



Electoral Area '1': Sentinel Mountain

Official Community Plan Review Re-launch



January 26, 2023 | 6:00-8:00 pm

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INTRODUCTIONS



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Agenda

1. AREA 'I' Community Profile
2. What's an Official Community Plan (OCP)?
3. Emerging Planning Themes
4. Project Overview
5. Next Steps & Your Feedback
6. Questions & Answers
7. Closing



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WELCOME



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LAND ACKNOWLEDGEMENT



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COMMUNITY PROFILE: AREA 'I' TODAY

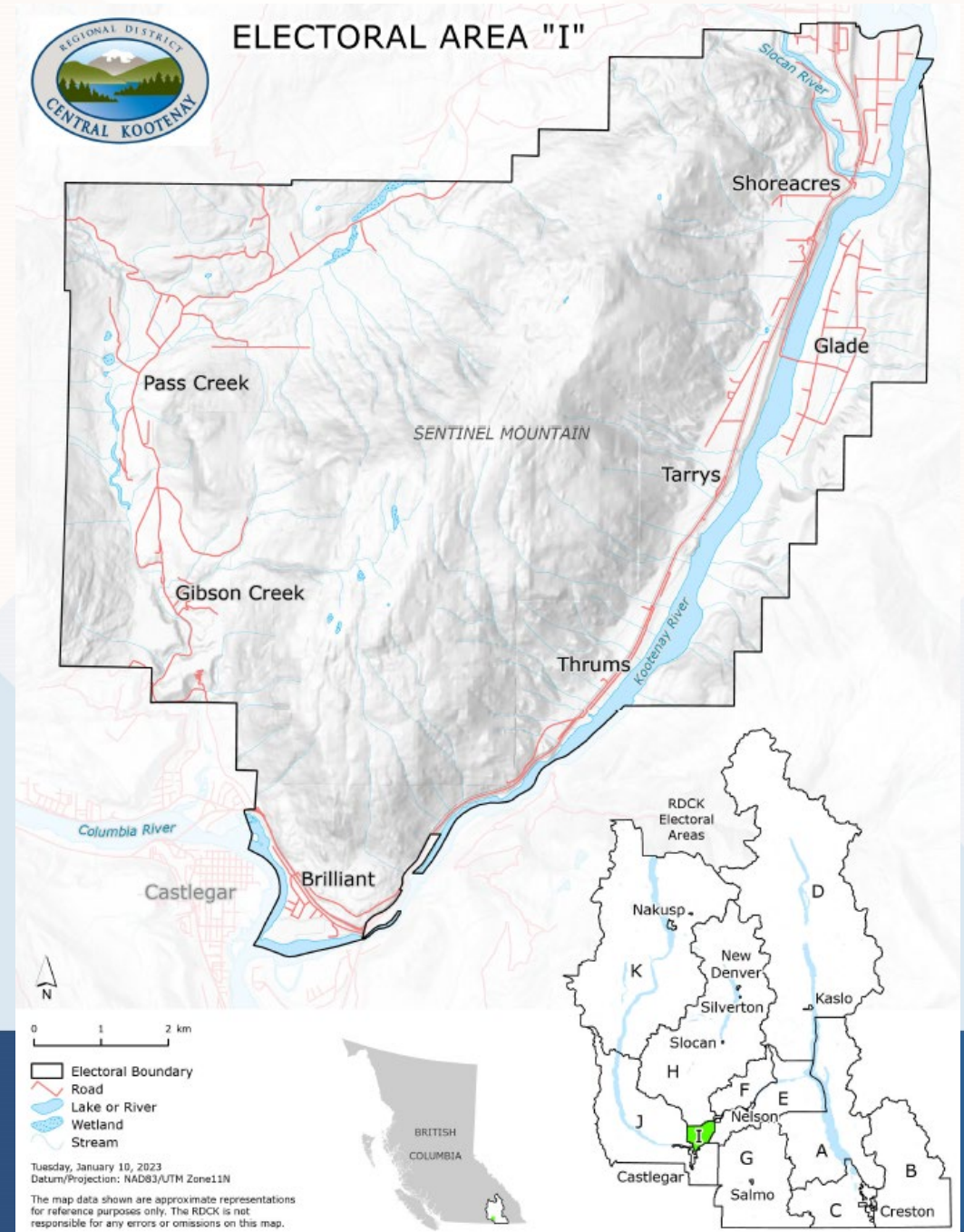


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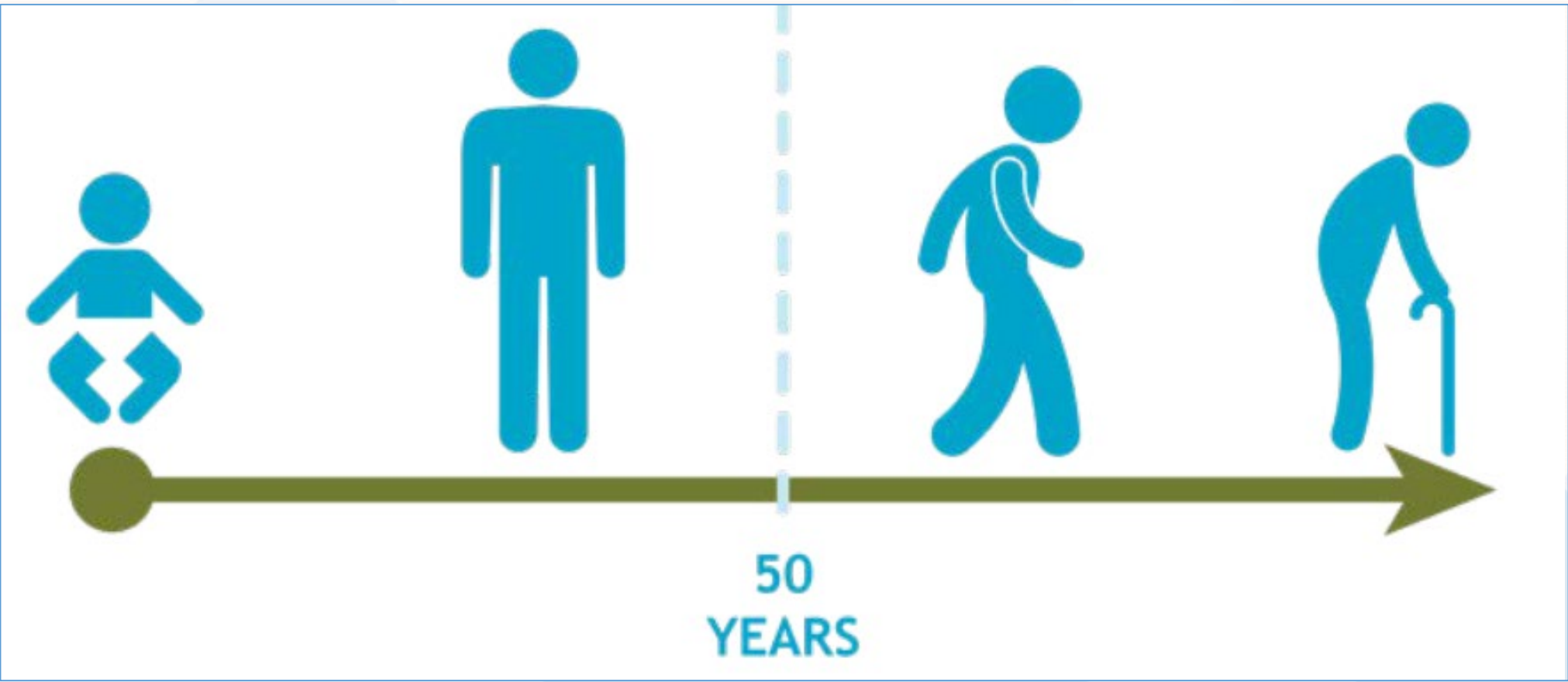
Area 'I' Communities:

- ✓ **Brilliant**
- ✓ **Glade**
- ✓ **Pass Creek**
- ✓ **Shoreacres**
- ✓ **Thrums**
- ✓ **Tarrys**
- ✓ **Voykin Subdivision**
- ✓ **Playmor Junction West**



