



REGIONAL DISTRICT OF CENTRAL KOOTENAY

## AREA D ADVISORY PLANNING AND HERITAGE COMMISSION OPEN MEETING AGENDA

**1:00 PM**

**Tuesday, September 17, 2026**

**Remote Meeting**

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote.

**Join by Video:**

<https://rdck-bc-ca.zoom.us/j/93670305357?pwd=4JWaKOzxcGCK6EoLRj9bI6CbdAxk2.1>

**Join by Phone:**

855 703 8985 Canada Toll-free

**Meeting Number (access code):** 936 7030 5357

**Meeting Password:** 076449

**1. CALL TO ORDER**

Chair Wells called the meeting to order at \_\_\_\_ p.m

**2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

**3. ADOPTION OF AGENDA**

**MOVED** and seconded,  
AND Resolved:

The Agenda for the September 17, 2026 Electoral Area D Advisory Planning and Heritage Commission meeting, be adopted as circulated.

**Carried/Defeated**

**4. RECEIPT OF MINUTES**

The June 16, 2026 Electoral Area D Advisory Planning and Heritage Commission minutes, have been received.

**5. STAFF REPORTS**

**5.1 AREA D COMMUNITY PLANNING PHASE 1 COMPLETION**

As Phase 1 of the [Area D Community Planning Project](#) is completed. Planning staff will present a summary of community engagement activities that took place over summer 2026 attached to the agenda as the draft What We Heard Report.

For discussion the APHC is asked to provide feedback and a recommendation on actions to be taken as part of Phase 2 of the project. Phase 2 is the drafting and/or amendment of Official Community Plan policies, Development Permit Areas and zoning regulations within the [Area D Comprehensive Land Use Bylaw](#) where desired (i.e. for certain communities or specific topics).

As an example, the October 25, 2021 resolution from the APHC is copied below:

*The Board of the Regional District of Central Kootenay be advised that:*

*The Area D APHC supports opening the Area D Comprehensive Land Use Bylaw to begin the land use planning process; and to move forward with community planning for 5 high priority communities including the Kaslo Corridor, Woodbury, Schroeder Creek, Mirror Lake (including Amundsen Road), and the Allen Sub-division, not excluding the remaining communities to be discussed in the future.*

**Carried/Defeated/Referred**

**6. DISCUSSION ITEM: PROPOSAL OF NEW MEETING TIME**

A request was made via email by an existing member to revisit the scheduled time of this meeting.

**7. PUBLIC TIME**

The Chair will call for questions from the public at \_\_\_\_ p.m.

**8. NEXT MEETING**

The next Electoral Area D Advisory Planning and Heritage Commission Meeting is scheduled for October 20, 2026 at 7:00 p.m.

**ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Electoral Area D Advisory Planning and Heritage Commission meeting be adjourned at \_\_\_\_ p.m.



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

## **AREA D ADVISORY PLANNING AND HERITAGE COMMISSION OPEN MEETING MINUTES**

**7:00 PM**

**Tuesday, June 16, 2026**

**Remote Meeting**

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote.

**Join by Video:**

<https://rdck-bc-ca.zoom.us/j/93670305357?pwd=4JWaKOzxcGCK6EoLRj9bI6CbdAxk2.1>

**Join by Phone:**

855 703 8985 Canada Toll-free

**Meeting Number (access code):** 936 7030 5357

**Meeting Password:** 076449

### **COMMISSION MEMBERS PRESENT**

|                                 |               |
|---------------------------------|---------------|
| Commissioner Member B. Wells    | Chair, Area D |
| Commissioner Member S. Sinclair | Area D        |

### **COMMISSION MEMBERS ABSENT**

|                               |        |
|-------------------------------|--------|
| Commissioner Member F. Bonner | Area D |
|-------------------------------|--------|

### **STAFF**

|               |                     |
|---------------|---------------------|
| D. Hawkins    | RDCK Planner        |
| Z. Giacomazzo | RDCK Planner        |
| S. Chezenko   | RDCK Planner        |
| S. Kindred    | Meeting Coordinator |

### **1. CALL TO ORDER**

Chair Wells called the meeting to order at 7:02 p.m

### **2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

**3. ADOPTION OF AGENDA**

**MOVED** and seconded,  
AND Resolved:

The Agenda for the June 16, 2026 Electoral Area D Advisory Planning and Heritage Commission meeting, be adopted as circulated.

**Carried**

**4. RECEIPT OF MINUTES**

The April 21, 2026 Electoral Area D Advisory Planning and Heritage Commission minutes, have been received.

**5. STAFF REPORTS**

**5.1 FOR INFORMATION: AREA D COMMUNITY PLANNING**

The approved Area D Community Planning Project Charter dated May 1, 2026 from Dana Hawkins, Planner was received.

Planning staff provided an update on the Area D Community Planning Project.

This project followed up on completed work in 2021 to host land use planning discussions (virtually) for most communities in Area D. The goal of the project is to continue community land use discussions and update/implement land use planning regulations where desired.

The project will be launching to the public mid-June with community engagement events happening July and August throughout Area D.

Planner Hawkins presented, Area D Community Planning Project and reviewed the [Area D Community Planning](#) website page with the commission.

