



Sentinel Mountain

Electoral Area I Official Community Plan
Bylaw No. 2821, 2024



rdck.ca

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 2821

A Bylaw to guide decisions in planning and land use within Electoral Area I.

WHEREAS under the provisions of Section 472 of the *Local Government Act* the Regional Board may adopt an Official Community Plan for an area, including provisions for the designation of Development Permit Areas under Section 488 and Development Approval Information under Sections 484, 485, 486 and 487 of the *Local Government Act*;

AND WHEREAS under the provisions of Section 227 of the *Local Government Act* the Regional Board may by General Bylaw, exercise any number of its powers to act by Bylaw;

AND WHEREAS the Regional Board may adopt a Bylaw and each reading of the Bylaw must receive an affirmative vote of a majority of all directors of the Regional Board who are entitled to vote on that Bylaw;

AND WHEREAS the Regional Board has consulted and complied with Sections 475, 476 and 477 as required under the *Local Government Act*;

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 This Bylaw is applicable to Electoral Area I of the Regional District of Central Kootenay.

ADMINISTRATION AND ENFORCEMENT

- 2 The General Manager of Development & Community Sustainability Services, and any other person authorized by the Regional Board are authorized to administer this Bylaw and enter property at any reasonable time to determine whether the regulations of the Bylaw are being complied with.

VIOLATION AND PENALTY

- 3 A person who contravenes, violates or fails to comply with any provision of this bylaw, or who suffers or permits any act or thing to be done in contravention or violation of this bylaw, or who fails or neglects to do anything required by this bylaw, commits an offence and shall be liable upon conviction of a fine of not less than \$5,000 and not more than \$10,000 (Ten Thousand Dollars) and subject to any other penalty or order imposed or remedies available to the RDCK pursuant to the *Local Government Act*, *Community Charter*, *Offence Act* and *Local Government Bylaw Notice Enforcement Act* and regulations thereunder, all as amended from time to time.

4 Each day that an offence continues or exists shall be deemed to be a separate and distinct offence.

VALIDITY

5 If any statement, section, sub-section, clause, sub-clause or phrase of this Bylaw and the provisions adopted by this Bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction; the decision shall not affect the validity of the remaining portions of this Bylaw.

CITATION

6 This Bylaw may be cited as **“Sentinel Mountain Official Community Plan Bylaw No. 2821, 2024.”**

READ A FIRST TIME this 12th day of December, 2024.

READ A SECOND TIME this 12th day of December, 2024.

REGIONAL BOARD 12th day of December, 2024.
CONSIDERATION OF PART 14,
Sections 475 and 477 of the *Local Government Act* this

PUBLIC HEARING CONDUCTED 6th day of February, 2025.
PERSUANT TO PART 14, section
464 of the *Local Government Act*
this

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED [Date] day of [Month], 20XX.

Aimee Watson, Board Chair

Mike Morrison, Corporate Officer

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Note: Schedule ‘A’ Map Series can be viewed either on the RDCK website at www.rdck.bc.ca or in hard copy at the RDCK office. Original mapping schedules are as adopted in hard copy as part of the Bylaw. Any subsequent amendments are maintained electronically.

Acronyms Used in this Document

| | |
|---|-------|
| Agricultural Land Commission | ALC |
| Agricultural Land Reserve | ALR |
| Aquifer Protection Development Permit Area | APDPA |
| Development Approval Information Area | DAIA |
| Industrial and Commercial Development Permit Area | ICDPA |
| Official Community Plan | OCP |
| Regional District of Central Kootenay | RDCK |
| Riparian Protection Development Permit Area | RPDPA |
| Temporary Use Permit | TUP |
| Wildfire Development Permit Area | WDPA |

Future Land Use Table

The development of land within Electoral Area I following adoption of this Bylaw must be consistent with the overall pattern of land use depicted on Schedules A.1 and A.2, and based on the following land use designations.

| |
|--|
| <p>Residential Land Use Designations</p> <p>Suburban Residential (RS)</p> <p>Country Residential (RC)</p> <p>Rural Residential (RR)</p> <p>Village Residential (VR)</p> |
| <p>Employment Land Use Designations</p> <p>Commercial (C)</p> <p>Industrial (M)</p> <p>Agriculture (AG)</p> <p>Resource Area (RA)</p> |
| <p>Civic and Open Space Designations</p> <p>Community Services (CS)</p> <p>Public Utility (U)</p> <p>Parks and Recreation (PR)</p> <p>Environmental Reserve (ER)</p> |

SCHEDULE A

1.0 INTRODUCTION

1.1 About the Official Community Plan

An Official Community Plan (OCP) sets out the long-term vision for a community and guides the continued evolution of the area over the next 25 years. It is a statement of objectives and policies to guide decisions on planning and land use management and the provision of services within the areas covered by the OCP.

The OCP addresses the ‘big picture’ for Electoral Area I (Sentinel Mountain), and assists in managing change and reconciling the community’s diverse interests. The OCP also offers greater certainty for residents, landowners, governments, agencies and community groups about the future of Sentinel Mountain.

1.2 Plan Administration and Scope

In compliance with the *Local Government Act*, an OCP must include land use statements and designations for the amount and location of residential, commercial, industrial, institutional, agricultural, parks and recreation, and public utility uses; and policies for the provision of affordable, rental, and special needs housing. All bylaws enacted or works undertaken by the Regional District of Central Kootenay (RDCK) Board of Directors after the adoption of an OCP must be consistent with the plan.

In circumstances where matters are outside the jurisdiction of the RDCK, this OCP states broad community objectives. This OCP cannot, and does not, commit other government agencies or other organizations to act according to community objectives or policies.

All OCP references to external and/or third party documents, such as bylaws, plans, policies and guidelines are recognized as being amended or replaced from time to time.

1.3 Relationship to Other Plans and Policies

The RDCK has undertaken the following related initiatives that have informed the development of this OCP:

- Regional District of Central Kootenay Regional Parks Strategy (2009);
- Regional District of Central Kootenay SustainABLE Central Kootenay (2010);
- Regional District of Central Kootenay Water Management Plan and Acquisition Strategy (2010);
- Regional District of Central Kootenay Agricultural Area Plan (2011);
- Regional District of Central Kootenay Waste Water Management Plan (2012);
- Regional District of Central Kootenay Strategic Community Energy and Emissions Plan (SCEEP) (2016);
- Regional District of Central Kootenay Castlegar, Area I and J Recreation Master Plan (2017);
- Brilliant Headpond Shoreline Management Guidelines (2018);

- Regional District of Central Kootenay Drastic-Based Vulnerability Study Shoreacres Aquifer (2019);
- Regional District Of Central Kootenay Flood and Steep Creek Geohazard Risk Prioritization Study (2019);
- Regional District of Central Kootenay Regional Watershed Governance Initiative (2020);
- Regional District of Central Kootenay Community Heritage Register (2020);
- Regional District of Central Kootenay 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 District of Central Kootenay Resource Recovery Plan (2021);
- Regional District of Central Kootenay Affordable Housing Action Plan (2023);
- Electoral Area I Community Wildfire Resiliency Plan (2023); and,
- Nelson to Castlegar Active Transportation Corridor Vision Plan (2024).

1.4 Public Engagement

An OCP represents the vision and objectives of a community on future growth and development. This OCP was prepared in consultation with participating local residents, land owners, community groups, businesses, rights holders, the Electoral Area I Advisory Planning and Heritage Commission and advisory group, and various levels of government.

This OCP is the culmination of an extensive multi-year community engagement process designed to revisit and update the OCP for Sentinel Mountain. Over 425 participants, including children, youth, elders, community organizations, First Nation members, governments, agencies and partners, have participated in its development. Engagement activities were designed to involve and consult the community on important topics and decisions to guide a shared future for the communities covered in the OCP.

Public Consultation was undertaken in three phases, during which the community was extensively engaged on a number of issues. All feedback that was provided throughout the consultation process was considered in the development of this OCP.

Figure 1: Engagement Process



2.0 THE CONTEXT FOR PLANNING

The updated OCP objectives, broad goals and policies respond to the current context of Sentinel Mountain as well as emergent themes such as affordable housing and climate change. The updates aim to address key issues and community values that surfaced through the engagement process.

2.1 The Local Context

Electoral Area I has a total land area of 109.5 square km (2021 Census) and is part of the Regional District of Central Kootenay (RDCK). Electoral Area I is located north of Castlegar and has ten main settlement areas: Brilliant, Tarrys, Thrums, Gibson Creek, Pass Creek, Glade, Glade Central, Shoreacres, Voykin Subdivision, and Playmor Junction West.

2.1.1 Natural History

The major lakes and their tributary rivers within the RDCK are dominant physical forces in the area, impacting historical development in the region. The Central Kootenay river systems are the result of the area's glaciation 13,000 years ago. The most prominent of these systems is the Columbia River, the fourth largest river by volume in North America, which stretches nearly 2,000 kilometres from its headwaters near Canal Flats in eastern British Columbia to Oregon and the Pacific Ocean. Melting glaciers formed the Slocan River, which flows south to join the Kootenay River at Shoreacres. The Kootenay River originates in the Rocky Mountains, flows south into Montana and Idaho and through Kootenay Lake, and eventually reaches the confluence with the Columbia River at Brilliant. In large part due to this powerful geography, RDCK's more recent natural and human history has been dominated by intensive hydro-electric development.

Development in Electoral Area I primarily follows the valley bottoms along existing waterways. Sentinel Mountain, the namesake of the area, is at the center of Electoral Area I.

2.1.2 First Peoples

Sinixt, Ktunaxa, Syilx and Secwépemc peoples have existed and prospered in the lands in and around RDCK since time immemorial.

With respect for the distinct language and culture of the Sn̓ɬay̓čkstx - People of the bull trout place/or/the upper Columbia River region - this plan will use the anglicized term "Sinixt" (pronounced "sin-EYE -kuh-stuh). Full, correct pronunciation of the name we call ourselves can be found at Sinixt.com/sinixt-culture/language-revitalization/, along with other place names and vocabulary in oral recordings.

The Sinixt have lived and prospered in this area since the most recent glacial retreat 6-7,500 years ago. Prior to European contact in 1811, the Sinixt lived peacefully in these mountain valleys in a vast territory. The Sinixt developed a unique culture within the dense, old-growth cedar-hemlock ecosystem, a unique inland temperate rainforest. They travelled

unobstructed along water highways, gathered and preserved abundant ocean salmon runs, bull trout, sturgeon and kokanee, and hunted within snowy peaks where mountain goat, caribou herds and other ungulates flourished. Long winter dormancy meant time in winter pit house villages, made possible due to careful food preservation. These pit house villages signal how deeply and widely the Sinixt inhabited their territory across many thousands of years.

The establishment of the International Boundary line and agricultural settlement resulted in Sinixt villages being replaced by local saw mills and farms from Kp̓iłl̓s (Castlegar) to K̓y̓samlúp (Nelson) and beyond. Gradually, the Sinixt - who had once travelled freely across their territory - became known as the 'American Indians', who struggled to maintain their place in the rapidly settling region.

As towns and cities sprang up without a reserve for Sinixt people until 1902, the Sinixt were further marginalized and pushed out. Settler misunderstanding, combined with government policies of exclusion, led to the 1956 "extinction" in Ottawa. As local government systems solidified across the RDCK, the Sinixt gradually disappeared from public record too, a situation that compounded over decades, especially after the advent of BC's treaty process in the 1980-1990s.

The decision in *R. v. Desautel*, handed down by the Supreme Court of Canada on April 23, 2021, was a landmark legal challenge to restore the rights of the Sinixt people in Canada. Sinixt people fought for and won the restoration of their rights as an Aboriginal People of Canada, proving that the international boundary cannot divide and change Indigenous identity and culture. The case will have profound consequences for the Sinixt going forward.

púti? kwu? alá? (We are still here).

2.1.3 Early Settlements

The Columbia River was an important trade route that passed through First Nations territory where Electoral Area I is today. The first recorded contact between the Sinixt and Europeans occurred in 1811 when British explorer David Thompson paddled up the Arrow Lakes.

The Columbia and Kootenay Railway built in 1891 transported mining freight through this area from steamer ships that docked near Robson and Pass Creek on the Columbia River to Nelson, Revelstoke, and beyond. Paddle wheelers, including the SS Minto, carried goods, ore, and passengers between Revelstoke and Robson.

This span of Columbia and Kootenay Railway was known as the "railway from nowhere to nowhere." By 1916 and after completion of the Kettle Valley Railroad, it was part of the transcontinental railroad connecting the Atlantic and Pacific Oceans.

Between 1908 and 1913, about 6,000 Doukhobors, religious refugees from Russia, relocated to this area from Saskatchewan. Under the leadership of Peter V. Verigin, the Doukhobors

settled in Brilliant and other parts of Sentinel Mountain until the 1930s and 1940s. Brilliant was the centre of the Doukhobor community and included a jam factory, grain elevator, fruit packing shed, general store/post office, and train station.

From 1909 to 1912, the Doukhobors purchased 1,760 acres in Pass Creek, 1,902 acres in Glade, and 500 acres in Shoreacres. They cleared the land, planted fruit orchards and grain fields, established numerous villages, set up the Glade ferry in 1912, built the Brilliant Suspension Bridge in 1913, and established a number of mills, granaries, barns, and irrigation works. Doukhobor community land holdings were sold between 1961 and 1963.

2.2 Sentinel Mountain Today

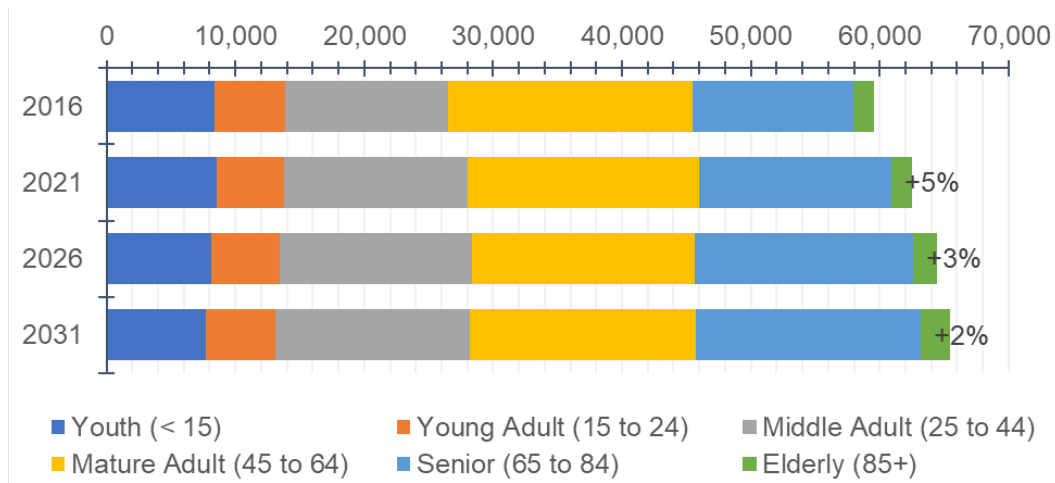
- The 2021 Census recorded 2,607 people living in Electoral Area I. Since 1996, the population of Electoral Area I has grown by 4% or 100 people with periods of growth and decline in between. As is the trend across Canada, the population of Electoral Area I is growing older. The median age was 39.8 years old in 2001 and was 47.6 years old in 2021. In the Plan area, 11.7% of the population in Electoral Area I was 65 years and older in 2001 and 20.9% of the population was 65 years and older in 2021.
- Households are changing as well. The number of households grew 12.4% from 1005 households in 2001 to 1130 households in 2021. When the number of households grow faster than the population, it often means that more people are living alone.
- Census data shows that people who live in Electoral Area I have generally lived in the area for a long time. 65% of respondents to a 2016 RDCK survey had lived in Electoral Area I for 15 years or longer.
- Census data from 2021 shows that about 80% of residents are at least third-generation Canadians. Data going back to 2011 shows most people have not moved from outside of Electoral Area I, with generally fewer than 20% of people having moved into the area from other parts of British Columbia.
- Diversity is a concept that encompasses the many ways that people experience the world differently due to race, ethnicity, class, gender, age, sexuality, ability, educational attainment, spiritual beliefs, creed, culture, tribal affiliation, nationality, immigration status, political beliefs, veteran status, and more. Since 2001, the number of people the census refers to as “visible minorities” has increased in Electoral Area I from less than 1% of the population to almost 3% in 2021. The number of people identifying as Indigenous has also increased during the same period from about 1.4% of the population 2001 to almost 6% in 2021. The 2021 census noted that about 250 people in Electoral Area I spoke Russian at home making it the most common non-official language.