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Population and Demographics

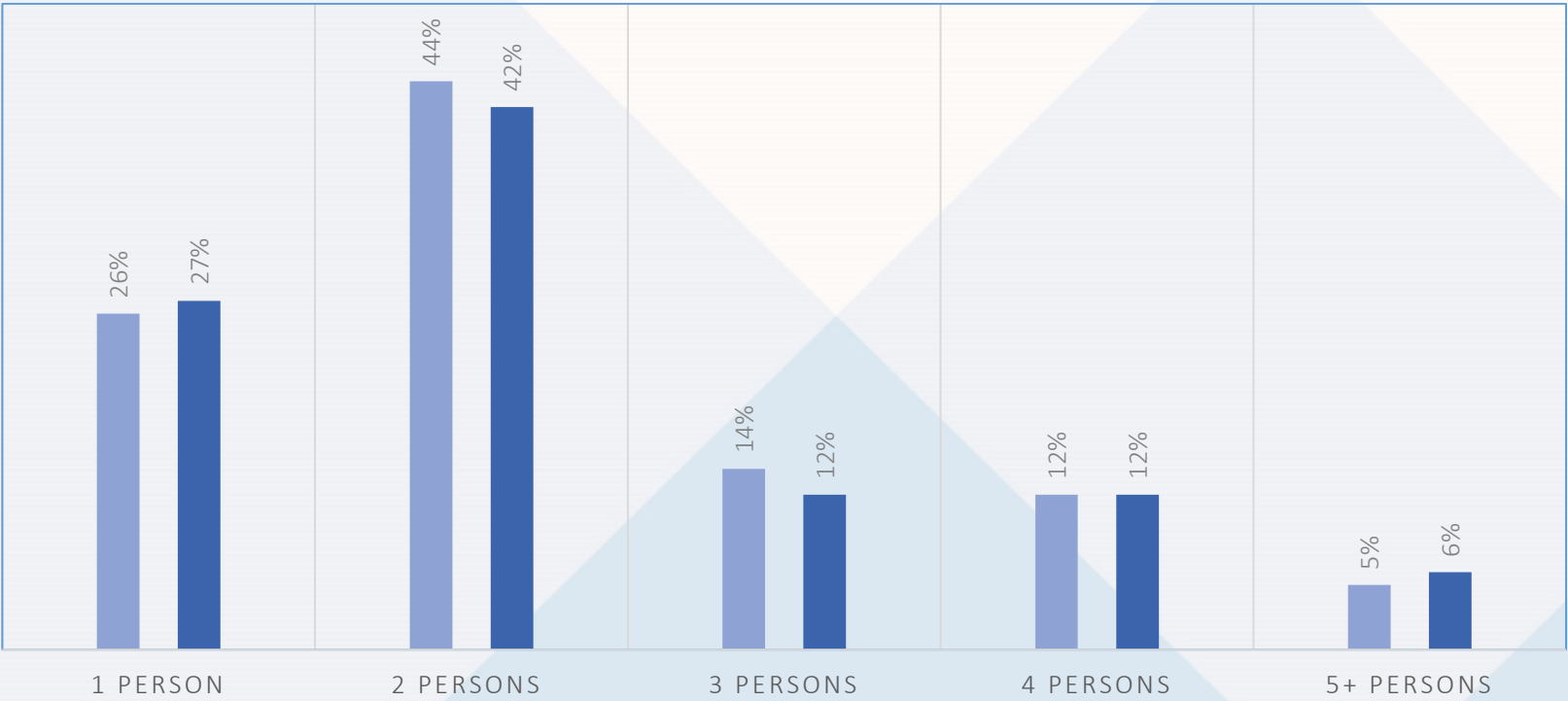


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Household Types

HOUSEHOLD SIZE
■ 2016 ■ 2021



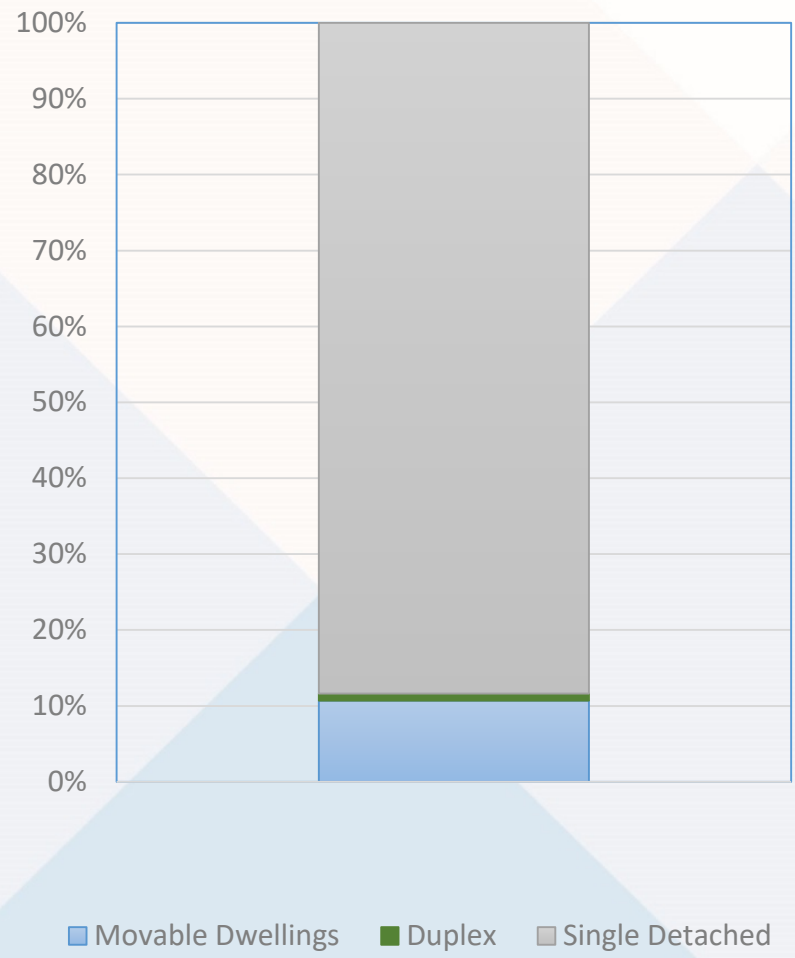
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Housing Stock

- Existing Housing Stock

DWELLING TYPES



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Housing Affordability

- **Housing Affordability**
 - 14% of households were in an unaffordable home.
 - Between 2005 and 2021, the median sale price of homes rose 160% from \$165,000 to \$429,000.
- **Housing Need**
 - Across Electoral Area I, nearly 7.2% of households were in “Core Housing Need” as compared to 11% for the RDCK overall.

**Core Housing Need means that their housing is either unsuitable, inadequate, or unaffordable and their incomes do not allow them to access other acceptable housing.*



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Housing Considerations

- Housing prices are outpacing income growth.
- Housing availability is becoming a significant challenge due to population increases and smaller household sizes
- There is a general lack of available, affordable housing for older residents.
- Younger residents also struggle to find appropriate housing, especially those on one income.
- There is a need for student housing.
- More people are renting.



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QUESTIONS



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WHAT'S AN OCP?



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It's a set of policy statements...

