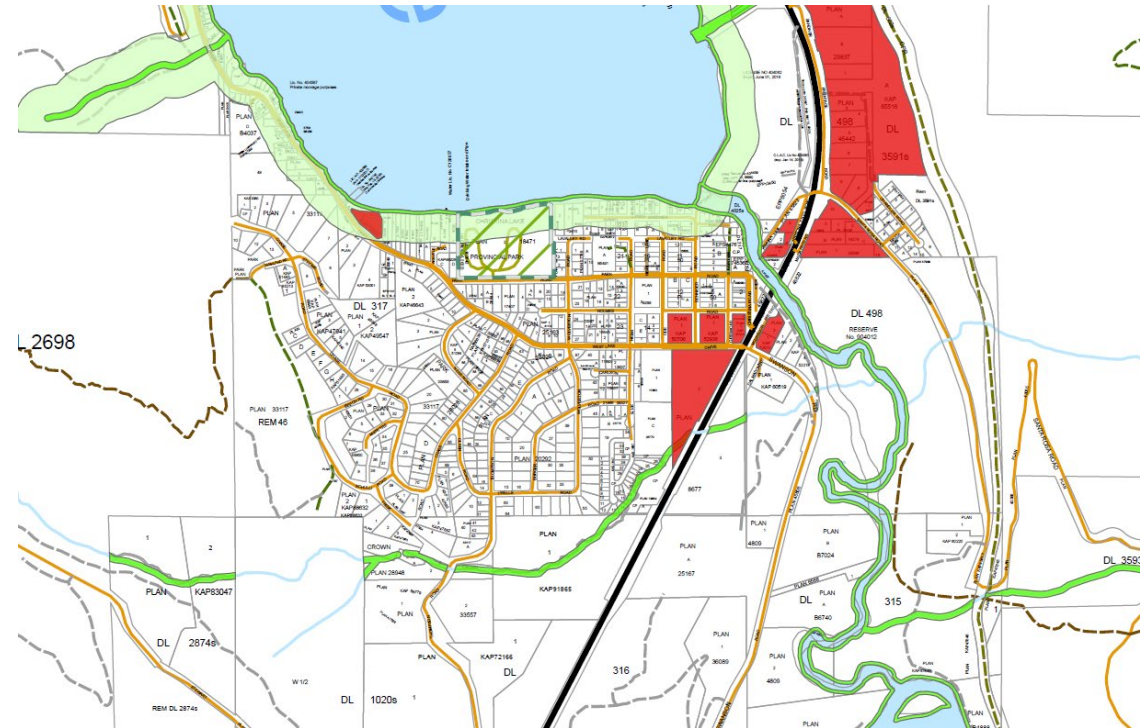
Riparian DPA

- New Development Permit Area to protect riparian areas in Electoral Area C/Christina Lake.
- Riparian areas - vital to the health of aquatic environments, (fish, water quality, and preventing erosion).
 - Absorb nutrients and screen out sediments
 - provide shade to keep the water cool



Riparian DPA Guidelines

- Setbacks from lakes – 10m
 - Setbacks from Kettle River and Christina Creek – 30m
 - Setbacks from other streams, creeks, wetlands – 15 m
 - Within those setbacks, no disturbance of riparian area.
 - No building
 - No soil disturbance or removal of vegetation.
- Without a development permit.
- Exemptions apply.