2.3 Growth Projections and Housing Needs

2.3.1 Growth Projections

Between 2016 and 2021, the population of the RDCK increased by 5% to 62,515 residents. Projections anticipate the population will continue to grow to nearly 65,000 residents by 2031. New growth is almost entirely driven by increases in the population aged 65 and older. Between 2021 and 2026, seniors are expected to surpass mature adults as the largest age cohort in the RDCK.

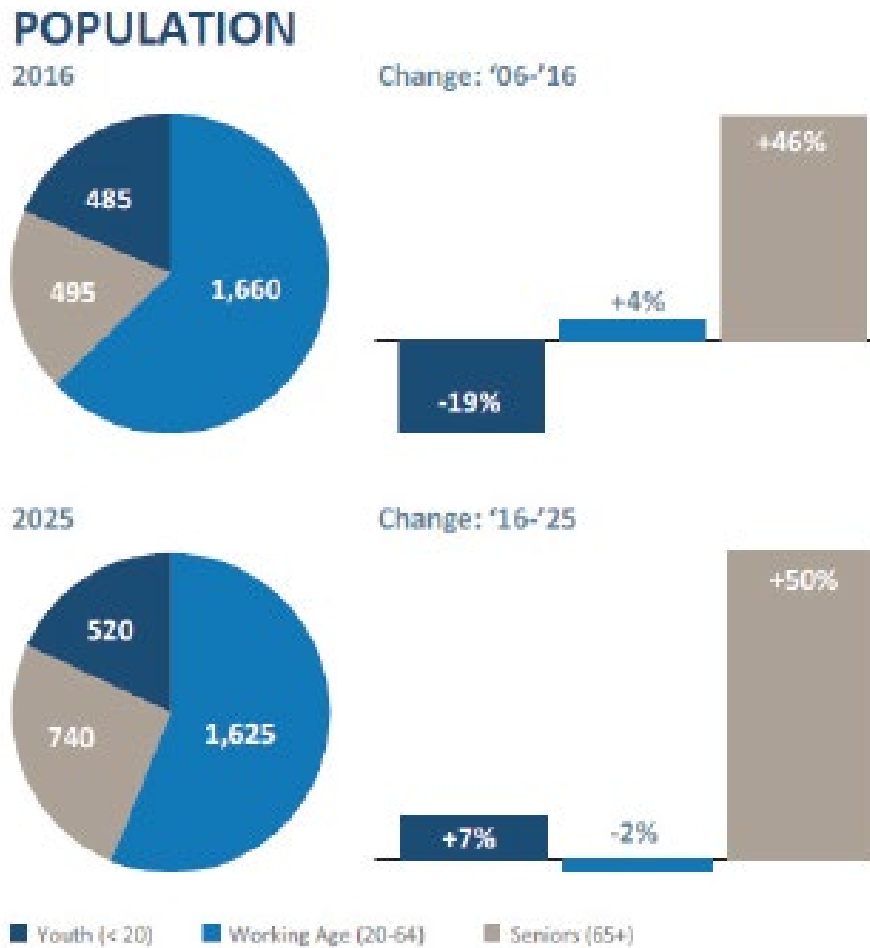
Figure 2: Current and Anticipated Population, RDCK



Source: Statistics Canada, 2016 and 2021 Census

Electoral Area I's population grew 4% between 2006 and 2016. Projections anticipate growth of 9% to 2025, potentially reaching 2,885 people. The median age is likely to continue increase from 47.2 (2016) to 48.4.

Figure 3: Electoral Area 'I' Population Change



Source: Statistics Canada, 2016 and 2021 Census

2.3.2 Housing Needs

Household Types. The most prevalent household types are one-person households and couples without children. One-person households are typically the youngest and oldest adult members of our communities and often are navigating challenging housing circumstances on low or fixed incomes. Because of the trend of smaller household sizes, fewer people now require more homes. Electoral Area I and its partners need to be outpacing its population projections just to keep up with demand.

Existing Housing Stock. Households are getting smaller, but housing is staying the same size. Most housing is still larger, single-detached dwellings (88%). 7.5% of housing in Electoral Area I is in need of major repairs.

Housing Affordability. Affordability is a concerning indicator in Electoral Area I as 14% of households were in an unaffordable home. Between 2005 and 2021, the median sale price of

homes rose from \$165,000 to \$429,000. This is a dramatic 160% increase. Although incomes have increased modestly, they have not kept pace with the change in housing cost – especially for first-time home buyers without existing equity or external financial support.

Housing Demand. Electoral Area I historically builds 5 units annually. Housing projections anticipate an annual private market demand of 16 new units. By 2025 it is estimated that a total of 880 3-bedroom, 365 2-bedroom and 35 1-bedroom units are needed (an increase of 60 2-bedroom and 90 3-bedroom units from 2016).

2.4 Existing Land Use

Schedule A.1 is a generalized view of the existing residential, commercial, industrial, institutional, agricultural, recreational, utility uses, and vacant sites currently in Electoral Area I based from BC Assessment data. The following summarizes existing uses and current capacities:

- Electoral Area I has 11 commercially zoned properties (4.3 ha) and no vacant commercially zoned properties. However, some properties are not currently in use or under developed. There are 9 industrial zoned properties (17.7 ha) and no vacant industrial zoned properties. Employment lands analysis shows land constraints for future industrial and commercial use.
- A total of 399 parcels (3% of lands in Electoral Area I) are within the ALR. The percentage of ALR in Electoral Area I that is assessed as farmland is low at 6.8% (27 parcels).
- As noted in Section 2.3, 16 new housing units may be needed annually to meet demand. Electoral Area I has 588 vacant private properties and 191 residential zoned properties whose current zoning would allow future subdivision.

2.5 Community Themes

Stemming from the community engagement opportunities, a range of identified community priorities were discussed and are summarized generally by theme below:

Exposure to natural hazards such as wildfires and flooding are an item of concern for many residents. Many participants wish to see the OCP include objectives and policies aimed at reducing risk from these hazards.

The natural beauty and access to parks and recreation is highly valued by residents. Some wish to see further protection of natural areas and the expansion of trail, parks and recreation infrastructure (i.e. boat-launches, parking, amenities etc.).

The freedom from regulation and culture of independence of the area is highly valued by residents. Some residents identified potential tensions between the desire to see limited regulation and the need to address unsafe buildings, unkept properties, bylaw enforcement, and environmental degradation.

Address lack of services and utilities including safe drinking water in locations such as Glade are a priority for some residents living in affected areas.

Many residents do not want to see rapid changes to Sentinel Mountain and envision the community looking similar in the future to how it looks now.

Accommodating growth and how residential infill opportunities should be considered was a concern with many participants commenting that the City of Castlegar and areas with existing servicing infrastructure are better suited for development.

Need for age friendly planning and understanding the changing demographic profile of Sentinel Mountain was raised routinely as a priority with participants agreeing about the importance of creating more diverse housing options, supports and facilities that can accommodate an aging population.

Strong community attachment with participants noting that residents look out for each other, but with new community members moving in there is also a desire in some communities to foster more community connections.

3.0 VISION AND BROAD GOALS

3.1 Regional Vision for the Future

“Our ambition is that our pristine natural environment and spirited communities provide a peaceful home, balanced economy, and wild recreation experiences for all residents and visitors.” – RDCK SustainABLE Central Kootenay

3.2 Broad Goals

The following broad goals reflect the feedback and priorities of Sentinel Mountain residents and are the guiding principles of this OCP. These goals will be used by the RDCK to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development in Sentinel Mountain. The broad goals outline the key priorities according to input from Sentinel Mountain residents, which was provided through community engagement activities.

1. **Agriculture.** Support the area’s existing and future agricultural activity and farmers by supporting agricultural systems and protecting agricultural lands that contribute to the area’s economic base, character and sense of place.
2. **Community connection.** Work to increase the sense of community and social interaction of residents of all ages by investing in existing community halls, parks and facilities to provide spaces for community events, gatherings and programming.
3. **Economic development.** Contribute to the area’s economy and support local jobs by allowing a variety of land uses that complement the rural character.
4. **Heritage.** Honour the area’s Indigenous, Doukhobor and other settlement history, including heritage sites.
5. **Homes for all.** Encourage housing options in existing residential areas that are consistent with the rural character of the area. Support affordable housing and aging in place.
6. **Natural environment.** Steward and protect the area’s natural features, including sensitive ecosystems and habitat.
7. **Natural hazards and climate change.** Take action to mitigate risks from natural hazards such as wildfire and flooding, and support adaptation and carbon pollution reduction initiatives to enhance community resilience.
8. **Neighbour-friendly.** Protect and improve the quality of life of residents, promote civic responsibility and encourage good relationships between neighbours.

9. **Reconciliation.** Engage with First Nations (Sinixt, Ktunaxa, Syilx and Secwépemc) on matters that affect all communities within Sentinel Mountain.
10. **Transportation.** Maintain a safe and efficient multi-modal transportation system for all road users working in cooperation with the Ministry of Transportation and Infrastructure.
11. **Water resources.** Protect and manage water resources, including both surface and groundwater, for residential, agriculture and ecosystem health.

4.0 OBJECTIVES AND POLICIES

The objectives and policies laid out in this section of the OCP pertain to all of Sentinel Mountain and are intended to provide a decision-making framework in relation to development and land use over the next 25 years.

4.1 Residential Lands and Housing

4.1.1 Objectives

1. Accommodate anticipated residential growth in a manner that protects the rural character, environmental integrity, and the social and cultural diversity of the Sentinel Mountain.
2. Encourage new infill housing forms that complement existing single detached housing neighbourhoods to increase affordable housing, support aging in place and promote rental opportunities.
3. Direct new residential development to established residential areas and municipalities to ensure efficient use of existing services, amenities, and infrastructure and to avoid continuous sprawl-like development.
4. Encourage high quality design, building, development and landscaping standards that improve energy efficiency and maintain and enhance rural character.
5. Support accessibility in housing to ensure that seniors and those with mobility challenges are able to reside safely in their respective communities.

4.1.2 Policies

The Regional Board:

1. Supports anticipated residential growth in the areas designated as Suburban Residential and Country Residential on Schedule A.2 (Future Land Use).
2. Encourages increased housing diversity and choice for all of Sentinel Mountain by allowing for accessory dwellings such as: secondary suites, carriage houses and garage suites to increase the number of dwellings available for rental occupancy and for single occupancy households.
3. Supports initiatives to provide for special needs housing required for seniors and those with mobility issues or in need of support, within the communities of Brilliant, Thrums or Tarrys where servicing and transportation needs can be met.
4. Will assess and evaluate proposed residential development based on the following:
 - a. ability to meet identified community housing needs;
 - b. capability of accommodating domestic water and waste water disposal that does not negatively affect human health and safety nor the environment;

- c. capability of the natural environment to support the proposed development, and any impacts on habitat and riparian areas;
 - d. susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - e. compatibility with adjacent land uses and designations, and how the form and character complements the surrounding area;
 - f. proximity and access to existing road networks and other community and essential services if they exist; and
 - g. mitigation of visual impacts where development is proposed on hillsides and other visually sensitive areas.
5. Encourages the clustering of new residential subdivisions to create separation between neighbouring developments and to avoid continuous sprawl-like development where feasible.
 6. Recognizes the limitations for further residential development in specified areas of Shoreacres, Voykin Subdivision, and Playmor Junction West where water supply may be vulnerable or septic servicing at capacity.
 7. Should investigate the establishment of a retro-fit program to support long term repair and maintenance associated with renovation of existing housing stock and enhanced energy standards.
 8. Encourages *adaptable housing* standards in housing to ensure that seniors and those with mobility challenges are able to reside safely in their respective communities.
 9. Does not support the use of housing as short-term rentals.

4.2 Food, Agriculture and Rural Lands

4.2.1 Objectives

1. Recognize the importance of local food production to the local economy and the health of the community.
2. Preserve and promote the use of agriculturally viable land for current and future agricultural production.
3. Protect agriculturally viable land from uses that are inconsistent with agriculture or are incompatible with existing agricultural uses in the area.
4. Encourage the agricultural sector's viability by adopting supportive land use policies within and adjacent to farming areas.
5. Ensure adequate water and land resources for agricultural purposes.
6. Minimize conflicts between agriculture and other land uses.

7. Discourage rural sprawl.

4.2.2 Policies

The Regional Board:

1. Anticipates that agricultural production will be accommodated on existing lands within the ALR and lands designated as Agricultural on Schedule A.2.
2. Supports the protection of non-ALR land with high soil value for existing and future agricultural activity to help meet local food demands.
3. Discourages applications to the ALC for subdivision and non-farm use in the ALR unless the proposal provides evidence that it has a net benefit to agriculture.
4. Supports the consolidation of lots that may support more efficient agricultural operations.
5. May work with the City of Castlegar if practicable on a co-operative approach to agricultural lands within the urban/ rural interface that will mitigate the loss of agricultural land to future growth.
6. Directs residential and non-farm uses to lands where there is low agricultural capability.
7. Discourages agricultural land uses that adversely impact the surrounding environment or compromise the capability of the land for future food production.
8. Should examine potential impacts on water resources in agricultural areas when considering land use amendment applications not related to agriculture or subdivision and non-farm use proposals in the ALR.
9. May consider buffering of commercial, industrial and residential development adjacent to agricultural areas.
10. Allows for off-site accommodations for farmers and farm workers as an accessory use in Rural Residential designations.
11. Supports community gardens and backyard livestock in all designations to promote food security.
12. Supports the policies within the *RDCK Agricultural Area Plan*.
13. Encourages and promotes the *Environmental Farm Plan Program* to farmers in the Region.
14. Will support the Province, other agencies, non-profit societies and the agricultural community with the development of tools for the management of invasive and nuisance plant species to conserve agricultural values in the area.

4.3 Economy and Jobs

4.3.1 Commercial Objectives

1. Maintain the current level of local commercial sites to serve the existing communities and consider expanded services as future growth may dictate.
2. Enhance the long-term vitality and economic sustainability of Sentinel Mountain by supporting more regional economic diversification through the facilitation of new and existing businesses and the creation of employment.
3. Recognize the commercial and service center role of the City of Castlegar and Playmor Junction and direct that commercial development in Sentinel Mountain will primarily be oriented toward serving local community needs.
4. Encourage neighbour-friendly home based businesses as a means of strengthening the economic base.

