



Electoral Area 'E'

Community Planning FAQ

What is the purpose of the Community Planning Conversations and Survey?

The Community Planning Conversations meetings and survey are an education initiative to learn more. The purpose is to provide information to Electoral Area 'E' residents about planning and hear their thoughts on the current level of planning in their communities as well as any concerns they might have about planning or land use. There is no obligation or commitment to community planning just by having these conversations.

I've heard that public consultation for introducing more planning in Electoral Area 'E' is complete, is that true?

No. If the RDCK was to consider introducing more planning tools in Area 'E', more public consultation would take place and there would be many opportunities for community members to engage. The Community Planning Conversations and survey are a way for the RDCK to learn about what communities want to see from the RDCK Planning Service – whether that means providing more information about planning, more engagement with the community, introducing more planning tools for the area, or taking no further action. Community planning is a collaborative process that is guided by the community.

Is the RDCK trying to impose zoning in Electoral Area 'E'?

No. If the results of the survey show that some communities want zoning, more community engagement (information brochures, meetings both online and in-person, etc.) would take place. If the RDCK spends more time planning with Area 'E' communities, it would involve extensive community involvement. The survey is not a part of that process because we do not know whether communities in Area 'E' even want more planning than what is in place right now. The survey results will give us an idea of whether different communities want to see more planning, and what that looks like to them.

If a community in Electoral Area 'E' wanted zoning, does the entire Electoral Area need to be zoned?

No. A zoning bylaw can apply to an entire Electoral Area or smaller distinct areas. Zoning usually applies to at least an entire community in order to be an effective planning tool. An example of a small community that has zoning in the RDCK is the Ainsworth Townsite. It is in Electoral Area 'D', which spans over 6,003 km² from Coffee Creek to Trout Lake. Only that 0.7 km² portion of Area D identified as the Ainsworth Townsite has zoning.

How are land use complaints handled and what types have been received in Electoral Area 'E'?

The RDCK receives complaints by drop in at the front counter of our offices, as well as by phone and e-mail to RDCK staff and the local area director. Not all complaints are formally tracked and filed, especially if action cannot be taken by the RDCK because there is no authority to enforce (such as in areas where there are no land use bylaws in place). In those situations the RDCK empathizes with residents who have concerns in their

For more information

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communities, but often does not have the authority to address the matter. We may also direct residents to other agencies who might be able to help.

Some of the complaints in Area 'E' that led to this initiative include:

- Biosolids storage near a commercial/residential area
- Impacts to neighbours from cannabis operations
- High-density residential use in areas where infrastructure, like roads, is constrained
- Helicopter pads in residential areas
- Logging above Cottonwood Lake, cross-country trails, and Mountain Station
- Impacts on local water supply from increased housing density, logging, recreation, and steep slopes
- Blocking neighbours' views and garden capacity with tall buildings close to property lines
- Mining
- Event venues that may not have suitable facilities (washrooms, parking, etc.)
- Industrial uses and resource processing in residential areas
- Short-term vacation rentals (Airbnbs)
- Unsafe year round operation of RVs
- Water bottling in a moderate aquifer

What stage are we at and what happens next?

Right now the RDCK is gathering information to understand community concerns and whether residents feel planning would help address those concerns. The meetings and survey are also used to provide information on planning to residents. What steps take place next, if any, depend on the survey's outcome. Potential next steps could be:

- Put together more information on specific community concerns
- Host community information meetings
- Provide more information and community consultation on planning tools like zoning (if residents want the RDCK to explore more planning or zoning in that community)
- Take no further action

Who decides what happens next?

Ultimately, all land use planning is community-driven. The Community Planning Survey will help the RDCK understand how Area 'E' residents feel about the current level of planning. Through this survey we expect residents to express whether they want any changes to the level of land use planning in their area, or no change at all at this time.

The RDCK Board of Directors decides whether further action is taken and what the next steps would look like by making a resolution.

More information about what Planning is, different planning tools like Official Community Plans and Zoning Bylaws, and how Planning affects taxes and property values can be found on the RDCK Community Planning website:

rdck.ca/communityplanning