Exemptions

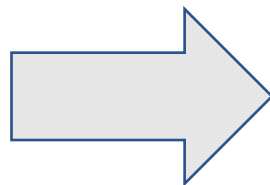
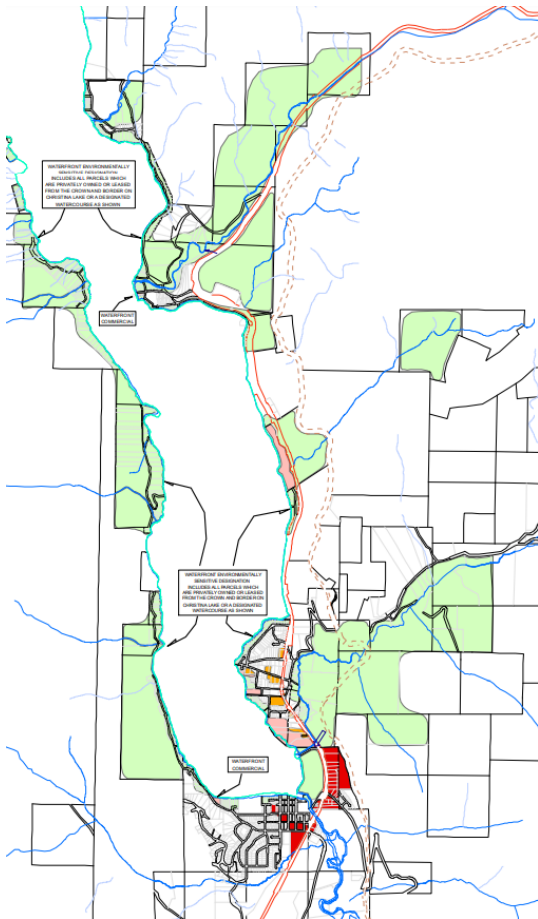
- Exempt from requiring to apply for Riparian Development Permit, if:
 - Outside the riparian area (setbacks are met)
 - Repair, alteration, extension or renovation of an existing building or structure that does not:
 - increase the floor area of the building or structure; and
 - involve alteration of land within a “riparian area”, including the removal of vegetation or the grading, removal, deposit, or moving of soil.
 - Firesmarting within 10m of an existing structure
 - If it is within the 15% area of disturbance that is allowed for an access corridor to Lake.
 - Construction of free-standing fences and signs.
 - Planting species appropriate for the riparian area (guide to be provided)
 - Gardening and yard maintenance activities within an existing landscaped area
 - Emergency response actions

Applications for DPAs

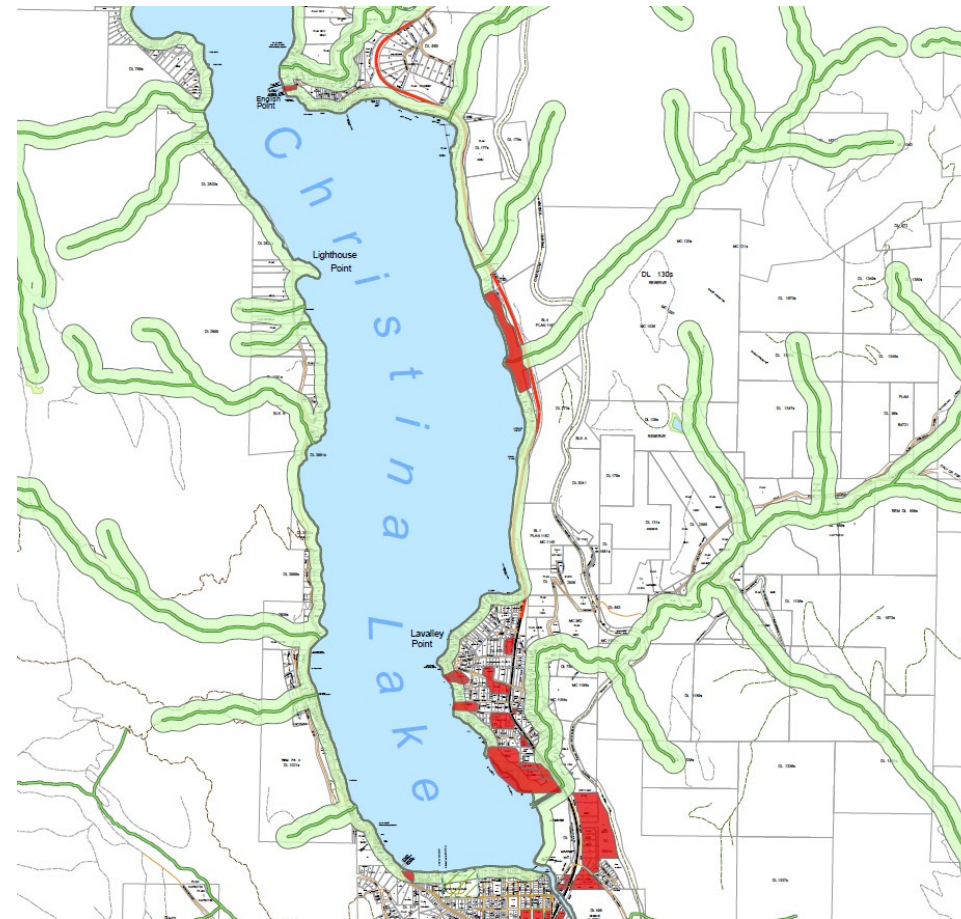
- Application required if no exemptions apply.
- if disturbance is going to happen in the riparian area with planned development then:
 - QEP report required that assesses the Riparian Area according to Riparian Area Protection Regulation;
 - That demonstrates that development cannot occur anywhere else on the parcel; and
 - Shows how impact on this area will be minimized and restored.