4.3.2 Commercial Policies

The Regional Board:

1. Anticipates that commercial needs will be accommodated within existing commercial nodes within the communities of Thrums, Tarrys, Brilliant and Pass Creek as designated on Schedule A.2 (Future Land Use).
2. Directs major commercial development to the City of Castlegar.
3. Limits commercial lands to those existing designated areas, or to areas where they may be considered in conjunction with future residential or mixed-use developments.
4. Encourages the clustering of commercial development rather than strip-style development along the highway
5. Supports the revitalization of commercial properties not currently in use or that are under developed.
6. Supports the development of guidelines for the form and character of new and expanded commercial developments within the community in order to enhance and protect the surrounding rural and natural environment.
7. Will accommodate temporary commercial uses in appropriate locations.

4.3.3 Home-based Business and Accessory Tourist Accommodation Policies

The Regional Board:

1. Supports neighbour-friendly home based businesses to satisfy local employment needs provided they do not negatively impact the natural environment or strongly conflict with the residential character of communities.

2. Encourages home based business opportunities to remain flexible and accommodate expanded employment needs.
3. Will provide for accessory tourist accommodation as a secondary use to a residence in the form of bed and breakfast operations and camping facilities.

4.3.4 Industrial Objectives

1. Ensure there is opportunity for neighbour-friendly light industrial uses in support of the local economy.
2. Support and enhance industrial uses while minimizing incompatibility with surrounding land uses through requirements for screening and/ or landscaping.
3. Encourage value added resource manufacturing and production to maximize the value of raw materials within the local community.

4.3.5 Industrial Policies

The Regional Board:

1. Anticipates that industrial development needs will be accommodated within existing industrial areas as designated on Schedule A.2 (Future Land Use).
2. Encourages new large-scale industrial activities to locate in the City of Castlegar.
3. Supports neighbour-friendly new light industry and value added manufacturing so that a broader employment base can be achieved and economic benefits be retained in the local community.
4. Public hearings for industrial developments should not be waived, if eligible under the *Local Government Act*.
5. Directs that new or expanded industrial developments take place on existing brownfield lots as to minimize further contamination of lands within the area.
6. Supports the clustering of industrial uses rather than furthering strip-style development along the highway.
7. Requires good arterial access for new industrial development.
8. Supports the development of guidelines for the form and character of new and expanded industrial developments within the community.
9. Will accommodate temporary industrial uses in appropriate locations.

4.3.6 Aggregate and Mineral Resources Objectives

1. Identify lands having recoverable deposits of sand and gravel and protect those lands from land uses that would limit or prohibit extraction.
2. Protect sources of domestic and irrigation water supply from potential negative impacts.

3. Minimize impacts to existing residential uses.
4. Advocate for engagement with affected local communities.
5. Support the rehabilitation and reclamation of resource extraction lots.

4.3.7 Aggregate and Mineral Resources Policies

The Regional Board:

1. Anticipates that recoverable deposits of sand and gravel needs will be accommodated within existing quarry properties as indicated on Schedule A.3 (Aggregate Resources) and that any new lands will be subject to application for a land use amendment or temporary use permit where applicable.
2. Discourages new aggregate or mineral extraction in the Shoreacres Aquifer. Existing activities should abide by the recommendations of the *Drastic-Based Vulnerability Study - Shoreacres Aquifer* as their Mines Permits are renewed.
3. Discourages the Province from issuing permits for mineral extraction and processing within 1 kilometre of Suburban Residential and Country Residential Designations.
4. Will consider support for the processing of aggregate or mineral resources on the basis of a variety of criteria, including but not limited to the:
 - a. extent of visual screening, and other mitigation works proposed;
 - b. type of processing proposed;
 - c. potential for noise and dust nuisance for nearby properties;
 - d. compatibility with adjacent land uses;
 - e. potential for light pollution;
 - f. potential for vibration from blasting of materials;
 - g. environmental sensitivity of the lot and adjacent land;
 - h. accessibility; and
 - i. the characteristics of the aggregate deposit and groundwater resources.
5. Encourages full utilization of existing recoverable deposits prior to development in areas where new recoverable deposits are located.
6. Encourages that the recommendations of the *Directorate of Aggregate Services* be followed with respect to aggregate extraction in community interface areas.
7. Encourages the Province to refer mineral exploration proposals to the RDCK for comments and to give due consideration to the impact of resource extraction activities on surrounding land uses, sources of domestic and irrigation water supply, and development activity.

8. Strongly encourages the Province to inform, meet and meaningfully communicate with affected communities before public land is utilized for aggregate or mineral extraction or processing.
9. Encourages the Province to include in their permitting the on-going rehabilitation of aggregate extraction and mineral processing lots.
10. Recognizes that the terms or conditions of this Bylaw have limited application to any management activity relating to the exploration or production of minerals, sand, gravel, coal or quarries that is classified as a 'mineral' or a 'mine' under Provincial Acts and Statutes, so long as the Province manages the activities and land for that purpose.

4.4 Natural Resources

4.4.1 Objectives

1. Retain and diversify resource-based land uses that contribute to the local economy and nature of communities in Sentinel Mountain.
2. Recognize the importance of public lands for recreational values and opportunity.
3. Work with the Province and private landowners to ensure that resource based activities do not result in an increased occurrence or magnitude of natural hazards in areas where there is risk to persons or property and that such activities include safeguards for water supply.
4. Maintain the renewable natural resource land base and protect it from activities that may diminish the resource value and potential.

4.4.2 Policies

The Regional Board:

1. Recognizes the jurisdiction of the Province over public land.
2. Will strive to work with the Province to ensure community watersheds and sources of domestic water supply are recognized and protected.
3. Supports the development of community owned and managed woodlots in consultation and with the support of the community.
4. Encourages low impact recreational uses that avoid critical habitats and minimize disturbance and will work with the Province and others to ensure there are adequate staging areas with off-road parking for such uses.
5. Supports participation by First Nations communities in the management and development of public land in resource areas.
6. Supports activities that improve range and forage conditions, including the continuation of the Noxious Weed Control Program to help control the invasion and spread of noxious weeds.

7. Where there is forestry use, encourages selective logging to maintain undiminished capacity of the land to absorb and retain water, prevent erosion and permit groundwater recharge throughout the harvest cycle.
8. Encourages more stringent oversight of erosion and sedimentation of tributary streams to protect healthy gravel transport for fish.
9. Discourages logging in old-growth forests.
10. Encourages the Province to have due consideration for the impact of resource activities on existing adjacent residential developments and infrastructure such as roads.
11. Encourage the Province to recognize *environmentally sensitive areas*, hazard areas, and areas upstream of alluvial fans and uphold the strictest regulation for natural resource development in these areas.
12. Encourages the Province to refer applications for licences, permits, the disposition of public land, mineral exploration proposals involving surface disturbance, and any other development or activity to the RDCK.

4.5 Health & Social Wellbeing

4.5.1 Objectives

1. Cultivate healthy, equitable, inclusive, and supportive environments for the overall health and wellness of the community.
2. Support inclusive participation of all citizens with diverse means, needs, ages, and abilities in all aspects of community life.
3. Advance collaborative multi-sector partnerships that support human health.
4. Foster spaces where the community can come together.
5. Promote good neighbourliness.
6. Recognize the variety of leisure, social, cultural and spiritual activities important to residents of Sentinel Mountain communities.
7. Commit to initiating a long-term journey towards Truth, Healing and Reconciliation.
8. Celebrate the culture and heritage of the people and communities, including Indigenous communities.

4.5.2 Community Services Policies

The Regional Board:

1. Anticipates that community service's needs are accommodated within existing and proposed facilities within Sentinel Mountain as indicated on Schedule A.2 (Future Land Use) and that each community will have access to spaces where community members can come together.
2. Directs new community service and administrative developments to areas where services and amenities are more readily available and where they best serve the needs of the community.
3. Will work with the Province, Kootenay-Columbia School District No. 20 and Kootenay Lake School District No. 8 to ensure public education needs are being met through the provision of educational facilities and student transportation.
4. Supports the establishment of daycare facilities and small group care facilities within residential or community service areas.
5. Recognizes the importance of maintaining health service facilities and larger group care facilities centrally within the City of Castlegar, though consideration may be given to other areas where deemed appropriate and supported by the community.
6. Will work cooperatively with the City of Castlegar, City of Nelson, adjacent Rural Electoral Areas and the Province to direct community service and administrative facilities to areas where they are central, accessible and meet the needs of the broader community.
7. Will collaborate with support service partners in the City of Castlegar, City of Nelson and adjacent Rural Electoral Areas with regard to efforts to reduce poverty levels in the community. Effort will be made toward providing choice of housing, enhanced access to affordable childcare options, access to services, and enabling the production of and access to local food.
8. Will support the use of public and private lands for local community events as important contributors to the social and cultural values of the area, provided that such events are supported by communities and are neighbour-friendly.
9. Encourages that public spaces and buildings are designed or re-designed to accommodate accessibility.
10. Encourages a strong sense of community through support to local volunteer organizations.

4.5.3 Parks and Recreation Policies

The Regional Board:

1. Supports the existing and proposed network of public outdoor recreation lots and trails as indicated on Schedules A.2 (Future Land Use) and A.4 (Community Connections).

2. Encourages the Province to provide on-going access to public recreation sites, trails and forest service roads for the purposes of outdoor recreation, foraging and wild harvesting.
3. May partner with the City of Castlegar and adjacent Rural Electoral Areas if practicable to ensure that the long-term recreational needs of the community are met.
4. Supports the enhancement of opportunities for children, youth, and adult recreational and leisure activity and the creation of inter-generational programs to improve youth engagement and encourage social interaction for rural seniors.
5. Recognizes the vital contribution of community members and volunteers in the long-term operation and maintenance of indoor and outdoor recreational facilities, including parks and trails.
6. Seeks to provide universal access to recreational amenities in Sentinel Mountain, including parks, trails, facilities and programs.
7. Will identify and work to acquire parks and recreation sites in the region to meet the present and future needs of residents.
8. Supports the establishment and maintenance of public access points along the Slokan, Kootenay and Columbia Rivers for the purposes of swimming, fishing and other recreational pursuits.
9. Seeks to continue to work towards developing a broad system of linear parks, trails and linkages to access community parks, recreation areas, public open space and amenities that accommodate a variety of active user.
10. Encourages continued participation in the establishment of an integrated network of trails to access Campbell Fields, Slokan Pools and Slokan Valley Rail Trail as part of the Slokan Valley Greenbelt initiative.
11. Supports the Trans Canada Trail as an important connection between South Slokan and Castlegar.
12. Support the development of correct interpretive signage about First Nations in all RDCK parks.
13. For the purposes of Section 510(2) of the *Local Government Act*, designates residential lands suitable for subdivision in the Sentinel Mountain Plan area as having future park potential.
14. Recognises that Sentinel Mountain is generally rural or semi-rural in nature, and that when land is acquired for parkland it should be focused upon passive recreation opportunities such as water accesses, greenway linkages and trails.
15. May consider, when determining a potential park land dedication under Section 510 of the *Local Government Act*, the following policies:
 - a. proximity to settlement areas, other parks & trails, and bodies of water;
 - b. distance from environmental hazard areas;
 - c. average slope should be 10% or less;

- d. adequate accessibility;
- e. cultural or natural features of significance;
- f. potential for additional dedication of parkland from subdivision applications of surrounding parcels; and
- g. potential for recreation (active park), conservation (passive park) or enhancement of public access.

16. Where environmentally sensitive areas of critical habitat for species at risk have been identified, encourages developers to donate such lands to a conservation organization within the RDCK in addition to the parkland or cash in-lieu required by the *Local Government Act*.

4.5.4 Heritage Policies

The Regional Board:

1. Should undertake the conservation and protection of heritage resources through the Community Heritage Register.
2. Supports properties with sufficient heritage value or heritage character to be nominated by the community for inclusion on the Community Heritage Register.
3. Supports incorporation of Indigenous cultural and heritage resource objectives within the Community Heritage Register, where appropriate.
4. Encourages developers to consider cultural and heritage protection opportunities in project planning and design.
5. Supports collaboration with local First Nations in the identification and protection of areas of archaeological and cultural value, including maintaining access for fishing and hunting, resource gathering and processing, burial sites, pictographs and other places of cultural significance.
6. Support the Province, senior governments, First Nation communities, individuals and interest groups in identifying and protecting features and places of scenic, architectural, historical, spiritual, archaeological and cultural significance.
7. Recognizes the value associated with recognition of Doukhobor heritage sites and culture.
8. May consider the range of authorities established under the RDCK's Heritage Conservation Extended Service Establishment Bylaw in the inclusion of heritage conservation in all aspects of community planning.

4.6 Local Infrastructure and Servicing

4.6.1 Objectives

1. Encourage coordination of land use planning and service delivery among the RDCK, City of Castlegar, adjacent rural Electoral Areas and senior levels of government to ensure that costs are minimized and services are provided in an effective and efficient manner.
2. Support expanded utility services where there is community need and desire.
3. Support the maintenance of high water quality of groundwater and surface sources of domestic and irrigation water supply.
4. Work toward supporting community health and safety within existing and proposed water and sewer systems through appropriate and affordable standards of service.
5. Protect groundwater and surface water sources from degradation through improper disposal of liquid waste.
6. Encourage reduction of solid waste through consumer habits, recycling, re-use and composting.

4.6.2 Policies

The Regional Board:

1. Anticipates that public utility needs will be accommodated within existing facilities as designated on Schedule A.1 (Existing Land Use).
2. Encourages the cooperation and coordination with and among utility companies in utilizing existing and proposed utility corridors for multiple uses, where feasible and compatible.
3. Supports minimizing the number of new antenna sites by encouraging co-location.
4. Will investigate options for improved or expanded utility services where it is deemed necessary or desirable by the community, with consideration given to long-term feasibility and availability of resources. Decisions on improved or expanded utility services shall be made by the authority having jurisdiction and the community on a case by case basis.
5. Will investigate options for enhanced service delivery through regional partnerships where services or activities cannot be sustainably supported within the rural areas.
6. Will investigate options for enhanced cell coverage in communities such as Pass Creek, where emergency response may be limited or constrained by lack of service.
7. Requires that any extension or modification of local infrastructure or creation of new infrastructure necessitated by the approval of subdivision or issuance of a building permit, including all costs for upgrades and design, be the responsibility of the developer or those benefiting from such improvements.
8. Encourages water license holders to register any undocumented wells or unrecorded domestic and irrigation surface water sources.

9. Promotes water resource conservation strategies and reduced water demand through educative materials and voluntary incentives, particularly in areas where the water resource has already been over-subscribed.
10. Encourages all users and agencies having jurisdiction of water sources for domestic and irrigation use to use best management practices for conservation.
11. Will investigate options and alternatives for improving the quality of domestic water supply for small and un-organized water systems in collaboration with the Province and Interior Health Authority.
12. Applies the *precautionary principle* to ensure that the density and intensity of land use is not increased beyond available servicing capacity in areas known to have concerns with domestic and irrigation water supply.
13. Requires proposed private development in the Shoreacres Aquifer to provide the RDCK with information from a *Qualified Professional* to properly assess any impacts to the aquifer and existing servicing.
14. Supports investigation into alternative and innovative servicing techniques for residential, industrial and commercial construction reflective of the needs of rural communities and supportive of *green infrastructure*.

4.7 Transportation and Connectivity

4.7.1 Objectives

1. Work with the Province to plan for the provision of a road network capable of safely servicing existing and future development to ensure accommodation of public transit and active transportation investments, which will take into account fiscal viability and practicability of projects.
2. Encourage community consultation and discussion during any initiative that reviews the transportation capacity of local roads, ferries, pedestrian and recreational corridors, and commercial development strategies.
3. Work with the Ministry of Transportation and Infrastructure to ensure the local road network is safe, effective, equally accessible and inviting for use by cyclists, pedestrians, equestrians, agricultural equipment and motorists.
4. Create an *active transportation* corridor with secure trail networks, connections and linkages through the Sentinel Mountain Plan area, and end of trip facilities, which will take into account fiscal viability and practicability of projects.
5. Investigate options for the provision of expanded and enhanced public and shared transit throughout Sentinel Mountain.