sustainable communities

housing choices

manage land responsibly

support arts

environmental

& culture

protection

transportation options

economic
development

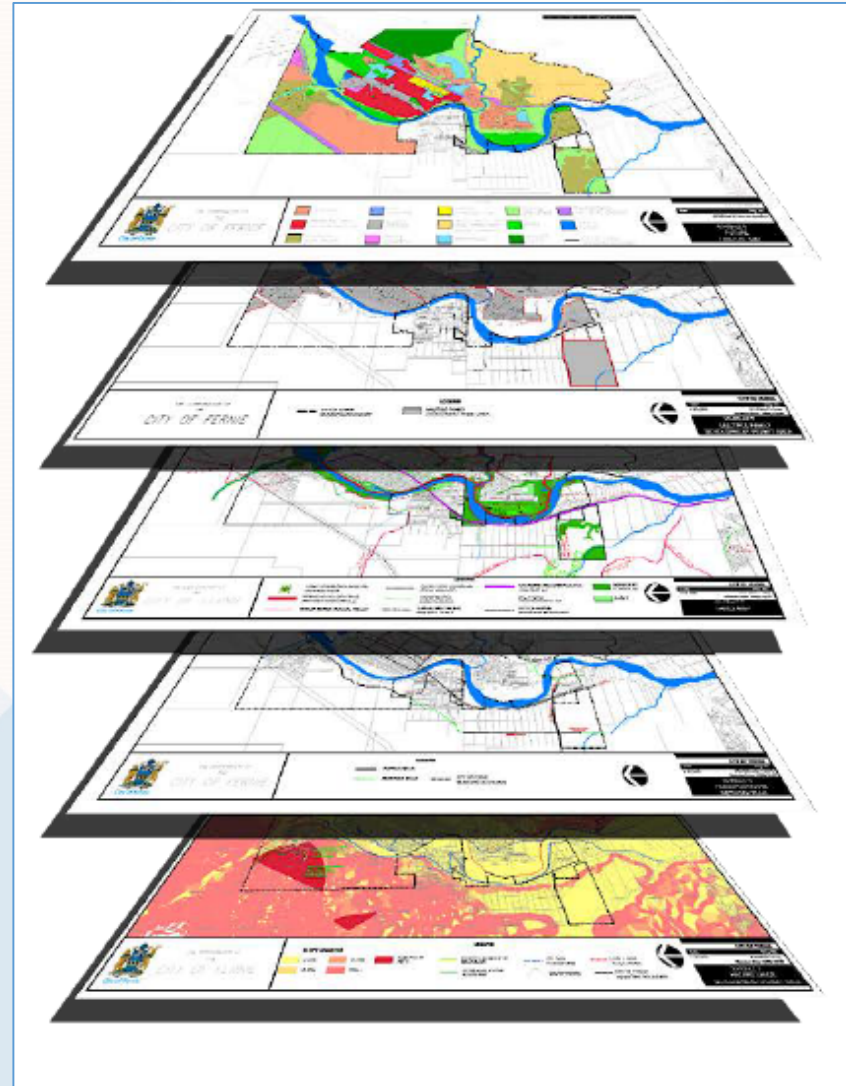
food security



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...and a series of maps

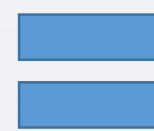
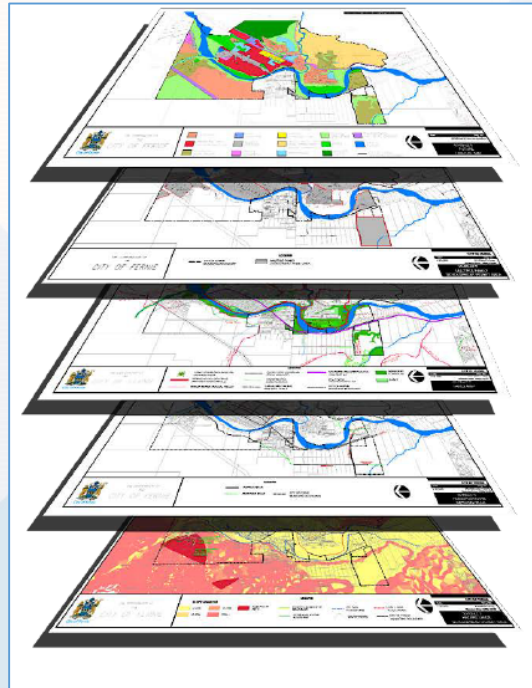


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...that provide a consistent and coordinated approach for land use planning and development

sustainable communities
housing choices
manage land responsibly support arts & culture
environmental & culture
protection transportation options
economic food security
development



OCP



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OCPs 101...

- OCPs typically have the following elements
 - ✓ Aspirational
 - Articulates a community **Vision** and support **Broad Goals**
 - ✓ Operational
 - Identifies potential **new projects/studies**
 - ✓ Regulatory
 - **Development Permit Areas** that follow *Local Government Act* requirements