Waterfront 100

Current OCP



Draft Review OCP



Regional District of
Kootenay Boundary

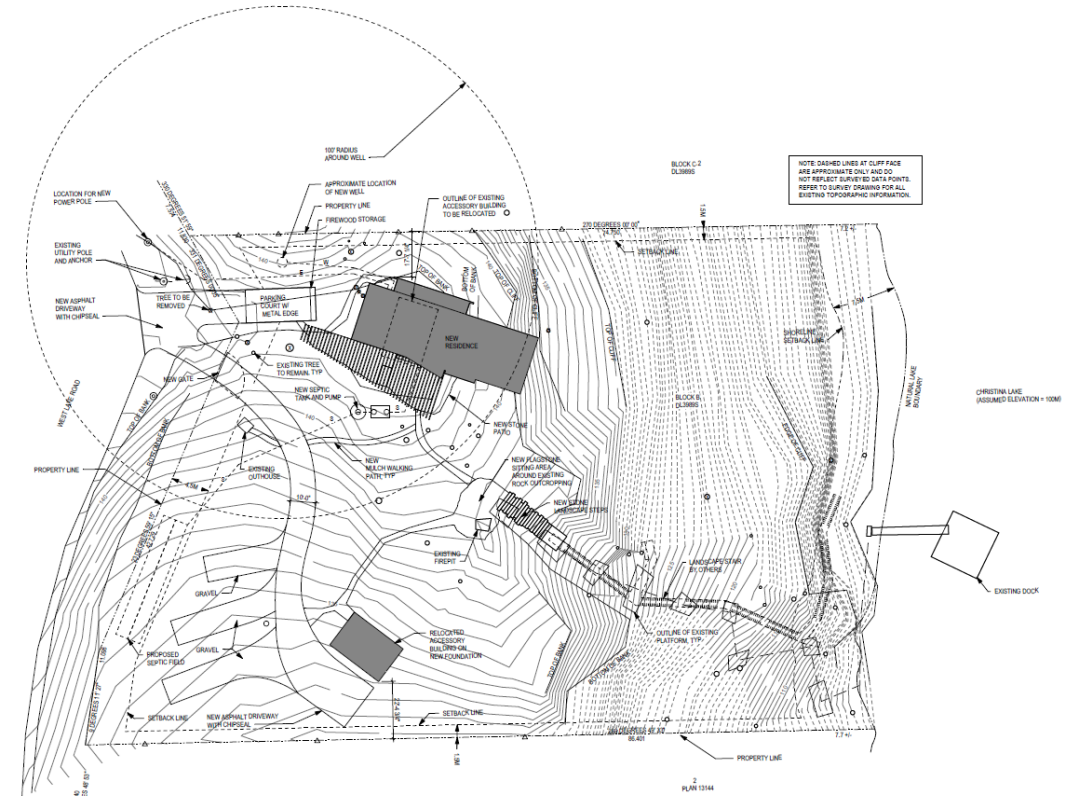
-

Exemptions

- Exempt from requiring a Waterfront 100 permit, if:
 - The septic system is further than 100m from the lake.
 - Projects involving the repair, alteration, extension or renovation of a building does not increase the floor area of a dwelling unit.
 - Construction of free-standing fences and signs.
 - Emergency response actions.
 - Soil disturbance.

