

AREA E COMMUNITY CONVERSATIONS



Agenda

- 6:30 – 7:30 pm Harrop & Longbeach
- 7:30 – 8:30 pm Procter & Sunshine Bay

Harrop & Longbeach



Agenda

- 6:30 – 6:40 pm Setting the Stage
- 6:40 – 7:20 pm Questions & Discussion
- 7:20 – 7:30 pm Report Back & Next Steps



Recap from June Meetings

- What is land use planning?
- Planning tools used by the RDCK:
 - Official Community Plans (OCPs)
 - Development Permit Areas (DPAs)
 - Zoning Bylaws
 - Temporary Use Permits (TUPs)
 - Subdivision Bylaw
 - Floodplain Management Bylaw
- The Agricultural Land Reserve (ALR)

Harrop & Longbeach



Official Community Plan, Community Specific Policies

Longbeach

- Recognizes that the character of the Longbeach area will remain primarily Country Residential.
- Recognizes the importance of Kokanee Creek Provincial Park as a recreational resource for community members.
- Recognizes Redfish Elementary School as a valued centre of community.
- Encourages the protection and maintenance of the spawning channel located at Redfish Creek for its biodiversity values.

Harrop & Longbeach



Official Community Plan, Community Specific Policies

Harrop

- Recognizes that the character of Harrop will remain primarily Rural Residential and Agricultural.
- Recognizes the significance of the Erindale portion of Sunshine Bay Regional Park for its biodiversity and community values.
- Recognizes the significance of the PRT Nursery as a significant commercial use in the area.
- Recognizes the importance of the rail way corridor as contributing to the nature and historic development of the community.
- Supports development of appropriate and supportive infrastructure in association with the ferry landing, such as small scale tourism accommodation, civic or institutional uses, and eating establishments.
- Encourages reclamation of lands associated with the former works yard at 6331 Erindale Road.
- Recognizes the need for establishment of a cemetery for Harrop and Procter residents.
- Recognizes the significance of West Arm Provincial Park and encourages continued access to Lasca Creek Forest Service Road in collaboration with the Province.
- Encourages establishment of public camping facilities in the vicinity of Harrop and Procter, where there is public support.



Discussion Questions

1. What are the elements of your community that matter most to you and that you would not want to see changed?
2. What are the issues or concerns you have now?
3. Is there anything you want to know more about with respect to land use planning?
4. What actions would you want the RDCK to take after this meeting with respect to zoning, if any?

Procter & Sunshine Bay



Agenda

- 7:30 – 7:40 pm Setting the Stage
- 7:40 – 8:20 pm Questions & Discussion
- 8:20 – 8:30 pm Report Back & Next Steps



Recap from June Meetings

- What is land use planning?
- Planning tools used by the RDCK:
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Procter & Sunshine Bay



Official Community Plan, Community Specific Policies

Procter

- Recognizes that the character of Procter shall remain primarily Rural and Country Residential outside of the townsite.
- Recognizes the historic character of development associated with the town site of Procter.
- Supports maintaining the Regional District managed Procter Wharf as a valued community asset.
- Encourages the consolidation of lots to address existing and future servicing concerns within the town site and along the foreshore of Kootenay Lake.
- Supports the protection and maintenance of historic and heritage features, such as Procter Hall, the Procter Schoolhouse and Procter Seniors Hall (old United Church) throughout the community as valued cultural assets.
- Recognizes the importance of the rail way corridor as contributing to the nature and historic development of the community.
- Recognizes the hazard associated with the Procter Creek alluvial fan and servicing capabilities as a significant barrier to in-fill development within the town site of Procter.

Procter & Sunshine Bay



Official Community Plan, Community Specific Policies

Procter

- Identifies the lands legally described as Sub-lots 5, 10, 11, 17, 18, 19, 21 and 22 and Parcel A, District Lot 309, Plan 1858 as part of the Harrop-Procter Community Co-operative for the uses of timber extraction and that relocation of a portion of said lands for future housing be investigated.
- Recognizes Kootenay Lake Village as a phased development unique to the eastern boundary of the community of Procter.
- Recognizes Beach Park within Kootenay Lake Village as a community asset.
- Encourages protection and maintenance of the marsh and kokanee spawning areas located adjacent to Sawdust Bay and Harlequin Bay in recognition of its value to biodiversity.
- Encourages the RDCK and the Province to be vigilant in requiring permits for rock walls or improvements above the natural boundary of Kootenay Lake.
- Discourages the building of high sided docks that impede navigation along the foreshore of Kootenay Lake.
- Supports identification of Crown land on the foreshore of Kootenay Lake that may be used for the establishment of an off-leash dog park or area within the community.

Procter & Sunshine Bay



Official Community Plan, Community Specific Policies

Sunshine Bay

- Recognizes that the character of Sunshine Bay will remain primarily Rural Residential and Agricultural.
- Supports the protection and maintenance of historic and heritage features throughout the community as valued cultural assets.
- Recognizes and supports the maintenance of Sunshine Bay Regional Park, West Arm Outdoors Club Wharf and Federal Wharf as valued community assets for recreational purposes.
- Recognizes the importance of the Sunshine Bay Riding Club as a community value.



Discussion Questions

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4. What actions would you want the RDCK to take after this meeting with respect to zoning, if any?

AREA E COMMUNITY CONVERSATIONS



Stay in touch!

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