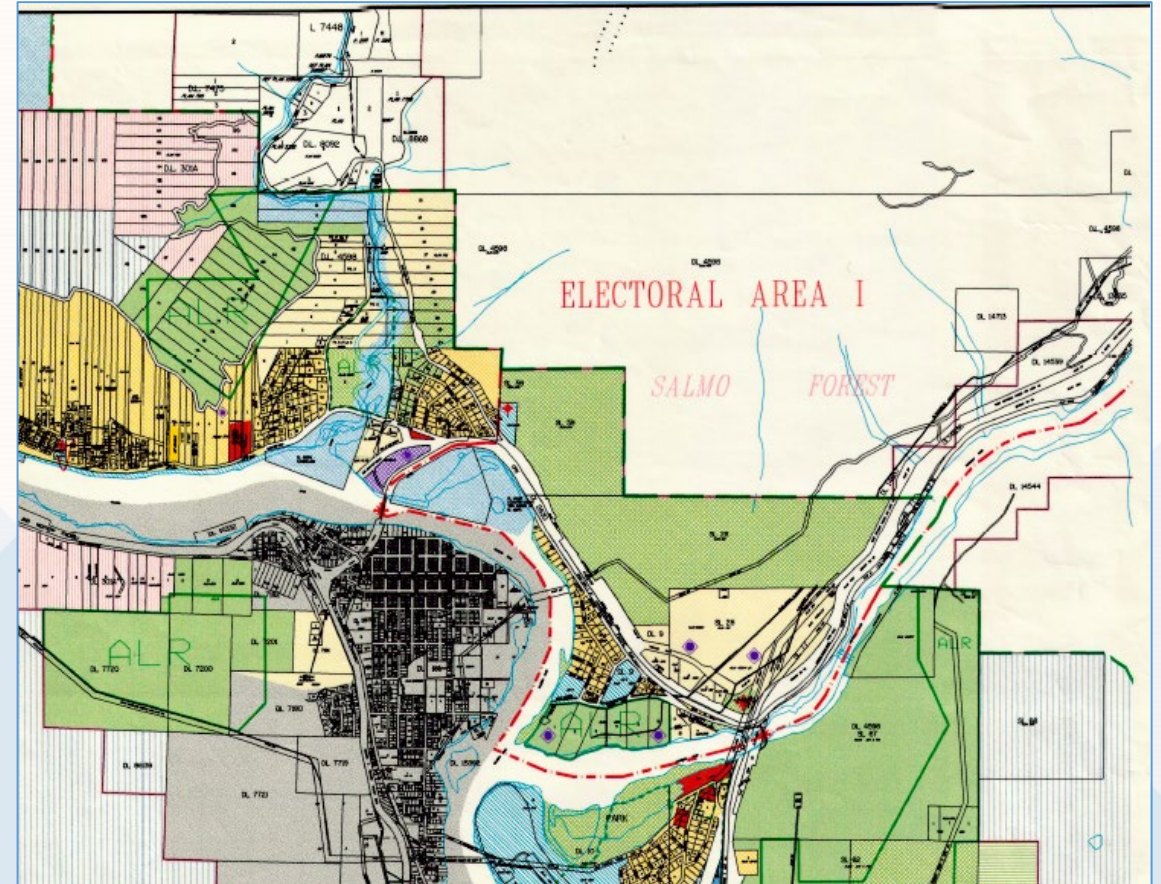


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Existing OCP

- Dates from 1996
 - Not up to date with emergent land use planning issues and trends
 - Not consistent with existing legislation
 - “Thin” policy chapters (e.g. wildfire, flood hazard land, affordable housing...)
 - Poor maps



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Why do we review the OCP?

- To make sure the long-term vision for your community is consistent with the Plan
- To update policies and objectives that may have changed since the last review
- To reflect emerging issues/concerns in the community



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Why should the OCP be important to YOU?

- Do you live in the community?
- Do you have any thoughts or visions of what your community should look like in years to come?