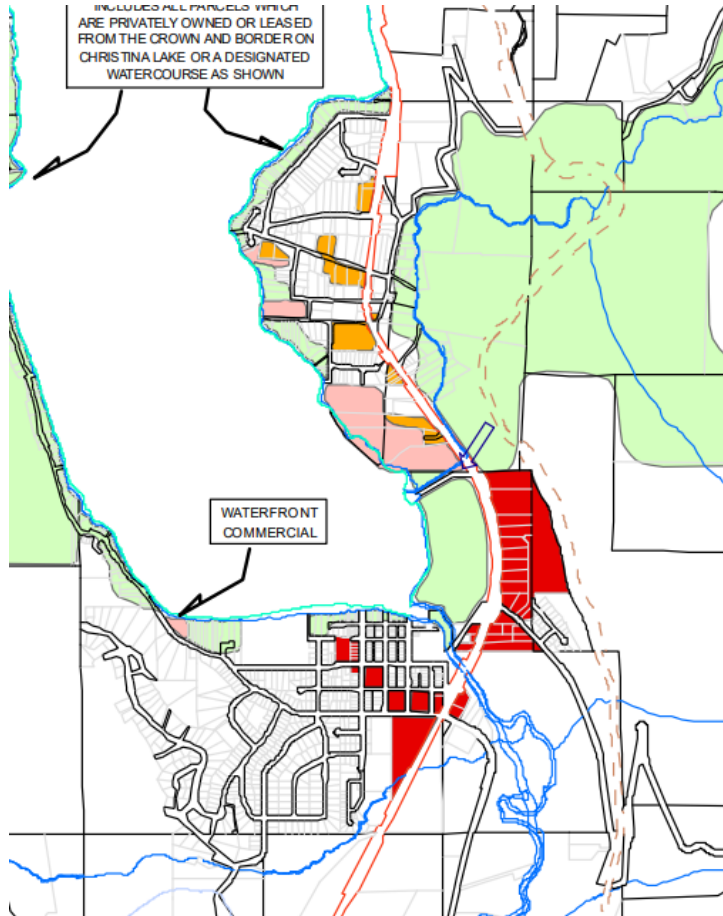
Waterfront 100 DPA Application

- Submit application that describes how guidelines will be followed.
- Show where development will happen on a detailed site plan.
- Submit a report from a qualified professional to:
 - explain septic design and how it exceeds Provincial standards,
 - including how nutrient inflow into the lake will be prevented.

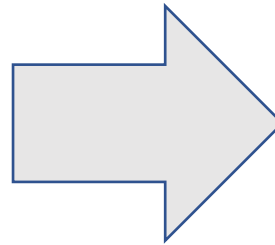
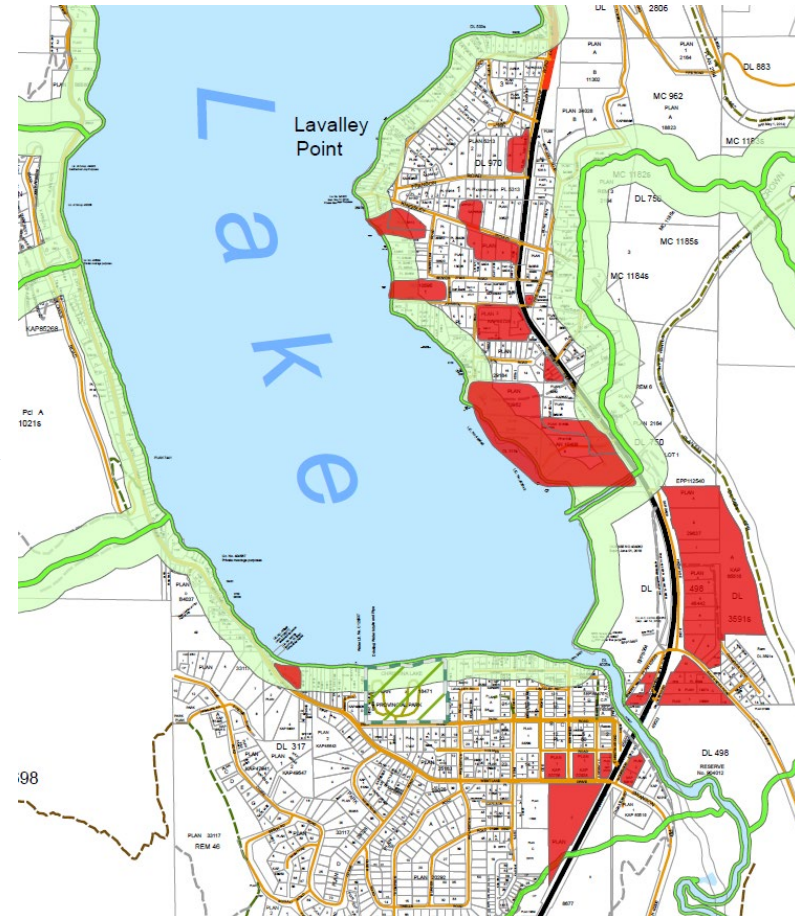