4.7.2 Policies

The Regional Board:

1. Encourages the Province to require traffic impact studies as part of major future development proposal or which impact safety and mobility on network roadways to ensure that:
 - a. existing and future roads and alignments are designed with due consideration for watercourses and critical habitat areas;
 - b. safety is maintained through access management and control;
 - c. disruption to farming operations is minimized; and
 - d. projected traffic volumes do not reduce the present service levels for the existing roadway.
2. Supports the creation and/ or enhancement of cycling and pedestrian systems in new and existing developments.
3. Supports the development of a comprehensive network of pedestrian and bicycle routes on public and private lands and along existing and future road networks, including an active transportation corridor between Castlegar and Nelson with connections to the Slocan Valley corridor, which will take into account fiscal viability and practicability of projects.
4. Supports acquisition of easements and rights of ways or funding applications that secure the active transportation corridor shown on Schedule A.4 (Community Connections), which will take into account fiscal viability and practicability of the project.
5. Recognizes that ferry service to the community of Glade has been designed to accommodate greater fluctuation of Kootenay River levels and encourages that such fluctuations under the Kootenay Canal Agreement be limited to the extent possible due to concerns with erosion and upland impacts.
6. Advocates for improvement to and expansion of public transportation service opportunities, bus shelters, and cross walks in cooperation with BC Transit.
7. Will work with BC Transit to improve transit service throughout the day.
8. Will investigate ways to support a community ride share program specific to meeting the needs of seniors and people who do not drive.

4.8 Natural Environment

4.8.1 Objectives

1. Foster an awareness of the values associated with the natural environment and protect sensitive and significant natural features from potential negative impacts of development.

2. Encourage the maintenance of biodiversity important to the biological functioning and ecological integrity of Sentinel Mountain.
3. Protect, restore and enhance environmentally sensitive areas and important habitats.
4. Protect, restore and enhance watersheds and riparian areas.
5. Establish an interconnected ecosystem network of protected areas and corridors, wherever feasible, in order to preserve and support landscape connectivity.
6. Value and support Traditional Ecological Knowledge.

4.8.2 Policies

The Regional Board:

1. Will identify and preserve environmentally sensitive areas, important habitats and connections between them in a natural condition and maintain these areas free of development and human activity to the maximum extent possible.
2. Will collaborate with other levels of government, First Nations, non-governmental organizations, and neighbouring local governments in inventorying, mapping, and conserving environmentally sensitive areas, as well as developing consistent approaches to managing shared watersheds.
3. Supports the establishment of an Environmental Reserve designation for areas along the Kootenay River and at kp'itl'els.
4. Supports the establishment of an Environmental Reserve designation in domestic watersheds and other environmentally sensitive areas as identified.
5. Encourages on-going efforts and a collaborative approach toward the remediation and restoration of riparian areas, with an emphasis on those that have been modified or determined to be at risk.
6. Supports projects currently underway to restore river shorelines and fish habitat.
7. Will continue to support the efforts of the Brilliant Head Pond Stewardship Collaborative, the Province and First Nations in the maintenance of the Shoreline Guidance Document for the Kootenay River between Brilliant and Slocan Pools.
8. Supports the development and implementation of guidelines for protection of the natural environment, its ecosystems and biological diversity to ensure the long-term maintenance and health of domestic water supplies and riparian areas.
9. Will protect the Shoreacres Aquifer and require the assessment of future development to understand potential impacts and protect the aquifer.
10. Encourages private landowners and developers to protect environmentally sensitive areas through the registration of conservation covenants, land management agreements or through planned donation of lands.

11. Supports best management practices for land developers found in applicable provincial guidelines such as The Province of BC's Develop with Care.
12. Recognizes the importance of containing and controlling invasive species.

4.9 Hazard Lands

4.9.1 Objectives

1. Prevent injury and loss of life and prevent or minimize property damage as a result of natural hazards.
2. Support development outside of areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated.
3. Support inventories and studies to further determine the nature, extent and risk of development below, on and adjacent to identified natural hazard areas.
4. Inform hazard mitigation and emergency preparedness efforts with data.
5. Improve public awareness of hazardous conditions.
6. Recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.

4.9.2 General Hazard Lands Policies

The Regional Board:

1. Directs development away from those lands that may have a potential natural hazard or have been identified as hazardous by the RDCK or other agencies having jurisdiction.
2. Encourages the Provincial Approving Officer to ensure that technical reports for hazard lands that are to be subdivided are prepared by Qualified Professionals and that any recommended conditions for safe use of the land are registered as a s. 219 covenants to inform future property owners.
3. Support land use decisions that accommodate emergency response through provision of adequate access to developments and facilities for fire protection services and emergency first response where such services are provided.
4. Directs that new subdivision development considers evacuation routes and that future growth is not located on limited access roads with one way in and out.
5. Should continue to implement the RDCK Civic Addressing Bylaw to ensure that properties are appropriately addressed and that such addresses are posted in a manner as to facilitate emergency response.

6. Supports development and implementation of guidelines for the protection of development from hazardous conditions to address known hazards where deemed appropriate and feasible.

4.9.3 Flood Hazard Management Policies

The Regional Board:

1. Directs development away from land susceptible to flooding as identified on Schedule A.5.2 (Hazard Lands) and additionally any land identified as a flood hazard by a Qualified Professional.
2. Encourages flood prone areas to be used for parks, open spaces, habitat conservation, recreation or agricultural uses.
3. Requires that the construction and siting of buildings and structures to be used for habitation, business, industry, or the storage of goods damageable by flood waters to be flood proofed to geotechnical standards and certified by a Qualified Professional as safe for the use intended, where land that may be prone to flooding is required for building and no alternative is available.
4. Encourages the Ministry of Transportation and Infrastructure to undertake annual inspections, and as-needed inspections after large storms, runoff or flooding events, at the highest risk areas for impacts, such as, steep slopes and major culvert outfalls.
5. Supports the use of Section 86 of the *Land Title*, Section 56 of the *Community Charter* and Sections 488 (1) (b) and 524 of the *Local Government Act* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.

4.9.4 Fire Management Policies

The Regional Board:

1. Requires that all new developments be designed to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.
2. Will foster wildfire awareness and resiliency through public education materials, programs and events using FireSmart Guides as a principal guidance document.
3. Encourages property owners to adhere to the relevant Provincial FireSmart guidelines to protect properties and communities from wildfire risk through such measures as reducing fuel loads. Such measures should be supportive of the natural environment and mimic the natural effects of localized ground fire such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.

4. Residents are strongly encouraged to obtain a Wildfire Mitigation Assessment under the BC FireSmart Wildfire Mitigation Program, offered through the RDCK to better understand what materials can be combustible in the event of a wildfire.
5. Supports the development of an inventory of accessible water sources that could be enhanced to support water extraction by firefighting equipment including dry-hydrant access to Kootenay, Slocan and Columbia Rivers.
6. Supports protection of accesses to water sources such as hydrants, standpipes, lakes, and streams to remain free of obstructions for fire protection purposes.
7. Supports the implementation of the Community Wildfire Protection Plan and associated adjacent forest management strategies in areas of high to moderate wildfire risk.
8. Will review and update wildfire protection approaches based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.
9. Will evaluate opportunities to assist in interface fire fuel reduction treatment in collaboration with forest and other tenure holders.
10. Supports pursuing provincial funding and resources to undertake wildfire risk reduction in the community/ forest interface areas.

4.9.5 Geotechnical Hazard Management Policies

The Regional Board:

1. Directs development away from land susceptible to hazardous geotechnical conditions as identified on Schedule A.5.2 (Hazard Lands) and additionally any land identified as having hazardous geotechnical conditions such as steep slopes or erosion areas by a Qualified Professional.
2. Discourages development on slopes with grades greater than 30% to avoid geotechnical hazards.
3. Encourages new development areas with slopes greater than 30%, including those areas that may be regarded to be less than 30% after development, to be reviewed for soil instability and potentially hazardous conditions with any development subject to the recommendations of a geotechnical report.

4.9.6 Radon Gas Hazard Mitigation Policies

The Regional Board:

1. Encourages provincial and/ or federal agencies to conduct further research on possible radon health risks in and around Sentinel Mountain.
2. Encourages residents to test their homes for radon exposure and to take appropriate mitigation measures where radon levels are found to be higher than recommended levels.

3. Supports providing information on radon and radon mitigation opportunities to residents.

4.10 Climate Mitigation and Energy

4.10.1 Objectives

1. Understand the likely impacts and vulnerabilities of regional climate change within Sentinel Mountain.
2. Demonstrate leadership in energy conservation, energy efficiency and carbon pollution reductions and work toward carbon neutrality.
3. Reduce energy consumption and carbon pollution and encourage energy efficiency in planning, design and construction of neighbourhoods and buildings.
4. Work toward future settlement patterns that give residents the option to reduce dependency on private automobiles and encourage other forms of transportation such as walking, cycling and transit, where realistic and achievable.

4.10.2 Greenhouse Gas Emissions Reduction Targets

The Regional Board:

1. Will work collaboratively with our partners and interested community members to reduce carbon pollution in the rural areas by 50% from baseline levels (2018) by 2030 and by 100% from baseline levels (2018) by 2050 as established by the Board's commitment in 2022.
2. Will foster the development of renewable energy supply options as established in the Board's commitment to 100% renewable energy by 2050.

4.10.3 Policies

The Regional Board:

1. Encourages the reduction of landfill waste through the RDCK zero waste policy.
2. Supports collaboration with and supports partners that raise awareness and provide education on energy and emissions to local businesses, residents, and other organizations in the community.
3. Encourages energy efficient retrofits of older buildings, including both residential and commercial buildings.
4. Encourages the use of local materials and green building techniques in new and retrofitted developments.

5. Supports a voluntary reduction of personal vehicle transportation emissions by promoting use of public transit and shared transit, including the use of buses, car co-operatives and delivery services, more efficient vehicles, use of alternative fuels, providing sufficient pedestrian and cycling facilities and routes, encouraging home based businesses and encouraging changes in travel patterns.
6. Supports the expansion and enhancement of electric vehicle charging stations and infrastructure throughout the region through the *Accelerate Kootenays Program*.
7. Supports the exploration of renewable energy opportunities in the agricultural and forestry industries such as biomass energy production.
8. Supports the creation of a renewable energy service for the RDCK.
9. Encourages identification, establishment and maintenance of natural and managed carbon sinks for the purposes of conservation, maintenance of biodiversity, and enhanced community resilience with consideration to local ecosystem values and socio-economic drivers.

4.10.4 Actions

1. Work with Ministry of Transportation and Infrastructure, BC Parks, and other potential collaborators to increase connectivity and multi-modal options for mobility and active transportation, while taking into account fiscal viability and practicability of related projects.
2. Promote and provide community outreach and education related to climate change and reduction of carbon pollution.
3. Investigate ways to increase waste diversion through strategies identified in the *RDCK Resource Recovery Plan*.
4. Develop a sustainability checklist for the evaluation of land use and building applications and supports the investigation into the creation of associated incentives for developers that develop buildings to a high level of building performance.
5. Seek out partnerships with utility companies, independent power producers, Non Government Organizations, member municipalities, Provincial and Federal agencies and others to further local energy strategies and concurrent planning efforts.
6. Investigate and development of renewable energy consistent with the Regional Board's commitment to 100% by 2050, including supply options such as district energy, ground-source heat pumps, solar and heat recovery systems where practicable opportunities might be present.

5.0 PLANNING AND LAND USE MANAGEMENT STRATEGY

5.1 Growth Management

Growth Management is a critical aspect of planning for a community's future. It allows a community to forecast growth, based on trends and aspirations, and to direct anticipated growth to areas that align with the community's vision and broad goals.

Sentinel Mountain has several constraints that may impede where any new residential growth can occur. These constraints includes the amount of land within the ALR, the amount of public land, hazards lands, and lack of servicing infrastructure to support new development.

Strong growth management polices will ensure Sentinel Mountain evolves in a manner that contributes to its rural character and reflects the community's vision, values and needs without compromising those of future generations. Carefully managing growth avoids sprawl, preserves natural areas, maintains a working land base reducing the reliance on long distance highway commuting, and preserves green infrastructure such as potable water.

5.1.1 Objectives

1. Accommodate residential growth within existing settlement areas that comprise the Residential Land Use Designations on Schedule A.2 (Future Land Use).
2. New development focuses on sensitive infill where services currently exist in keeping with this OCP's broad goals, objectives and policies.
3. Incremental growth is encouraged while maintaining the rural character and conserving the natural environment of Sentinel Mountain.
4. Servicing capacity is to be carefully considered when growth is proposed to protect human health and safety and environmental well-being.

5.1.2 Policies

The Regional Board:

1. Recognizes improving the completeness of Sentinel Mountain's existing small communities which may provide for local employment, services, shopping, school and/or recreation opportunities.
2. Requires that new subdivision development be sustainably serviced in accordance with the requirements of the RDCK Subdivision Bylaw, applicable Provincial legislation and Interior Health Authority best practices.
3. Encourages residential development be located away from hazard lands, environmentally sensitive areas and designated agricultural areas.

4. Supports all new parcels less than 1.0 hectare in size to connect to a community wastewater and/ or water system.
5. Encourages infill growth where community infrastructure is already in place or where new development will directly improve capacity.

5.2 Future Land Use Designations

Residential Land Use Designations

5.2.1 Rural Residential (RR)

1. Development of this type is directed to remote areas.
2. Preserve natural and rural settings with large lots typically at least two hectares in size.
3. Residential uses are situated in a safe area outside of hazardous or environmentally sensitive lands.
4. There is minimal disturbance to the surrounding environment.
5. Properties in this designation have onsite water and sewerage systems.
6. The principal use shall be single detached homes (plus permitted accessory dwelling units) or duplexes, horticulture or veterinary clinics.

5.2.2 Country Residential (RC)

1. Development of this type is directed to residential areas with access to main roads outside of hazardous or environmentally sensitive land.
2. Properties in this designation typically have onsite water and sewerage systems.
3. Directs that the principal use shall be single detached homes (plus permitted accessory dwelling units), duplexes or horticulture.
4. Lots are considered acreages or hobby farms and are typically at least one hectare in size.

5.2.3 Suburban Residential (RS)

1. Development of this type is directed to residential areas with access to main roads, transit and local amenities.
2. Supports housing with rural country character, where homes typically face and front a street.

3. Directs that the principal use shall be single detached homes (plus permitted accessory dwelling units) or duplexes.
4. Lot sizes and density shall be determined by the level of available or proposed servicing.
5. Density may increase with the provision of community water and/ or wastewater systems.

5.2.4 Village Residential (RV)

1. Enable a variety of housing types near community centres including affordable housing and special needs housing.
2. Properties in this designation have access to infrastructure services, such as community water and wastewater systems.
3. Transportation choices are available with access to bus routes.
4. Supported building types include missing middle housing.
5. A maximum density of 30 units per hectare is supported.

Employment Land Use Designations

5.2.5 Commercial (C)

1. Intent for smaller-scale, neighbourhood-serving commercial activities.
2. Support small-scale buildings up to two storeys in height.
3. Encourage residential uses above and/ or behind the primary ground floor commercial uses.
4. Allowable density will be dictated by access to infrastructure services, such as water and sewerage systems.

5.2.6 Industrial (M)

1. Supports light industrial uses that support local employment and are neighbour-friendly.
2. Permits industrial buildings and structures on large lots.
3. Directs that requirements for screening and/ or landscaping be incorporated into the design of new and expanded industrial developments.
4. Requires surface runoff to be adequately captured and or treated.