- Do you see a glaring problem or area of need in your community?



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Crafting a new OCP...

- Who's working on it?
 - RDCK staff led by the Planning Services team
 - Area 'I' Advisory Planning and Heritage Commission (APHC)
 - Residents and other stakeholders



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EMERGING THEMES



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Housing and Growth Management



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Climate Change is a growing concern



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Water supply and water quality is an issue



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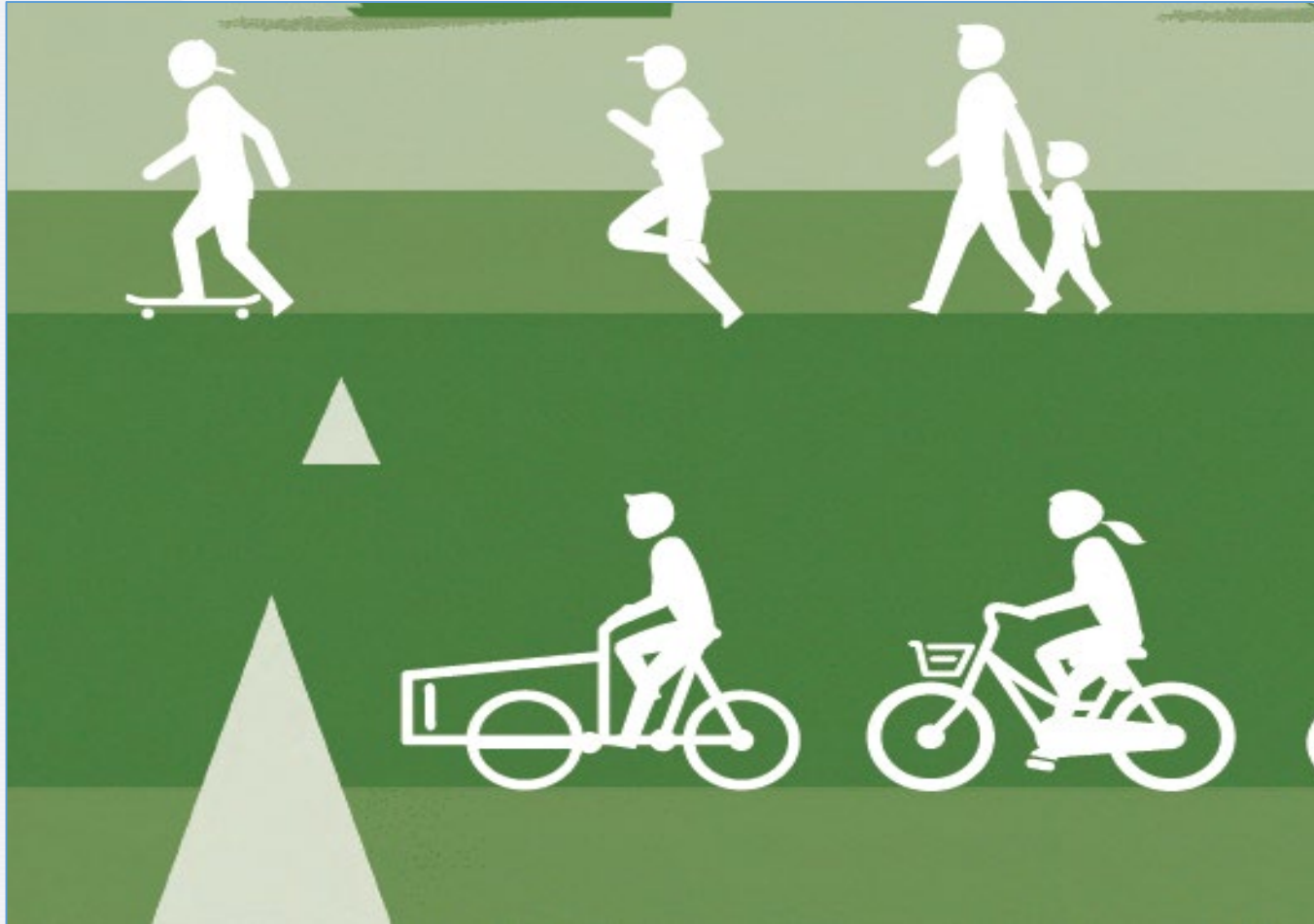
Farming and Food Security