Commercial DPA

Three Development Permit Areas



One Development Permit Area

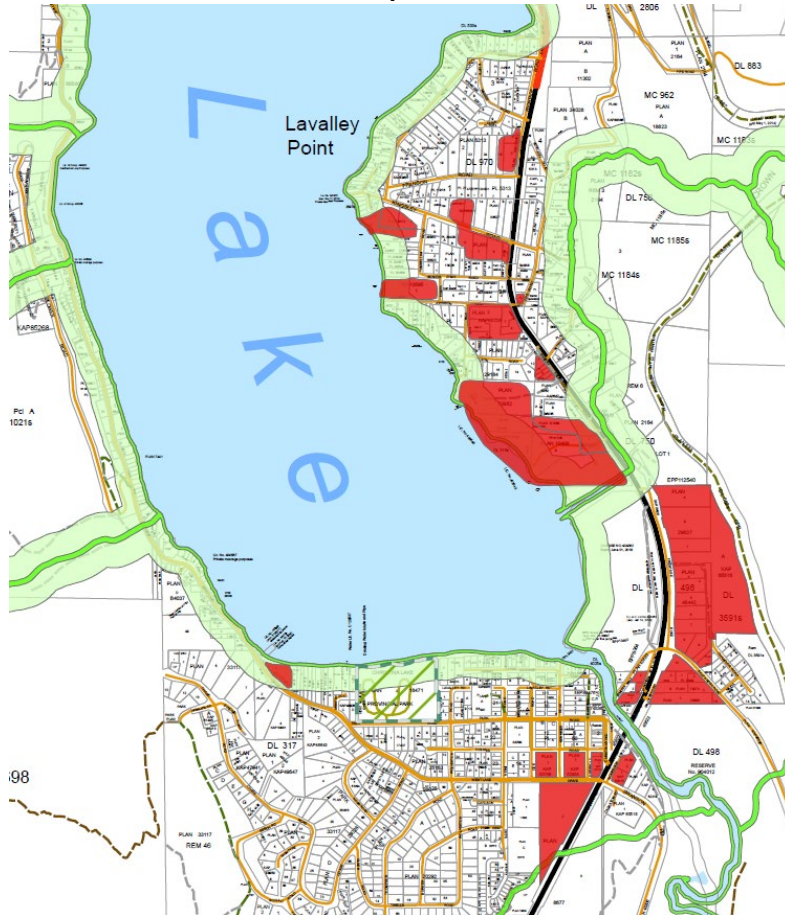


Key Terms

- **Form and Character** - means a set of guidelines (including the design of the lot and all buildings contained on the site) to establish consistency and uniformity to an area.
 - Form and character objectives can be established for:
 - commercial,
 - industrial,
 - multifamily residential,
 - intensive residential, or
 - resort region developments.