5.2.7 Agriculture (AG)

1. The principal use shall be farm use.

2. The average lot size for subdivision of Agricultural land should be greater than two hectares.
3. Food processing activities and broadened market opportunities are encouraged such as: market gardens, craft wineries, breweries, distilleries and meaderies, and farm gate sales.
4. Single detached housing is permitted. May consider accessory dwellings as permitted by the ALC where the additional density does not negatively impact the existing or future farm use.
5. Supports the use of maximum setback distances for residential development and the clustering of built structures on agricultural lands to reduce the impact to agricultural potential and operations.
6. Encourages diversification and enhancing farm income by enabling uses secondary to and related to agricultural use consistent with the provisions of the *Agricultural Land Commission Act*, associated regulations, orders and decisions of the ALC.

5.2.8 Resource Area (RA)

1. Permitted uses include the extraction of natural resources, such as forestry, gravel and mines.
2. These uses generally should be located in isolated locations on public land under Provincial jurisdiction and away from community centres.
3. Where located near existing residential uses, conditions should be required to mitigate impacts such as noise, dust, traffic, slope stability, water quality and visual impacts.
4. Appropriate small-scale forest related activities is supported, such as sustainable gathering of products, food crops, hiking, bird watching and wildlife viewing, education and value added resource industries.

Civic and Open Space Land Use Designations

5.2.9 Community Services (CS)

1. Development of this type includes institutional uses that support a complete community. This includes schools, recreation centres, fire halls, places of worship, libraries, daycares, special needs housing and other community-focused services.

5.2.10 Public Utility (U)

1. Ensure effective distribution of public utilities by permitting existing and future civic infrastructure, like railways, gas and hydro right of ways.

5.2.11 Parks and Recreation (PR)

1. Applies to lands permanently set aside for: provincial and regional parks, recreational facilities, trails, fields and open spaces.
2. Provides for community uses and amenities such as social gathering and activity spaces, civic facilities, recreation access and play spaces, gardening and respite spaces.

5.2.12 Environmental Reserve (ER)

1. Applies to natural areas with high environmental values intended for conservation including important wildlife habitat and corridors, environmentally sensitive areas, old-growth areas, foreshore and riparian areas, and steep slopes.
2. Compatible development should be limited and have the oversight of a Qualified Professional.

5.3 Community Specific Policies

5.3.1 Pass Creek and Gibson Creek

The Regional Board:

1. Recognizes that residential development within the community of Pass Creek will be primarily a combination of Agriculture and Rural Residential.
2. Acknowledges that storm water drainage and slope stability is a concern in localized areas.
3. Supports enhanced high-speed internet and cellular service within the community.
4. Recognizes the constraints associated with Pass Creek Road in supporting increased industrial and commercial traffic and increased recreational use.
5. Encourages the continued multi-use of the Pass Creek Community Hall for childcare services and recreational programming. Consider the addition of affordable housing and/ or special needs housing subject to servicing capacity.
6. Supports the establishment of access and a trail network to Norns Creek and Pass Creek.
7. Encourages the establishment of standpipes or dry-hydrants for emergency water access purposes at Norns Creek and Goose Creek.

5.3.2 Brilliant

The Regional Board:

1. Recognizes that residential development within the community of Brilliant will be primarily Suburban Residential.
2. Development of cultural and non-profit commercial facilities designed to support the operations of the Brilliant Cultural Centre such as, but not limited to: museums,

theatres, libraries, arts/crafts, food preparation, exhibition/training centres are encouraged to be located in conjunction with the Brilliant Cultural Centre.

3. Development of affordable housing and/ or special needs housing in conjunction with the Brilliant Cultural Centre is encouraged.
4. Recognizes that additional capacity for residential infill will be determined by improvements to the quality and available quantity of services by the Brilliant Improvement District.
5. Recognizes the continued responsible management and operation of local commercial and industrial properties and encourages working toward enhanced screening and landscaping of commercial and industrial operations in proximity to residential developments and visitor attractions.
6. Recognizes the value of kp'it'els and the surrounding area to the Sinixt and other First Nations. Will work with the Province and First Nation partners to preserve Indigenous values and continue conservation planning at the site.

5.3.3 Tarrys, Thrums and Glade Central

The Regional Board:

1. Recognizes that residential development within the communities of Tarrys, Thrums and Glade Central will be a combination of Agriculture and Country Residential.
2. Will consider investigation into establishment of residential nodes where higher density may be considered to increase options for rental and market housing choices.
3. Encourages the continued multi-use of the Tarrys Community Hall for childcare services and recreational programming. Consider the addition of affordable housing and/ or special needs housing subject to servicing capacity.
4. Supports investigation into ALR boundaries within the community as being not reflective of agricultural potential and the constraints associated with local topography.
5. Encourages a collaborative approach to resolving issues associated with utility easements throughout the community and the associated costs for surveying and disposition of such lands.
6. Recognizes that the narrow lots associated with this area require consideration with regard to the keeping of farm animals and agricultural activities.
8. Encourages investigation into boat-launch facilities and public access points on the Kootenay and Slocan Rivers to enhance access.
9. Encourages property owners along the Kootenay River to investigate options for the authorization or removal of docks as historically established.
10. Encourages the establishment of standpipes or dry-hydrants for emergency water access purposes on the Kootenay River.

5.3.4 Glade

The Regional Board:

1. Recognizes that residential development within the community of Glade will be primarily Agricultural.
2. Recognizes that additional capacity for residential infill will be determined by improvements to the quality and available quantity of services by the Glade Irrigation District.
3. Supports investigation into the establishment of low profile housing for senior's within the community.
4. Encourages the continued multi-use of Glade Community Hall for childcare services and recreational programming. Consider the addition of affordable housing and/ or special needs housing subject to servicing capacity.
5. Supports investigation of options for access and transportation for emergency response and egress if ferry service is disrupted.
6. Encourages investigation into boat-launch facilities and public access points on the Kootenay River to enhance access.
7. Encourages the establishment of standpipes or dry-hydrants for emergency water access purposes on the Kootenay River.

5.3.5 Shoreacres

The Regional Board:

1. Encourages the precautionary principle for residential infill with consideration to the vulnerability of the aquifer providing domestic water supply and constraints to sewerage disposal.
2. Supports investigation into the establishment of a trail system that enables connectivity to local school facilities and Slocan Pools in collaboration with private property owners and the Canadian Pacific Railway company.
3. Encourages the multi-use of Shoreacres Community Hall for childcare services and recreational programming. Consider the addition of affordable housing and/ or special needs housing subject to servicing capacity.
4. Encourages investigation into boat-launch facilities and public access points on the Slocan River and Kootenay River to enhance access.
5. Encourages the establishment of standpipes or dry-hydrants for emergency water access purposes on the Kootenay River.

5.3.6 Voykin and Playmor Junction West

The Regional Board:

1. Recognizes that residential development within the community of Voykin and Playmor will be primarily Suburban Residential.

2. Recognizes that additional capacity for residential infill will be determined by improvements to the quality and available quantity of services by the Voykin Improvement District and any future community water systems.
3. Encourages that options for screening and landscaping of adjacent commercial and industrial properties within Electoral Area H be considered if land use regulation is to be investigated in the future, to minimize visual impacts and nuisance in adjacent residential communities.

6.0 IMPLEMENTATION

6.1 Development Approval Information Areas

6.1.1 Designation

The *Local Government Act* provides local governments with the authority to establish Development Approval Information Areas (DAIAs). The designation of a DAIA allows the RDCK to require an applicant to provide information about a land use application at their own expense. The main objective of using this legislative provision is to ensure that appropriate studies and information are provided to enable the Regional District to evaluate an application prior to consideration of approval. Development Approval Information may be required for:

- a Bylaw Amendment;
- Temporary Use Permits; or
- Development Permits.

6.1.2 Area

The entire area covered by this OCP is designated as a DAIA under Section 485 of the *Local Government Act* in order to ensure that appropriate and sufficient professionally-prepared information guides decision making on land use applications.

6.1.3 Justification

The purpose of designating a DAIA is to ensure that possible impacts by proposed development are identified and documented as part of the development review process and to provide the RDCK with complete information to properly assess and mitigate unfavourable conditions caused by that development. In cases where the potential for negative impacts are identified, the RDCK may request or require that certain mitigation measures be implemented by the applicant to minimize negative impacts on surrounding lands. The RDCK may require applicants to provide information to minimize the effect of developments on lands undergoing development and surrounding lands, especially with respect to transportation, servicing, facilities, the environment, and the character of the surrounding neighbourhood. Procedures and requirements for DAIAs are established in the Planning Procedures and Fees Bylaw.

6.2 Development Permit Areas

The OCP may designate Development Permit Areas under the authority of local government legislation. Unless otherwise specified, a development permit must be approved by the Regional Board, or delegate of the Board, prior to any development or subdivision of land within a designated Development Permit Area.

Development Permit Area designations include purposes to allow for implementation of special guidelines for the protection of the natural environment, protection from hazardous conditions, for revitalization of designated areas, or to guide the form and character of

development within the Plan Area. Development Permit Areas can also be used to meet targets for carbon emission reductions and energy and water conservation.

Where land is subject to more than one Development Permit Area designation, a single development permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the applicable guidelines of all such Areas.

Development Permit Areas (DPAs) are designated under Section 488

Guidelines and exemptions for all DPAs are identified in Zoning Bylaw No. 1675, 2004.

6.2.1 Aquifer Protection Development Permit (APDP) Area

6.2.1.1 Purpose

The APDP area is designated pursuant to the *Local Government Act* section 488(1)(a) protection of the natural environment, its ecosystems and biological diversity and section 488(1)(i) establishment of objectives to promote water conservation.

6.2.1.2 Justification

Aquifers are sensitive to impact from development and disturbance by human activity and require special treatment in order to protect their ecological value, and community value as a drinking water source now and for the future.

Aquifers and surface water are connected and interact with each other as typically, surface waters recharge aquifers with precipitation and snowmelt. The groundwater system contributes to base flow in rivers and streams, maintaining habitat for fish, wildlife and plants and is the sole domestic water supply for many residents. Maintaining both water quality and quantity requires careful management for the long-term sustainability of ecosystems and drinking water values.

Care must be taken in construction methods, excavation, surface drainage and the storage, handling and manufacture and use of products on parcels of land within the APDP area to avoid contamination of the underlying aquifer and to protect and promote its sustainable use as a drinking water source.

In 2019 a groundwater vulnerability study conducted by WSP Canada Inc. indicated the Shoreacres aquifer is at some level of risk to contamination based on the physical properties of the aquifer and local geography. There are areas of higher risk that may require additional land-use planning to protect the aquifer and the local rivers. There is concern in the community based on the fact that the majority of residents draw their drinking water from the aquifer and there are no community water or wastewater systems.

6.2.1.3 Objectives

The APDP area supports the goals, objectives and policies of this OCP, and seeks to achieve the following objectives in its implementation:

1. To protect the subsurface aquifer forming part of the Electoral Area I water supply against possible pollution from land use and development activities.
2. To promote the efficient use of water to ensure a sustainable hydrologic system in the watershed.
3. To protect the quality of drinking water supplies, including safeguarding the surface water and groundwater supplies for that identified part of Electoral Area I and private wells.

6.2.1.4 Area

All properties within the APDP area defined by the map in Schedule A.7.

6.2.3 Industrial and Commercial Development Permit (ICDP) Area

6.2.3.1 Purpose

The ICDP area is designated under Section 488(1)(f) of the *Local Government Act* for the establishment of objectives for the form and character of industrial and commercial uses within Electoral Area I.

6.2.3.2 Justification

The OCP recognizes the distinct rural residential character of Electoral Area I and that there are commercial and industrial development opportunities provided that such development is compatible with existing uses. Commercial and industrial uses are designated along the Highway 3A corridor and are highly visible.

6.2.3.3 Objectives

The ICDP area supports the goals, objectives and policies of this OCP, and seeks to achieve the following objectives in its implementation:

1. To ensure that new commercial and industrial development is compatible with the surrounding residential and rural character.
2. To ensure that new commercial and industrial development is aesthetically pleasing.

6.2.3.4 Area

The ICDP area is comprised of all privately owned or leased lands designated as Industrial (M) or Commercial (C) and all commercial and industrial development generally within remaining areas of Electoral Area I on Schedule A.2.

6.2.4 Riparian Protection Development Permit (RPDP) Area

6.2.4.1 Purpose

The RPDP area is designated under Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

6.2.4.2 Justification

The RPDP Area is primarily concerned with the protection of riparian areas. Riparian areas make critical contributions to a healthy aquatic environment. They stabilize slopes, absorb storm water runoff, provide fish and wildlife habitat, and increase landscape connectivity and biodiversity. They are also important natural assets because of their role in buffering adjacent areas and watercourses from pollution, sedimentation, erosion and the impacts of temperature and weather changes, which may continue to have increasing impacts with climate change.

A biophysical assessment report, as described further in the RPDP Area Guidelines, is required as Development Approval Information in order to recognize the important functions of riparian areas and protect them in their natural state, as well as repair and enhance them, in order to preserve their ecological importance as well as the critical role they play in increasing climate change resilience.

6.2.4.3 Objectives

The RPDP area supports the goals, objectives and policies of this OCP, and seeks to achieve the following objectives in its implementation:

1. To preserve and restore riparian areas in order to enhance the function of their adjacent ecosystems, watercourses, and natural features.
2. To protect biodiversity and ensure landscape connectivity between watercourses and upland riparian areas.
3. To protect water quality and prevent pollution and contamination of watercourses through the preservation and enhancement of riparian areas.
4. To ensure activities within riparian areas are undertaken in a way that is sensitive to the natural environment and encourages shoreline stewardship.

6.2.4.4 Area

RPDP area width is based on the Aquatic Habitat Index (AHI) ratings contained within the Brilliant Headpond Shoreline Management Guidelines. The RPDP area is comprised of all lands within:

1. 30.0 metres of the stream boundary of Brilliant Headpond, where shoreline segments are classified as having a 'very high', 'high', or 'moderate' AHI rating;
2. 15.0 metres of the stream boundary of Brilliant Headpond, where shoreline segments are classified as having a 'low' or 'very low' AHI rating;
3. 30.0 metres of the stream boundary of the Slocan River; and,
4. 15.0 metres of the stream boundary of all other watercourses.

6.2.4.5 Activities that require a Development Permit

The owner of land within the RPDP Area must obtain a development permit prior to undertaking or permitting or acquiescing in the undertaking of matters identified in section 489 of the *Local Government Act*, including but not limited to the following activities wherever they occur on land within the RPDP Area (subject only to exemptions explicitly listed in Section 5510 of the RDCK Zoning Bylaw):

1. removal, alteration, disruption or destruction of vegetation, including trees, plants and shrubs;
2. disturbance of soils;
3. construction or erection of buildings and structures;
4. creation of non-structural impervious or semi-impervious surfaces;
5. flood protection works including shoreline protection works;
6. construction of roads, trails, *retaining walls*, docks, wharves and bridges;
7. provision and maintenance of sewer and water services;
8. installation, maintenance, repairs and replacement of drainage systems;
9. installation, maintenance, repairs and replacement of utility corridors;
10. subdivision as defined in section 455 of the *Local Government Act*; and
11. any other activity that requires a development permit first be issued in accordance with section 489 of the *Local Government Act*.

6.2.5 Wildfire Development Permit (WDP) Area

6.2.5.1 Purpose

The WDP area is designated to establish guidelines for the protection of development from hazardous conditions pursuant to section 488(1)(b) of the *Local Government Act*.