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Active Transportation



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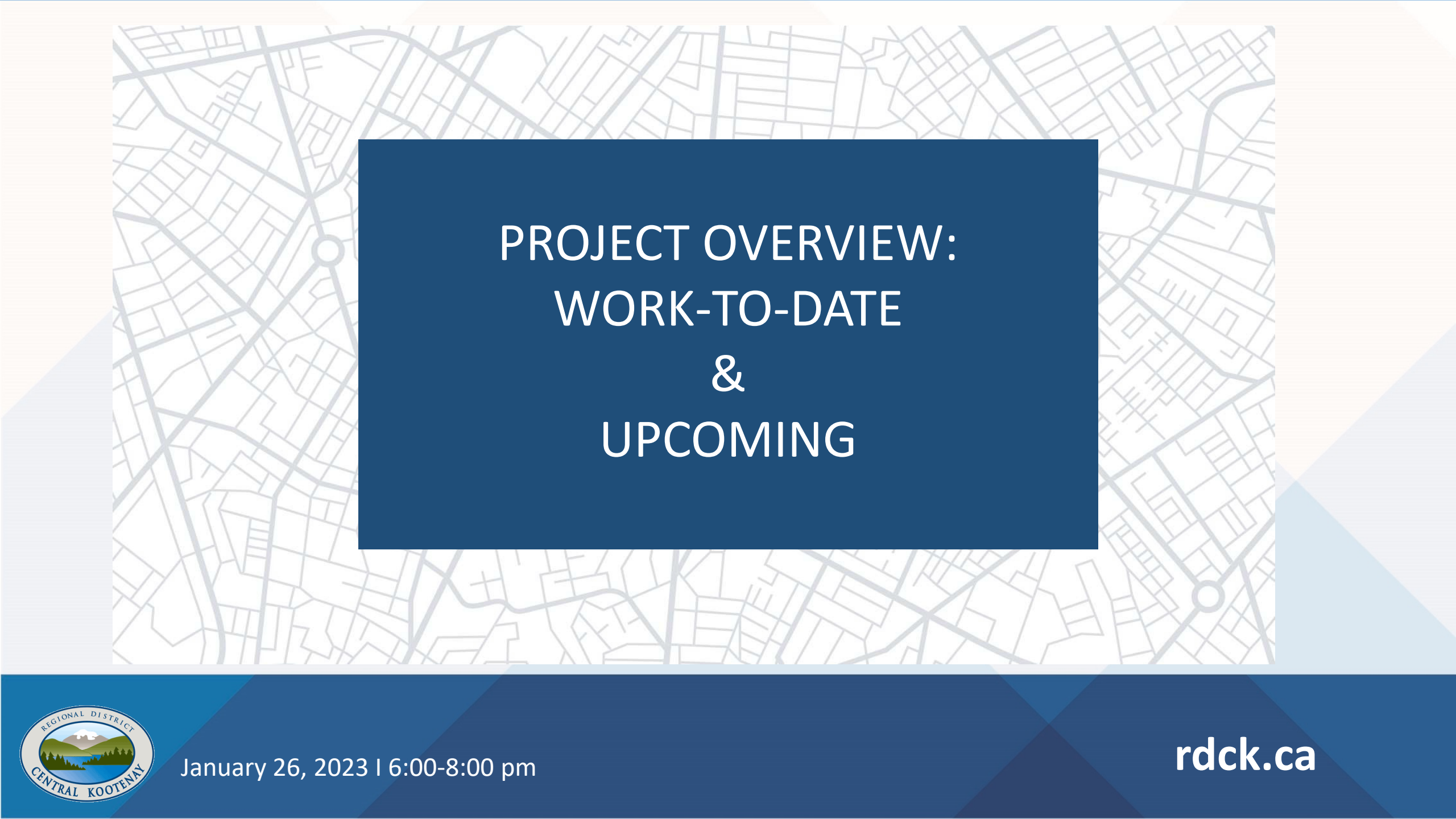
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PROJECT OVERVIEW:
WORK-TO-DATE
&
UPCOMING



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Project Overview – Work to Date

- **Past Work**

- 2016 Community Survey
- 2017 Community Workshops
- Pause for further studies to be completed (i.e. Drastic Aquifer Vulnerability Study for Shoreacres/Voykin Subdivision)

- **Pandemic Pause**



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What we've heard so far...

Electoral Area I Community Land Use Survey

Q1 Please indicate the community in which you own property or reside within Electoral Area I:

Answered: 264 Skipped: 0

Answer Choices	Responses	
Pass Creek	24.24%	64
Brilliant	5.68%	15
Thrums	11.74%	31
Tarrys	12.12%	32
Glade (Glade and Central Glade)	18.56%	49
Shoreacres (Upper and Lower)	15.91%	42
Voykin Subdivision	6.82%	18
Playmor Junction West	4.92%	13
Total		264



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Existing Plans/Studies/Bylaws

- RDCK Zoning Bylaw (2004)
- Regional Parks Strategy (2009)
- RDCK SustainABLE Central Kootenay (2010)
- RDCK Water Management Plan and Acquisition Strategy (2010)
- Regional Agricultural Area Plan (2011)
- RDCK Waste Water Management Plan (2012)
- RDCK Strategic Community Energy and Emissions Plan (SCEEP) (2016)
- RDCK Castlegar, Area I and J Recreation Master Plan (2017)
- RDCK Pass Creek and Tarrys Community Wildfire Protection Plans (2018)
- Brilliant Headpond Shoreline Management Guidelines (2018)
- Drastic-Based Vulnerability Study Shoreacres Aquifer (2019)
- RDCK Flood and Steep Creek Geohazard Risk Prioritization Study (2019)
- Regional Watershed Governance Initiative (2020)
- Regional Community Heritage Register (2020)
- Regional Housing Needs Assessment (2020)
- Castlegar & District Economic Development Strategy (2020)
- BC Transit Kootenay Lake West, Castlegar and Area and City of Nelson Transit Future Service Plan (2021)
- Regional Resource Recovery Plan (2021)