Commercial DPA

Red Areas on Map



- Applies to parcels that are designated Commercial in the OCP.
- Focus remains on the form and character of the property
 - Attractive and orderly
 - Focused on a courtyard or facing the road.
- Energy Conservation and Reduction of GHGs with landscaping considerations

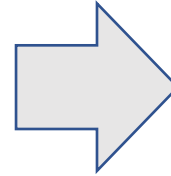
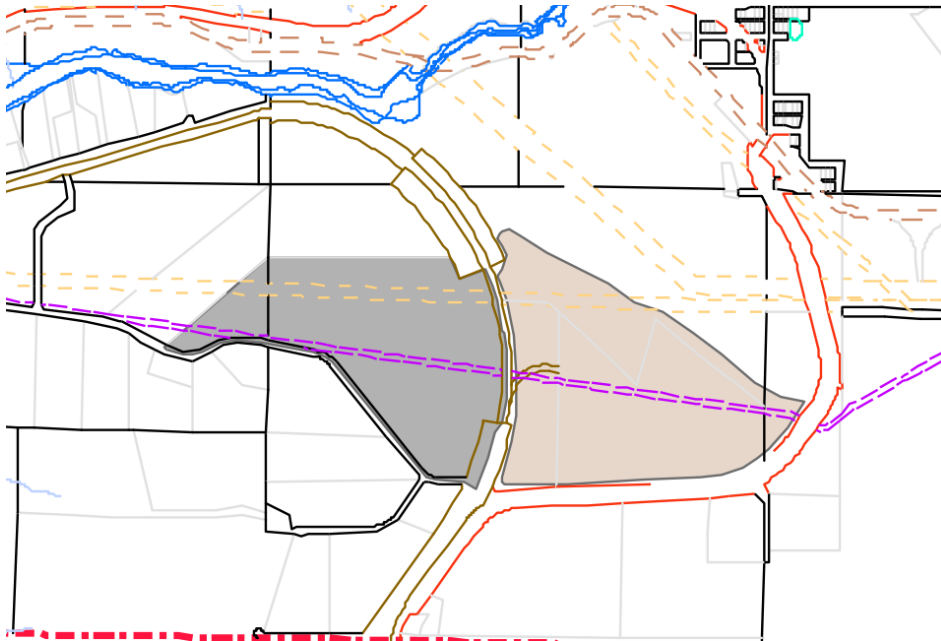
Commercial DPA Application

- Submit application that describes how guidelines will be followed, including graphics that show the design of the proposed building(s).
- Show where development will happen on a detailed site plan.
- Asks for consistency in colour and design across the development.
- Screening and landscaping.
- Permeable and dust free paving.