6.2.5.2 Justification

The WDP area is designated in recognition that communities within Electoral Area I interface with densely forested areas and because of this, wildfire is an ever-present threat. Wildfire can spread quickly and burning debris can be thrown up to two kilometers ahead of a wildfire and ignite materials and structures.

The adverse impact that wildfire poses to the environment, people, and property can be managed and mitigated in part through the implementation of *FireSmart* principles. The WDP area and its guidelines seek to implement *FireSmart* principles as minimum standards for subdivision, construction of new homes, and certain property modifications.

6.2.5.3 Objectives

The WDP area supports the goals, objectives and policies of this OCP, and seeks to achieve the following objectives in its implementation:

1. To prevent personal injury and property loss.
2. To protect structures from damage.
3. To ensure stable and accessible building sites.

4. To increase the community's resilience to wildfire hazards and climate change by reducing wildfire impacts as part of the land development process.

6.2.8.4 Area

All lands within the entirety of Electoral Area I are designated as WDP area.

6.3 Temporary Use Permits

6.3.1 Background

Temporary Use Permits (TUPs) may be issued by the RDCK under section 493 of the *Local Government Act*. The temporary use may continue in accordance with the provisions of the permit until the date that the permit expires, or three years after the permit was issued, whichever occurs first. TUPs may be renewed only once, after which the use must be either permanently designated in the OCP Bylaw and Zoning Bylaw or cease. TUPs are not a substitute for a land use designation amendment in accordance with the Zoning Bylaw.

6.3.2 Objective

1. Permit temporary uses to provide short-term opportunities when considered appropriate by the Regional Board, without negatively affecting surrounding properties or the environment.

6.3.3 Policies

The Regional Board:

1. Shall only consider Temporary Use Permits for commercial or industrial uses.
2. May consider the issuance of Temporary Use Permits throughout Electoral Area I, subject to the following:
 - a. demonstration that the use is temporary or seasonal in nature;
 - b. potential conflict with nearby land uses;
 - c. potential impacts on environmentally sensitive areas;
 - d. provision of adequate servicing that meets health requirements; and
 - e. relevant policies within other sections of this plan.
3. May require conditions under which a temporary use may be allowed, including but not limited to: the buildings or structures that may be used; the period of applicability of the permit; the area, duration or timing of use; and required site rehabilitation upon cessation of the use.
4. May require security deposits, site restoration plans or letters of undertaking to ensure conditions are met.

6.4 Integration of Plans, Studies, Policies and Bylaws

The OCP sets out broad objectives, policies and directions for Sentinel Mountain, but does not provide all the tools for implementing its policies. The RDCK has several additional tools and methods available for implementing the OCP and additional steps that must be taken to implement the tools that are identified in the OCP effectively (e.g. DAIA procedures). The purpose of this section is to set out specific steps the RDCK can take to implement this OCP. Some of the steps include refining the OCP, amending existing bylaws, adopting new bylaws, conducting studies to obtain more information and direction, and working closely with other jurisdictions and government agencies. Some of the specific steps are set out in the subsections below.

While some areas within Sentinel Mountain may desire additional regulatory tools to protect the values and interests or health of residents, in general, the residents of Sentinel Mountain have expressed an interest to maintain the sometimes competing interests of a ‘minimal’ level of growth and regulation.

Zoning Bylaw. Amend and/or prepare zoning regulations to add development permit guidelines and exemptions that are consistent with the development strategy of this OCP.

Planning Procedures and Fees Bylaw. Amend bylaw to implement the Development Approval Information Area including procedures and policies on the process for requiring development approval information and the substance of the information that may be required.

Terms of Reference for Professional Reports. Create a single terms of reference document that includes the reporting requirements for all professional reports required by the Development Permit Areas of this plan.

Follow-up Studies and Initiatives. The following are studies and initiatives that have been identified as actions that could implement portions of or be used to refine this plan:

- Housing Needs Assessment (2024);
- Environmentally Sensitive Areas Mapping; and,
- Continue to support community led water quality monitoring and reporting.

Other Agencies. The RDCK will continue to coordinate work with Provincial, Federal and other agencies to help implement and complement portions of this OCP.

- Continue to support the Province and First Nations partners in planning efforts at kp’it’els.

6.5 Monitoring, Evaluation and Reporting

The RDCK Board should monitor the OCP on an ongoing basis. The OCP should be revised when necessary to ensure it addresses current needs and aspirations of the community and reflects changing local and external conditions. In support of this initiative, the RDCK will monitor:

- population and demographic changes;
- groundwater supply, consumption and management issues;
- land supply / demand;
- changing housing needs; and
- economic, social, and environmental factors.

Based on the review of information collected from monitoring, the RDCK may choose to refine or amend the OCP accordingly as resources permit.

6.6 Plan Amendment and Review

An OCP is not a static document and is meant to respond to changes in the community. Refinements to the OCP may be proposed by RDCK staff to keep the plan up-to-date. The *Local Government Act* regulates the process for an OCP amendment which requires public notification and consultation, public hearing, and opportunities for consideration of the application by the RDCK Board. Refinements may include but are not limited to the following:

- Periodic assessment of the OCP;
- Accommodation of future housing needs every five years via a Housing Needs Assessment;
- Coordination with changes to Provincial legislation (e.g. *Local Government Act*, *Community Charter*, *Agricultural Land Commission Act* etc.);
- Coordination with new or revised Provincial plans and policies that relate to land use and community issues in Sentinel Mountain;
- Coordination with new or revised regional plans and policies;
- Changes resulting from asset management planning and capital improvements; and,
- Changes to the known geographic extent of environmentally sensitive or known hazard areas, as determined through the review of plans, reports and applications submitted by project proponents to the RDCK.

This OCP should be reviewed comprehensively every five to ten years.

Appendix A

Glossary

Accelerate Kootenays Program is a collaborative strategy with Regional Districts of East Kootenay, Central Kootenay and Kootenay Boundary with support from Columbia Basin Trust, the Federation of Canadian Municipalities, Teck, the Province of BC, FortisBC, and BC Hydro to build a clean transportation network. The project created an electric vehicle (EV) charging station network so EV travel to and within the region is convenient and reliable.

Active Floodplain, in relation to a watercourse, refers to land that is:

- a) adjacent to the watercourse;
- b) inundated by the 1 in 5 year return period flow of the watercourse; and,
- c) capable of supporting plant species that are typical of inundated or saturated soil conditions and distinct from plant species on freely drained upland sites adjacent to the land.

Active Transportation refers primarily to non-motorized human-powered transportation such as cycling, walking and skateboarding.

Adaptable Housing is housing that is designed and built so that accessibility features can be added easily and inexpensively during or after construction, summarized by the following key features:

- a) All entry and internal doors are 36" (915 mm), providing a clear opening of 33.5" (850 mm).
- b) All internal corridors/hallways provide a 36" (915 mm) clear opening.
- c) No steps are required to access the adaptable unit.
- d) A bathroom, bedroom and kitchen provide a 5 ft. (1500 mm) turning radius and are located on the main floor.
- e) Bathroom, kitchen and door hardware is lever-type.
- f) Blocking is installed in the main floor bathroom walls.

Affordable Housing generally means housing that costs less than 30% of total before-tax household income, usually focusing on households earning 80% or less than the average median income in an area.

Agriculture Plan is a plan to ensure that the agricultural capability of the area is realized and protected as part of a secure food supply for the region.

Brilliant Headpond Shoreline Management Guidelines are guidelines that are intended to clarify and streamline land use decision-making processes between different regulatory agencies, proponents, and stakeholders as they relate to riparian, fish and fish habitat. These guidelines provide a visual description of the locations of sensitive habitats for fish and

riparian wildlife in the Brilliant Headpond, highlighting the risk associated with various activities based on environmental values present in a given shoreline area.

Brownfield generally means abandoned, vacant, derelict or underutilized sites with active potential for redevelopment that may have contamination or the perception of contamination from a previous use. These sites are often former commercial or industrial properties.

Community Heritage Register is an official list of places recognized by a local government as having heritage value or heritage character.

Community Wildfire Protection Plan is a plan that assists local governments in identifying the risks of wildfire to their community as well as opportunities to reduce those risks. The purpose is to identify the wildfire risks within and surrounding a community, to describe the potential consequences if a wildfire was to impact the community, and to examine possible ways to reduce the wildfire risk.

Complete Community refers to communities, which provide a diversity of housing to meet identified community needs and accommodate people at all stages of life, and provide a wider range of employment opportunities, amenities, and services. And in a regional district, complete communities could be seen as the hubs that are part of a connected network.

Directorate of Aggregate Services refers to the recommendations issued by the Aggregate Advisory Panel in 2000. The Panel was given a mandate to review provincial policy concerning aggregate on private and Crown land throughout British Columbia. The Panel issued its report in 2001 making 47 recommendations to improve aggregate extraction and to improve how the process considers and deals with land use issues.

Develop with Care is a comprehensive guide to maintaining environmental values during the development of urban and rural lands. It sets out the program priorities of the Ministry of Forests, Lands and Natural Resource Operations, the Ministry of Environment, and other provincial and federal agencies, promoting ways to retain and create environmental function and resilience as communities grow.

Development, in the context of interpreting Section 6.2 Development Permit Areas, means carrying out construction, redevelopment, building and land alteration and ancillary activities, including engineering or other operations, as well as subdivision of land, in, on, over or under land and land covered by water to the extent that such activities are subject to local government authority under enabling Provincial legislation.

Drastic-Based Vulnerability Study - Shoreacres Aquifer refers to a Vulnerability Study based on the DRASTIC methodology for parts of the Shoreacres Aquifer. The objective of this study is to develop aquifer vulnerability mapping to assist with land management and land use practices in an area of known groundwater quality issues that is under development pressure.

Environmental Farm Plan Program is a Provincial program where farmers learn how to reduce agriculture's impact on the environment.

Environmentally Sensitive Area includes land and water areas containing natural features or ecological functions of significance or that are susceptible to damage from human activities.

FireSmart refers to various guides that provide information to property owners on how they you can reduce the potential impacts of wildfire on their home, neighbourhood, and community.

Green Infrastructure refers to ecological components, both natural and engineered, that are essential and contribute to managing rainwater, protecting water and air quality, providing flood control, and conserving soils. Includes riparian areas (ditches, rivers, creeks, and streams) and wetlands (natural or engineered), undeveloped areas, parks and greenways, trees, rooftop gardens, and working lands such as agriculture and forested areas.

Missing Middle Housing is a range of house-scale buildings with multiple units that are compatible in scale and form with single detached homes.

Noxious Weed Control Program is a partnership with RDCK and the Central Kootenay Invasive Species Society to protect ecosystems and communities by preventing and reducing the harmful impacts of invasive species.

Precautionary Principle is an approach to decision making in risk management, which justifies preventive measures or policies despite scientific uncertainty about whether detrimental effects will occur.

Qualified Professional means an applied scientist, technologist, or other expert acting alone or together with another qualified professional, where:

- a) The individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association.
- b) The individual's area of expertise is recognized by the Regional District as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and, the individual is acting within that individual's area of expertise

Retaining Wall means a structure constructed to hold back, stabilize, or support soil.

Resource Recovery Plan is a required plan that guides recycling, composting, landfilling; and ensures sustainable waste management practices for years to come.

Special Needs Housing includes but is not limited to supportive or transitional housing, seniors housing, accessible housing and other forms of housing that is consistent with the policies in the Plan and the RDCK's Housing Needs Report in which care, support and/or training is provided to occupiers of the facility in which the housing is provided.

Stream Boundary, in relation to a watercourse, means whichever of the following is farther from the centre of the stream:

- a) the visible high water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;
- b) the boundary of the active floodplain, if any, of the watercourse.

Sustainability means the concept of sustainable development (World Earth Summit, Rio, 1992). Today, there is no universally accepted or single definition, but in general, sustainability is a condition where ecological health, economic prosperity and social justice must be balanced for the well-being and quality of life of both present and future generations.

Watercourse means a natural body of water, whether or not it has been modified including, without limitation, a lake, pond, river, creek, spring, gulch, wetland or glacier whether or not usually containing water, including ice, but does not include an aquifer.

Wetland means land that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, plant species that are typical of inundated or saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a watercourse.

Appendix B

Summary of Amendments

| Bylaw No. (File No.) | Adopted | Amendment | Purpose |
|-------------------------|---------|-----------|---------|
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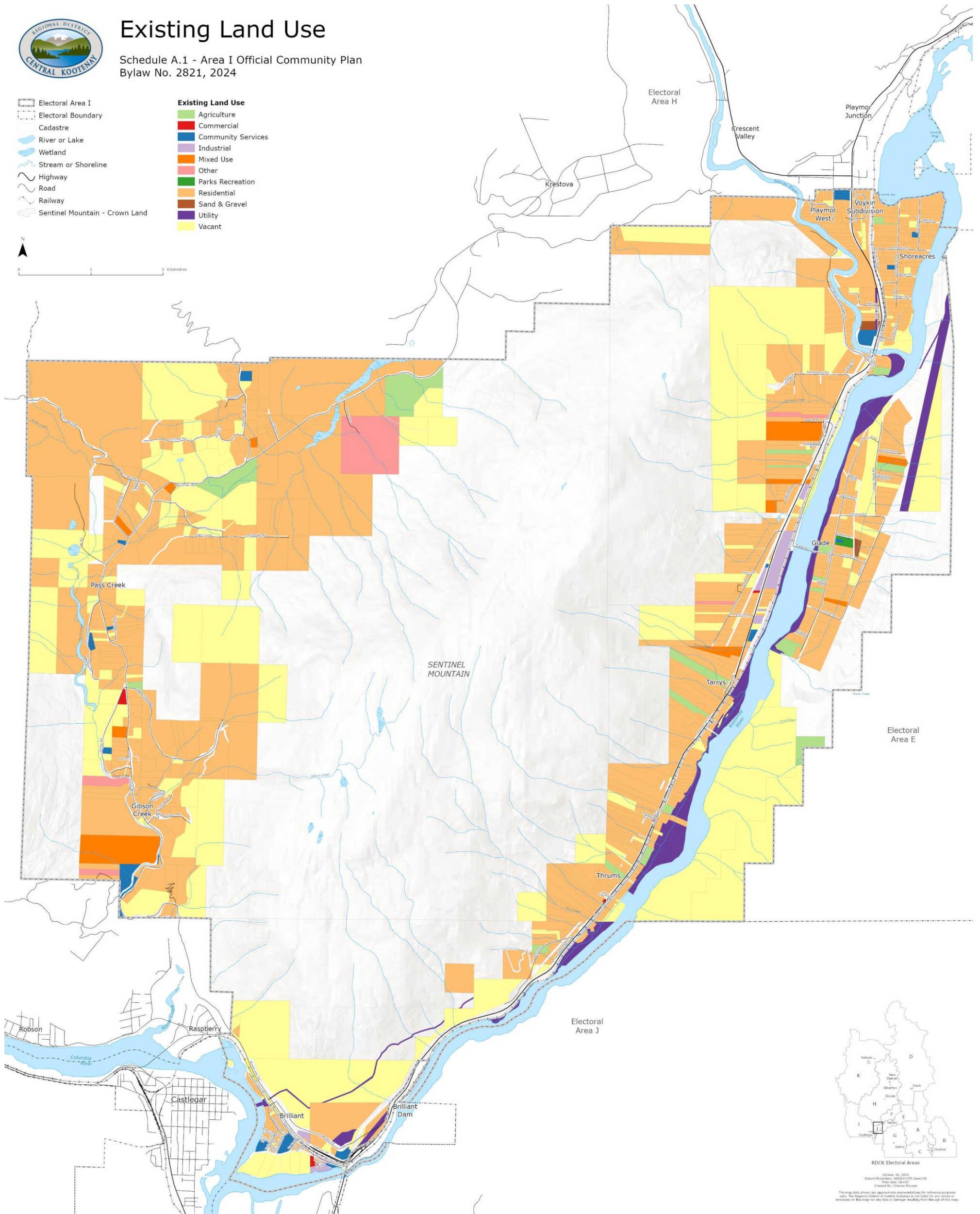