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NEXT STEPS: YOUR FEEDBACK

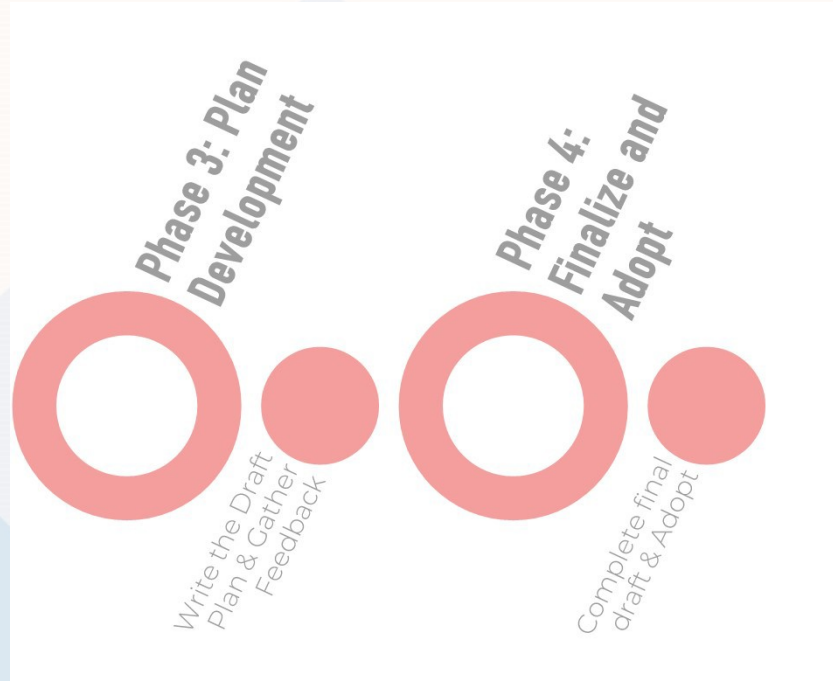
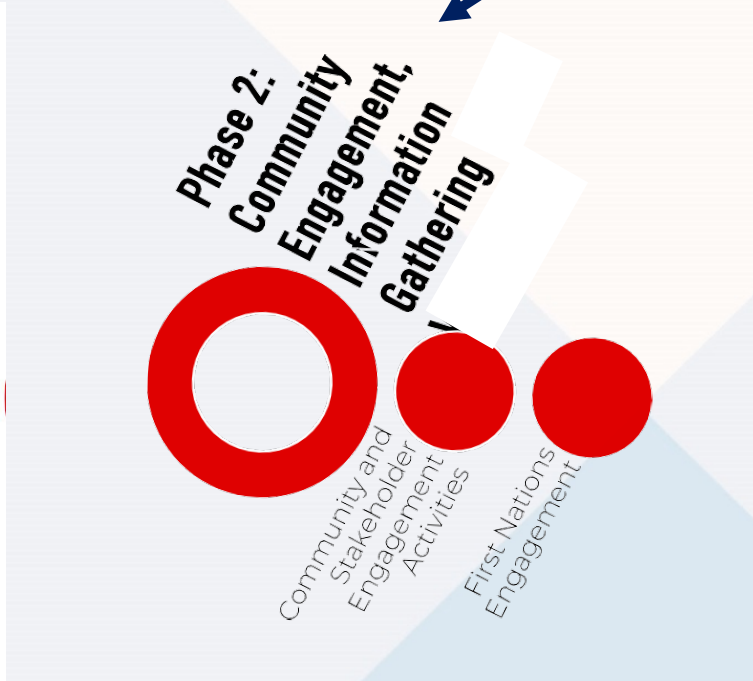


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Timeline

We are here



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Community Engagement – upcoming

- **Virtual Open House – NOW**
- **In-Person Community Conversations – NEXT (end February/Early March)**
- **Youth Survey**
- **Community Open House – Late Spring**
- **Advisory Planning and Heritage Commission Meetings - Ongoing**
- **Public Hearing – Early Summer**



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A Plug for other Area 'I' Projects/Initiatives....