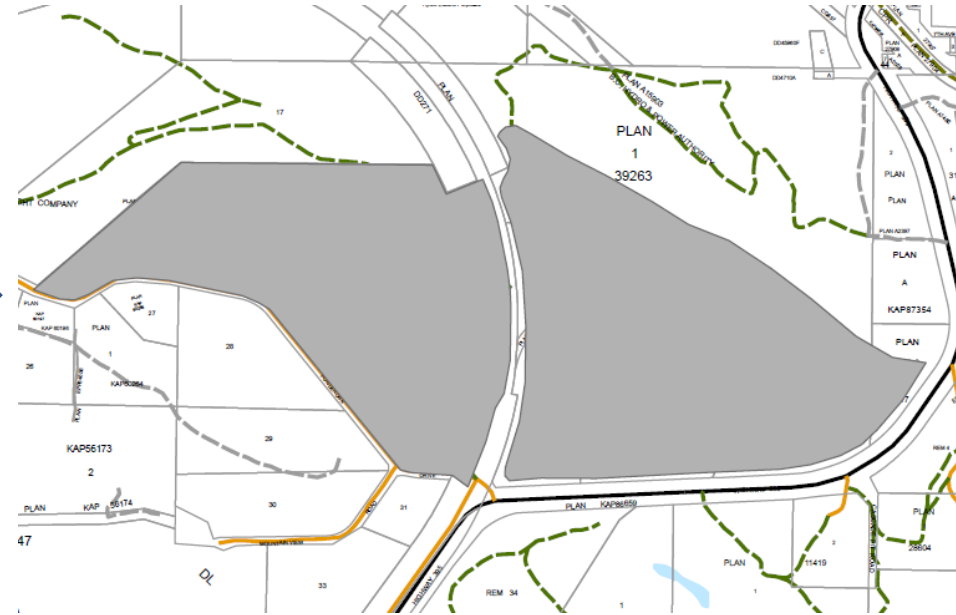


Industrial DPA

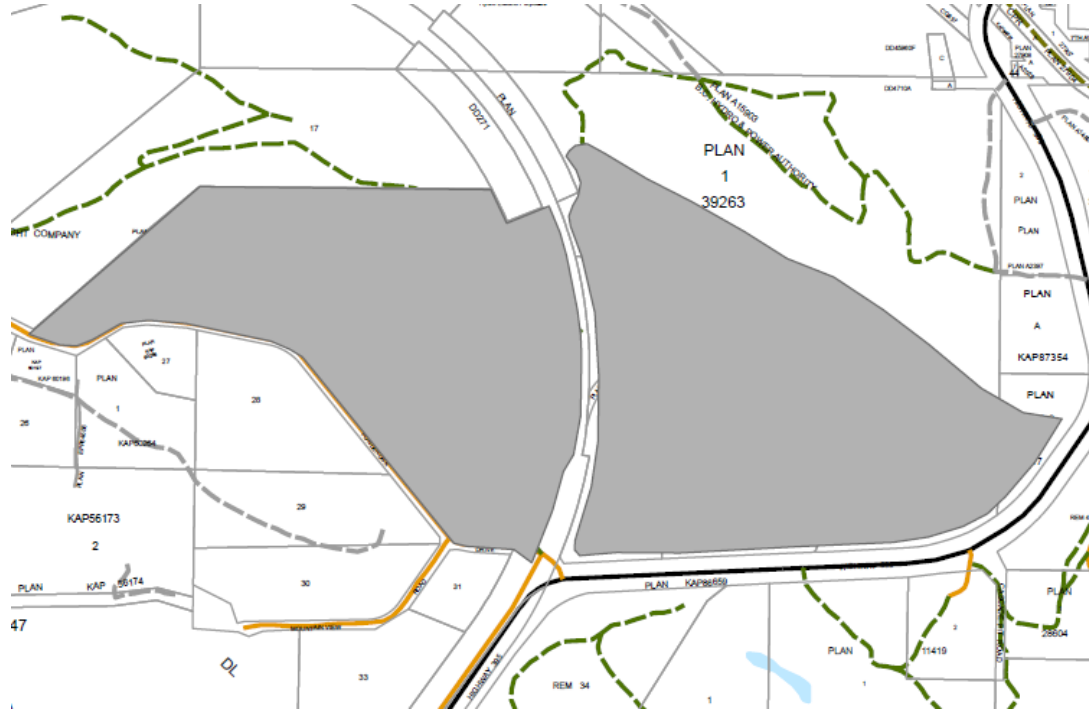
Two Development Permit Areas



One Development Permit Area



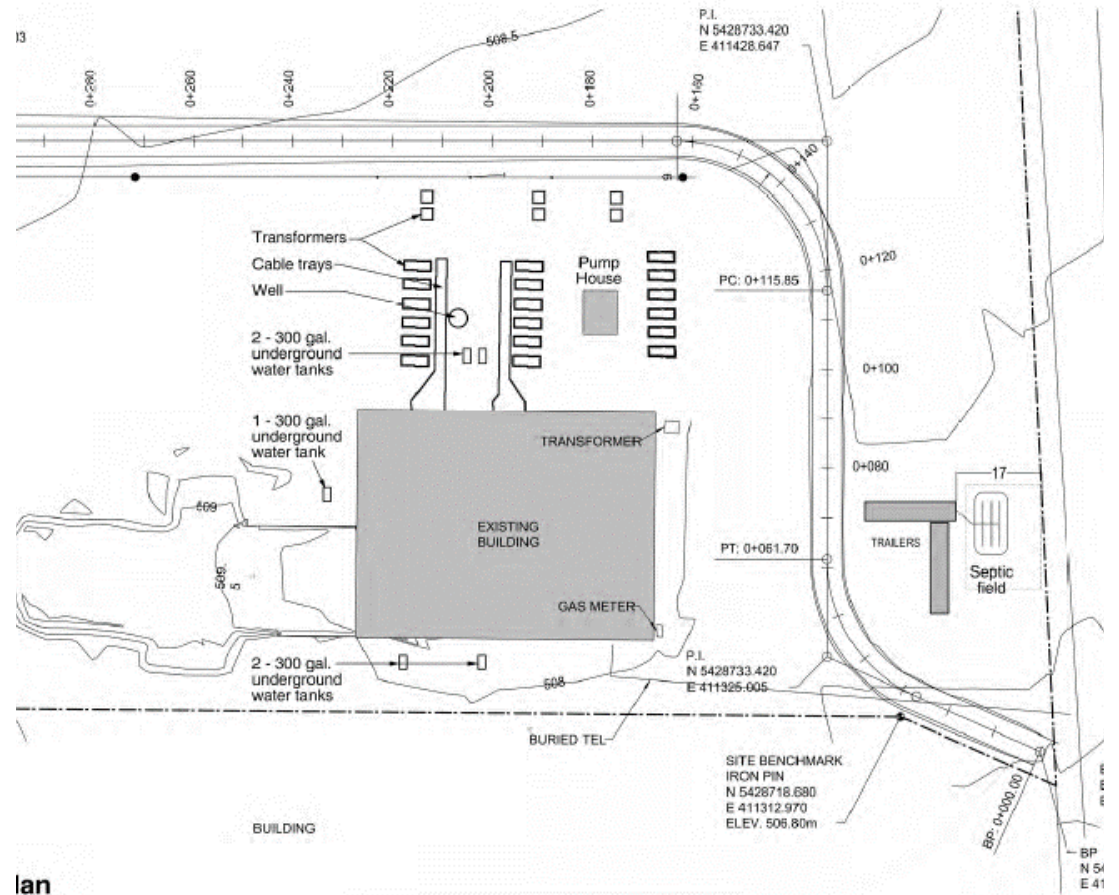
Industrial DPA



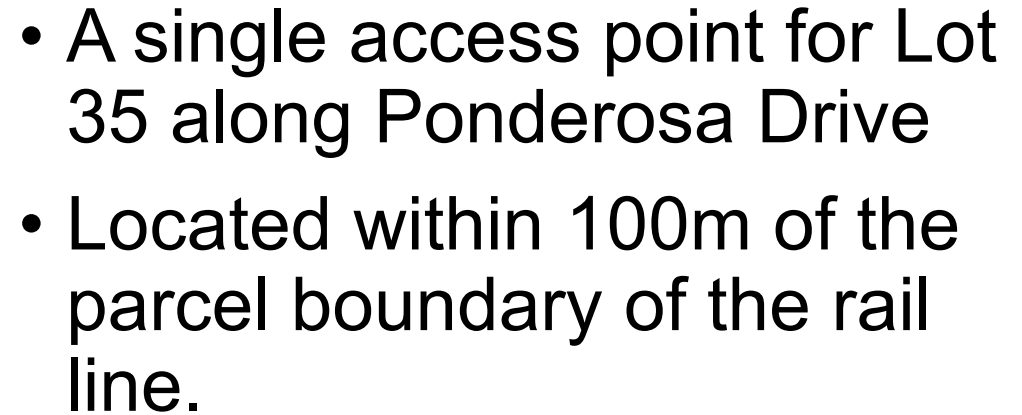
- Applies to properties along HWY 395 and Ponderosa Rd.
- Focus is on reducing the impacts of industrial activities – landscaping, attractiveness and siting
- Energy Conservation and Reduction of GHG Emissions, through landscaping

Industrial DPA Application

- Submit application that describes how guidelines will be followed.
- Show where development will happen on a detailed site plan.
- Guidelines ask for mitigation of the impact of noise, vibration, odour, heat, dust, and other potential effects.
- Screening and landscaping requirements.



Regional District of
Kootenay Boundary



Next Steps

- Steering Committee meeting to discuss what we heard at this Open House.
- Referral to Province, First Nations, other interested parties.
- Advisory Planning Commission
- Electoral Area Services Committee
- Board of Directors
- Public Hearing
- Back to the Board of Directors

An aerial photograph of a multi-lane highway bridge spanning a deep, forested valley. The bridge has a long, straight section supported by tall, thin piers, and a large, curved section that dips into the valley. The surrounding landscape is covered in dense evergreen trees, with sunlight filtering through the canopy, creating a dappled light effect. The bridge's surface appears to be a light color, possibly concrete or asphalt, and the valley below is a mix of green and brown, indicating some exposed earth or different tree species.

Thank you for your attention.

Questions?