Existing Land Use

Schedule A.1 - Area I Official Community Plan
Bylaw No. 2821, 2024

- Electoral Area I
- Electoral Boundary
- Cadastre
- River or Lake
- Wetland
- Stream or Shoreline
- Highway
- Road
- Railway
- Sentinel Mountain - Crown Land

- Existing Land Use**
- Agriculture
 - Commercial
 - Community Services
 - Industrial
 - Mixed Use
 - Other
 - Parks Recreation
 - Residential
 - Sand & Gravel
 - Utility
 - Vacant



October 28, 2024
 Datum/Projection: NAD83/UTM Zone11N
 File Size: 36417
 Created By: Connor McLean

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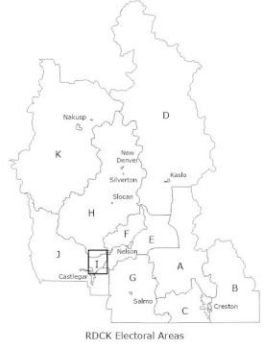
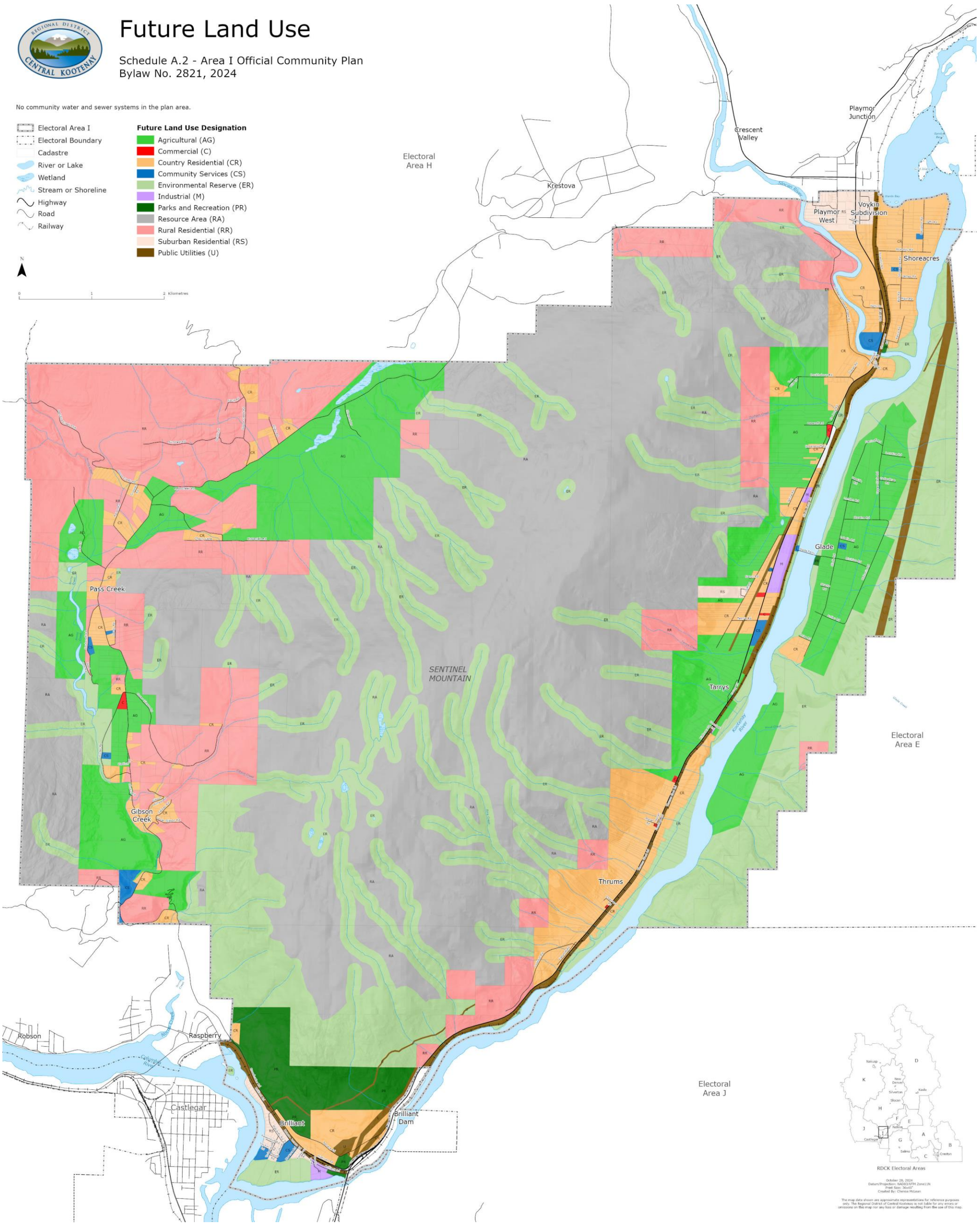


Future Land Use

Schedule A.2 - Area I Official Community Plan
Bylaw No. 2821, 2024

No community water and sewer systems in the plan area.

- Electoral Area I
 - Electoral Boundary
 - Cadastre
 - River or Lake
 - Wetland
 - Stream or Shoreline
 - Highway
 - Road
 - Railway
- Future Land Use Designation**
 - Agricultural (AG)
 - Commercial (C)
 - Country Residential (CR)
 - Community Services (CS)
 - Environmental Reserve (ER)
 - Industrial (M)
 - Parks and Recreation (PR)
 - Resource Area (RA)
 - Rural Residential (RR)
 - Suburban Residential (RS)
 - Public Utilities (U)



October 26, 2024
Date/Prepared: RDCK/OTR Zoned/TA
Print Size: 36x45"
Created By: Charles Hession

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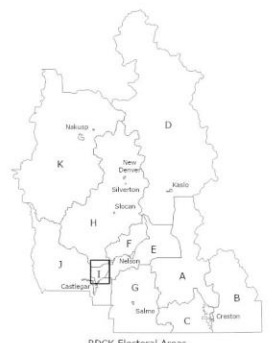
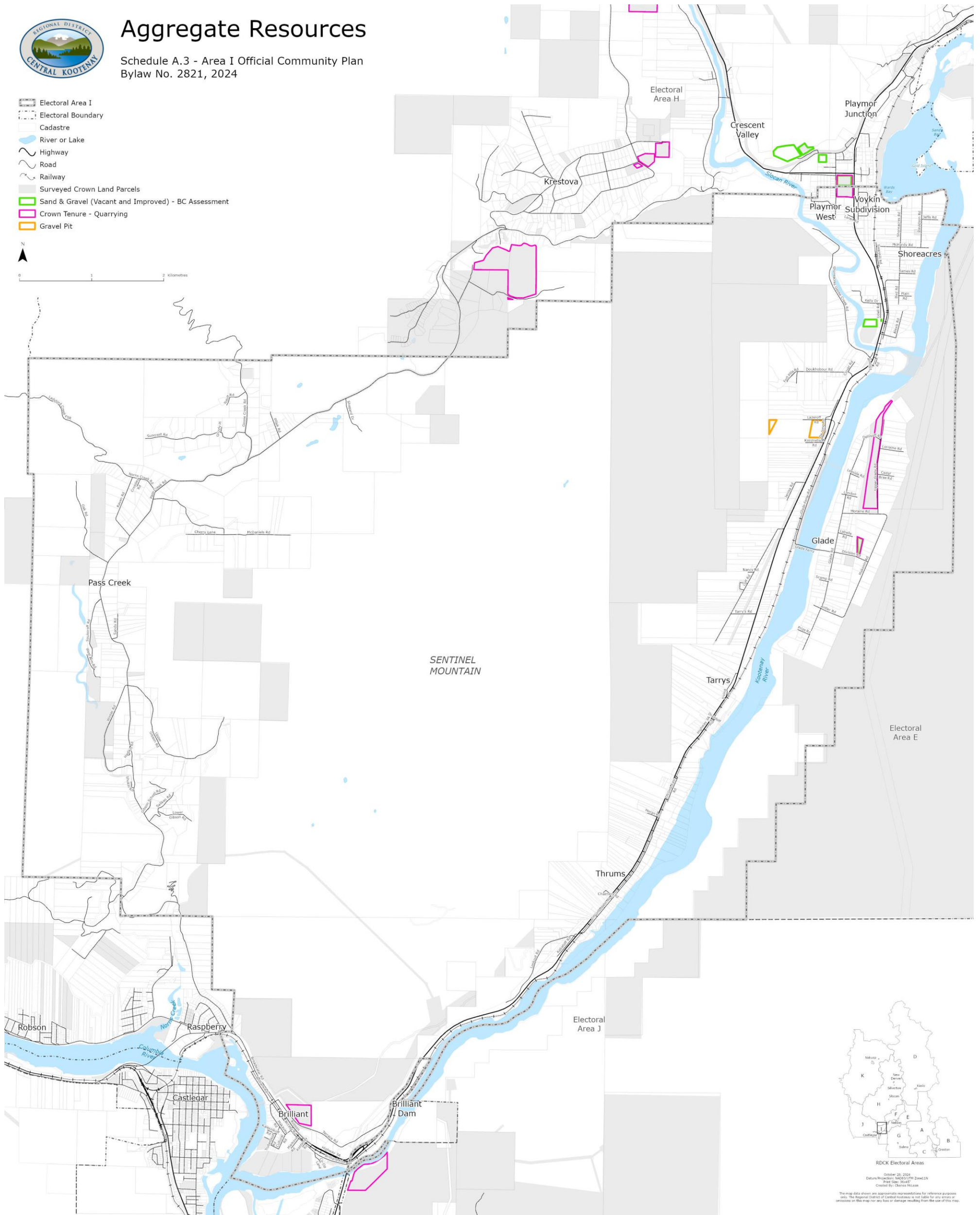
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Aggregate Resources

Schedule A.3 - Area I Official Community Plan
Bylaw No. 2821, 2024

- Electoral Area I
- Electoral Boundary
- Cadastre
- River or Lake
- Highway
- Road
- Railway
- Surveyed Crown Land Parcels
- Sand & Gravel (Vacant and Improved) - BC Assessment
- Crown Tenure - Quarrying
- Gravel Pit



October 26, 2024
 Datum/Projection: NAD83/UTM Zone 11N
 Print Size: 36x45"
 Created By: Cheryl Wilson

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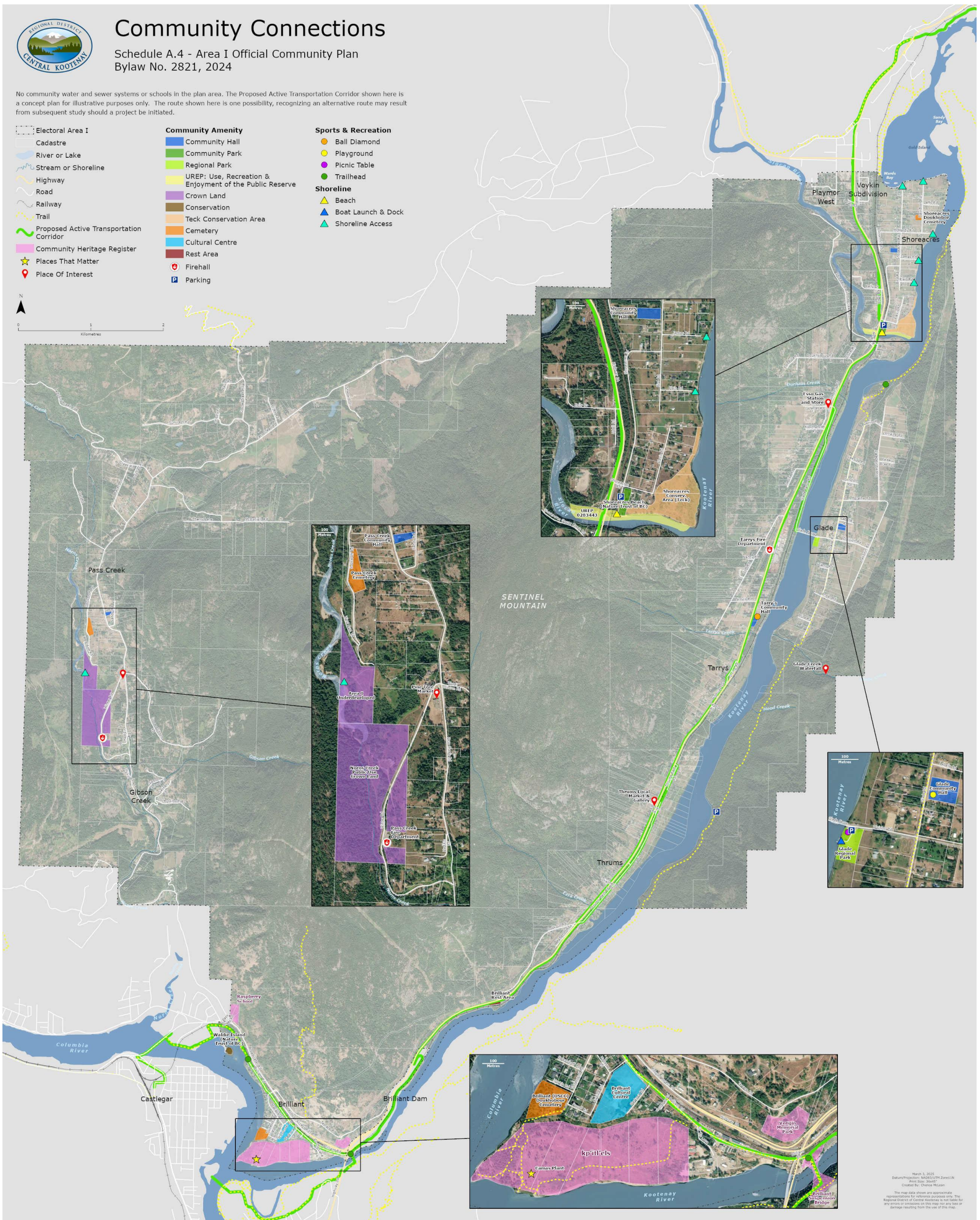


Community Connections

Schedule A.4 - Area I Official Community Plan
Bylaw No. 2821, 2024

No community water and sewer systems or schools in the plan area. The Proposed Active Transportation Corridor shown here is a concept plan for illustrative purposes only. The route shown here is one possibility, recognizing an alternative route may result from subsequent study should a project be initiated.