- **Glade Regional Park – Proposed Improvements – Spring 2023**



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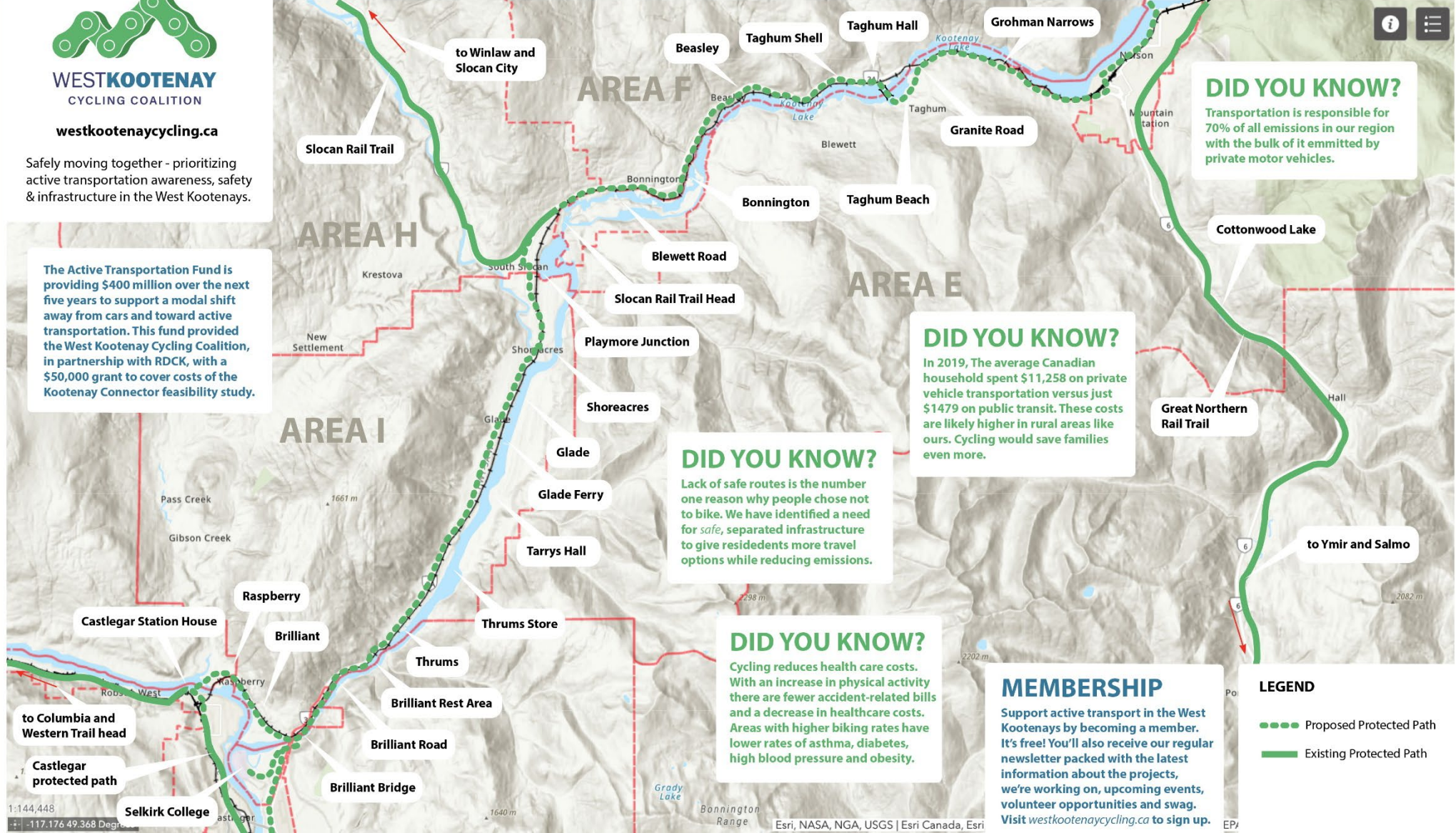


WEST KOOTENAY
CYCLING COALITION

westkootenaycycling.ca

Safely moving together - prioritizing active transportation awareness, safety & infrastructure in the West Kootenays.

The Active Transportation Fund is providing \$400 million over the next five years to support a modal shift away from cars and toward active transportation. This fund provided the West Kootenay Cycling Coalition, in partnership with RDCK, with a \$50,000 grant to cover costs of the Kootenay Connector feasibility study.



Slokan Rail Trail

to Winlaw and Slokan City

Beasley

Taghum Shell

Taghum Hall

Grohman Narrows

Granite Road

Bonnington

Taghum Beach

DID YOU KNOW?
Transportation is responsible for 70% of all emissions in our region with the bulk of it emitted by private motor vehicles.

AREA H

Blewett Road

AREA E

Cottonwood Lake

DID YOU KNOW?
In 2019, The average Canadian household spent \$11,258 on private vehicle transportation versus just \$1479 on public transit. These costs are likely higher in rural areas like ours. Cycling would save families even more.

AREA I

Playmore Junction

DID YOU KNOW?
Lack of safe routes is the number one reason why people chose not to bike. We have identified a need for safe, separated infrastructure to give residents more travel options while reducing emissions.

Great Northern Rail Trail

to Ymir and Salmo

DID YOU KNOW?
Cycling reduces health care costs. With an increase in physical activity there are fewer accident-related bills and a decrease in healthcare costs. Areas with higher biking rates have lower rates of asthma, diabetes, high blood pressure and obesity.

MEMBERSHIP
Support active transport in the West Kootenays by becoming a member. It's free! You'll also receive our regular newsletter packed with the latest information about the projects, we're working on, upcoming events, volunteer opportunities and swag. Visit westkootenaycycling.ca to sign up.

LEGEND
●●●● Proposed Protected Path
— Existing Protected Path

to Columbia and Western Trail head

Castlegar protected path

Selkirk College

Raspberry

Brilliant

Brilliant Rest Area

Brilliant Road

Brilliant Bridge

Thrums Store

Thrums

Glade

Glade Ferry

Tarrys Hall

Shoreacres

Shoreacres

Krestova

New Settlement

Pass Creek

Gibson Creek

Castlegar Station House

1:144,448

-117.176 49.368 Degrees

Esri, NASA, NGA, USGS | Esri Canada, Esri

EP

Get Involved in the OCP Review!

Find Out More

View project details at: rdck.ca/AreaIOCP

Stay Informed

Check out to the Area 'I' OCP review project page for **up-to-date information** and updates on **engagement dates**

Who's Listening?

The RDCK's Planning Services Team led by Project Manager – **Stephanie Johnson, Planner MCIP, RPP**

Have questions?

Email: OCPReview@rdck.bc.ca

Phone: 250-352-8175

In-person: Tarrys Fire Department (1st and 3rd Fridays of each month) or Pass Creek Fire Department (2nd & 4th Fridays of each month) **Only available during OCP Review Project*



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**CLOSING &
THANK YOU!**



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