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> Electoral Area I Cadastre River or Lake Stream or Shoreline Highway Road Railway Trail Proposed Active Transportation Corridor Community Heritage Register Places That Matter Place Of Interest | Community Amenity <ul style="list-style-type: none"> Community Hall Community Park Regional Park UREP: Use, Recreation & Enjoyment of the Public Reserve Crown Land Conservation Teck Conservation Area Cemetery Cultural Centre Rest Area Firehall Parking | Sports & Recreation <ul style="list-style-type: none"> Ball Diamond Playground Picnic Table Trailhead Shoreline <ul style="list-style-type: none"> Beach Boat Launch & Dock Shoreline Access |
|--|--|---|



March 3, 2025
Datum/Projection: NAD83/UTM Zone 11N
Print Scale: Metric
Created by: Charles McLean
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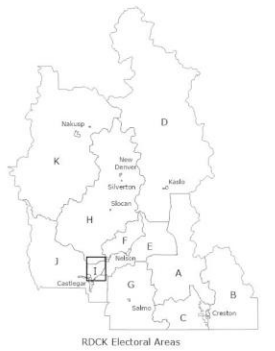
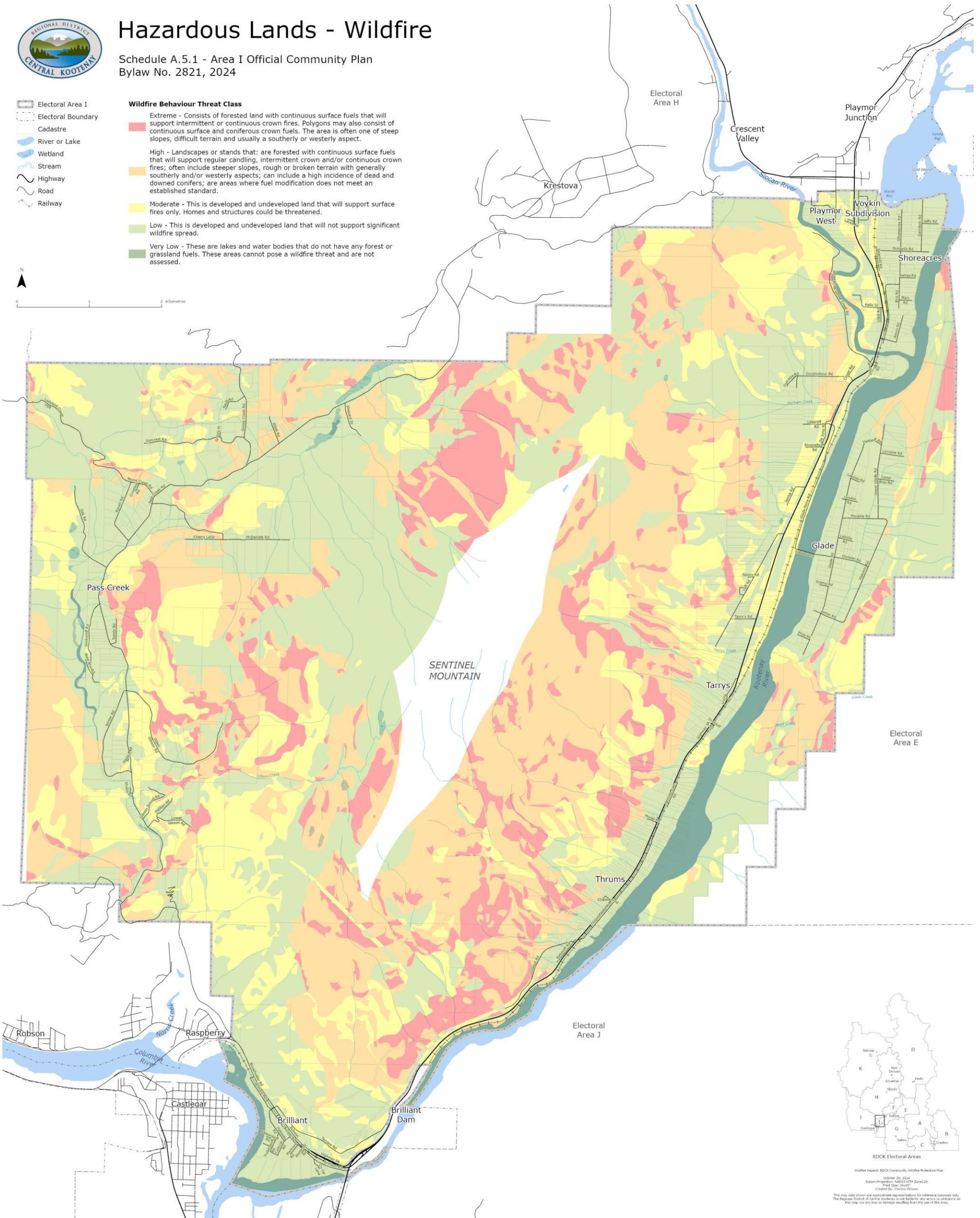
Hazardous Lands - Wildfire

Schedule A.5.1 - Area I Official Community Plan
Bylaw No. 2821, 2024

- Electoral Area I
- Electoral Boundary
- Cadastre
- River or Lake
- Wetland
- Stream
- Highway
- Road
- Railway

Wildfire Behaviour Threat Class

- Extreme** - Consists of forested land with continuous surface fuels that will support intermittent or continuous crown fires. Polygons may also consist of continuous surface and coniferous crown fuels. The area is often one of steep slopes, difficult terrain and usually a southerly or westerly aspect.
- High** - Landscapes or stands that are forested with continuous surface fuels that will support regular candling, intermittent crown and/or continuous crown fires; often include steeper slopes, rough or broken terrain with generally southerly and/or westerly aspects; can include a high incidence of dead and downed conifers; are areas where fuel modification does not meet an established standard.
- Moderate** - This is developed and undeveloped land that will support surface fires only. Homes and structures could be threatened.
- Low** - This is developed and undeveloped land that will not support significant wildfire spread.
- Very Low** - These are lakes and water bodies that do not have any forest or grassland fuels. These areas cannot pose a wildfire threat and are not assessed.



RDCK Electoral Areas

Wildfire Hazard: RDCK Community Wildfire Protection Plan

October 26, 2024

Date/Projection: 10/26/2024 Zone11N

Print Size: 36x45"

Created By: Chris Hoggan

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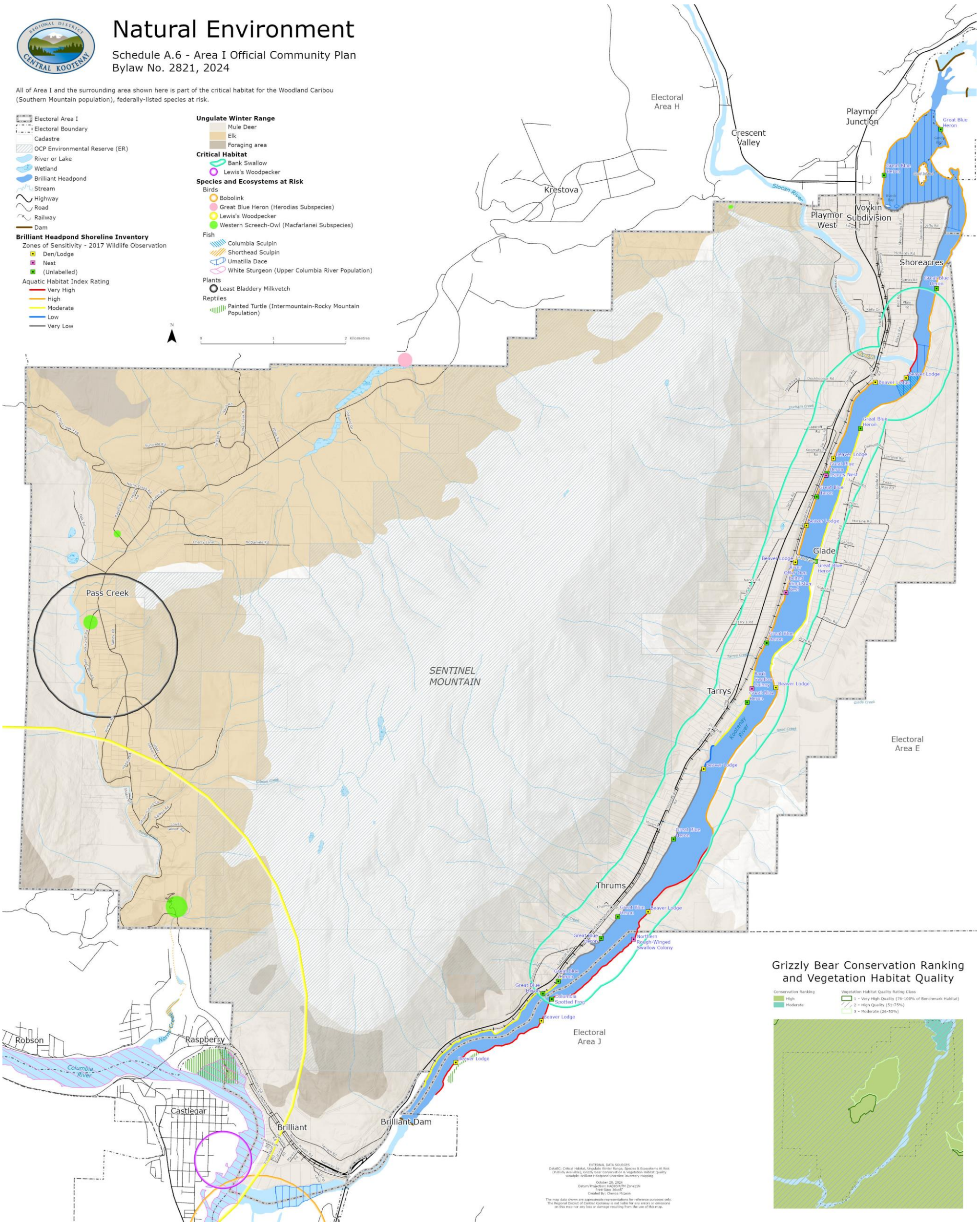


Natural Environment

Schedule A.6 - Area I Official Community Plan
Bylaw No. 2821, 2024

All of Area I and the surrounding area shown here is part of the critical habitat for the Woodland Caribou (Southern Mountain population), federally-listed species at risk.

- Electoral Area I
 - Electoral Boundary
 - Cadastre
 - OCF Environmental Reserve (ER)
 - River or Lake
 - Wetland
 - Brilliant Headpond
 - Stream
 - Highway
 - Road
 - Railway
 - Dam
- Brilliant Headpond Shoreline Inventory**
- Zones of Sensitivity - 2017 Wildlife Observation
 - Den/Lodge
 - Nest
 - (Unlabelled)
- Aquatic Habitat Index Rating
- Very High
 - High
 - Moderate
 - Low
 - Very Low
- Ungulate Winter Range**
- Mule Deer
 - Elk
 - Foraging area
- Critical Habitat**
- Bank Swallow
 - Lewis's Woodpecker
- Species and Ecosystems at Risk**
- Birds**
- Bobolink
 - Great Blue Heron (Herodias Subspecies)
 - Lewis's Woodpecker
 - Western Screech-Owl (Macfarlanei Subspecies)
- Fish**
- Columbia Sculpin
 - Shorthead Sculpin
 - Umatilla Dace
 - White Sturgeon (Upper Columbia River Population)
- Plants**
- Least Bladdery Milkvetch
- Reptiles**
- Painted Turtle (Intermountain-Rocky Mountain Population)



Grizzly Bear Conservation Ranking and Vegetation Habitat Quality

- Conservation Ranking**
- High
 - Moderate
- Vegetation Habitat Quality Rating Class**
- 1 - Very High Quality (76-100% of Benchmark Habitat)
 - 2 - High Quality (51-75%)
 - 3 - Moderate (26-50%)



EXTERNAL DATA SOURCES

Source: Critical Habitat, Ungulate Winter Range, Species & Ecosystems at Risk (Publicly Available), Grizzly Bear Conservation & Vegetation Habitat Quality (Source: Brilliant Headpond Shoreline Inventory)

October 26, 2024
Datum: Projected NAD83 UTM Zone 12N
Scale: 1:50,000
Author: BC, Central Kootenay

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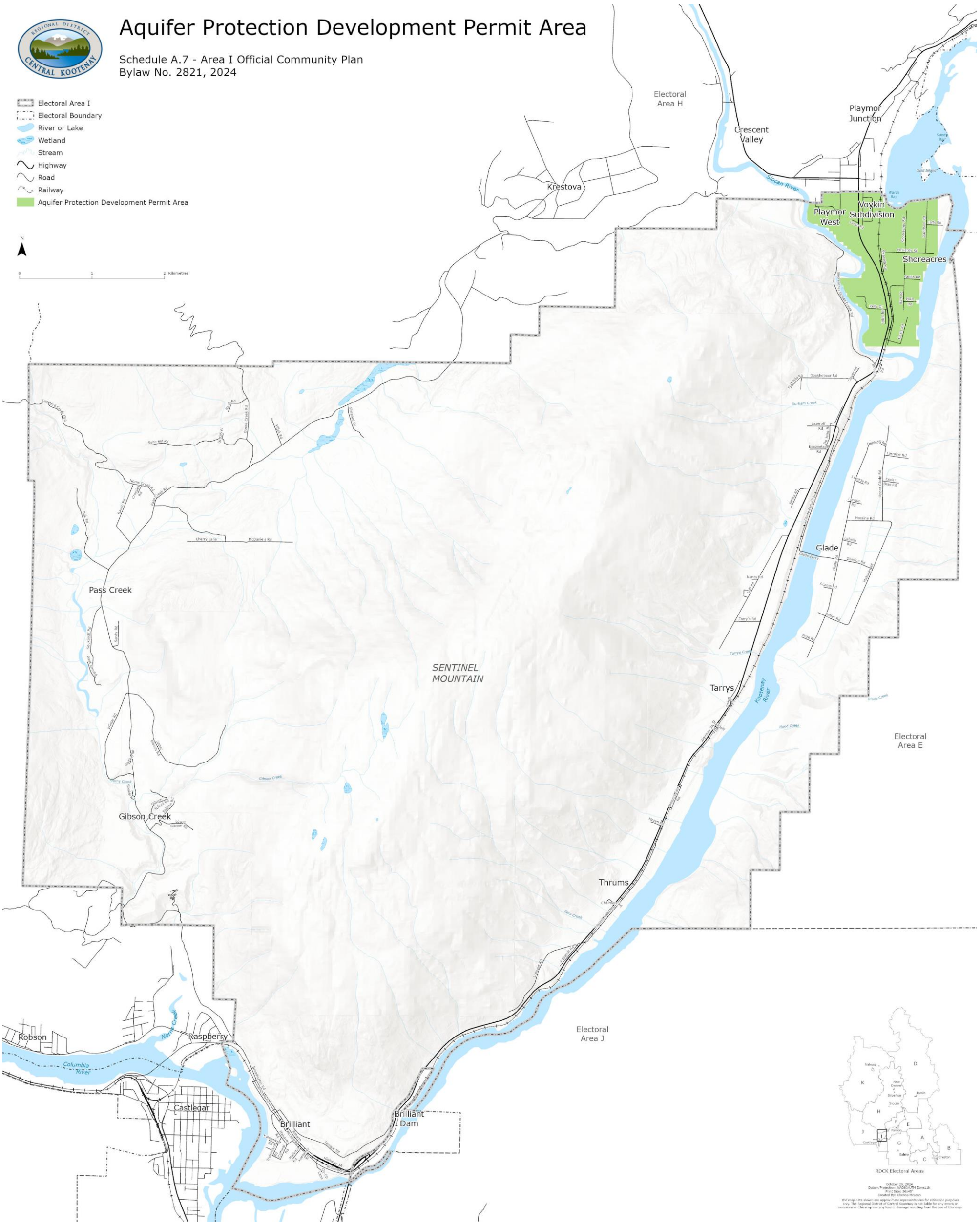
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Aquifer Protection Development Permit Area

Schedule A.7 - Area I Official Community Plan
Bylaw No. 2821, 2024

- Electoral Area I
- Electoral Boundary
- River or Lake
- Wetland
- Stream
- Highway
- Road
- Railway
- Aquifer Protection Development Permit Area



October 28, 2024
 Datum/Projection: NAD83/UTM Zone 11N
 File: 2821_Aquifer.mxd
 Created By: Chelsea Wilson
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