**5.2 DEVELOPMENT PERMIT APPLICATION (DP2604D) – Hamill Creek Timber Homes**

The Development Permit Application Form dated from Zachari Giacomazzo , Planner, was received.

Planner Giacomazzo gave a brief overview of the application and answered the Commissioner's questions.

In addition to supporting the Development Permit Application, the Area D APhC also indicated support for the Building Permit for the proposed dwelling located in the Bulmers Pointe residential community.

Move and seconded  
AND Resolved

That the Area D Advisory Planning and Heritage Commission **SUPPORT** the Development Permit Application to Hamill Creek Timber Homes c/o Dwight Smith for the property located at 1339 Hamill Lane, Johnson's Landing, BC, Strata Lot 8 DISTRICT LOT 7827 Kootenay District Strata Plan.

**Carried**

### **5.3 DEVELOPMENT PERMIT APPLICATION (DP2606) – Camille & Derek Baker/Tanya Momtazian**

The Development Permit Application dated May 13, 2026 from Sadie Chezenko, Planner was received.

Planner Chezenko gave a brief overview of the application and answered the Commission's questions.

**Moved** and seconded,  
AND Resolved:

That the Area D Advisory Planning and Heritage Commission **SUPPORT** the Development Permit Application to Camille Baker, Derek Baker and Tanya Momtazian for the property located at 5 Murphy Lower Road, Murphy Creek, Electoral Area D, Lot 1 DISTRICT LOT 12417 KOOTENAY DISTRICT PLAN NEP66900.

**Carried**

### **5.4 BYLAW AMENDMENT REFERRAL FORM – RDCK Planning Department**

The Zoning Bylaw Amendment Application dated May 4, 2026, from Sadie Chezenko, Planner 1, was received.

Planner Chezenko reviewed the application with the Commission.

**Moved** and seconded,  
AND Resolved:

That the Area D Advisory Planning and Heritage Commission **SUPPORT** the Amendment Bylaw No. 3052.

**Carried**

## **6. DISCUSSION ITEM: PROPOSAL OF NEW MEETING TIME**

A request was made via email by an existing member to revisit the scheduled time of this meeting. To ensure any decisions reflect the full Area D Advisory Planning and Heritage Commission, staff suggest waiting to discuss a new meeting time until the two new members join next month.

**7. PUBLIC TIME**

The Chair called for questions from the public at 7:38 p.m.

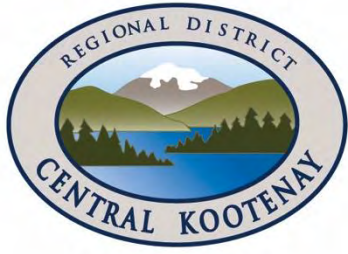
**8. NEXT MEETING**

The next Electoral Area D Advisory Planning and Heritage Commission Meeting is scheduled for July 21, 2026 at 7:00 p.m.

**ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Electoral Area D Advisory Planning and Heritage Commission meeting was adjourned at 7:38 p.m.



# Area D Community Planning

What We Heard Report  
DRAFT

September 11, 2026

[engage.rdck.ca/projects/area-d-planning](https://engage.rdck.ca/projects/area-d-planning)

Engagement Snapshot



Key Themes

A few core ideas are summarized from all the feedback received.



## TABLE OF CONTENTS

|                                                |     |
|------------------------------------------------|-----|
| Introduction .....                             | 3   |
| What We Did .....                              | 5   |
| Who Participated .....                         | 6   |
| What We Heard .....                            | 7   |
| Community Event Feedback .....                 | 8   |
| Survey Feedback .....                          | 10  |
| Conclusion .....                               | 15  |
| Appendix 1: Survey Results by Community .....  | 16  |
| Ainsworth .....                                | 16  |
| Allen Subdivision .....                        | 24  |
| Argenta .....                                  | 31  |
| Backroad .....                                 | 39  |
| Birchdale .....                                | 45  |
| Cooper Creek .....                             | 46  |
| Duncan Estates .....                           | 52  |
| Fletcher Creek .....                           | 53  |
| Hamill Creek .....                             | 60  |
| Howser .....                                   | 61  |
| Johnsons Landing .....                         | 68  |
| Kaslo Corridor .....                           | 76  |
| Lardeau .....                                  | 82  |
| Loki Lots .....                                | 96  |
| Meadow Creek .....                             | 102 |
| Mirror Lake .....                              | 111 |
| Murphy Creek .....                             | 119 |
| Pine Ridge .....                               | 120 |
| Poplar Creek .....                             | 127 |
| Retallack .....                                | 133 |
| Schroeder Creek .....                          | 134 |
| Shutty Bench .....                             | 142 |
| South Fork .....                               | 148 |
| Woodbury .....                                 | 149 |
| Appendix 2: Phase 1 Engagement Materials ..... | 157 |
| Brochure .....                                 | 158 |
| Planning 101 Circular .....                    | 160 |
| Open House Posters .....                       | 163 |
| Community Survey .....                         | 180 |

## Introduction

### Overview

The Area D Community Planning project follows up on work completed in 2021 to host land use planning discussions for communities in Area D. The goal of this project is to create new opportunities for community land use discussions between the RDCK and Area D Community members in order to better understand different community's needs and their level of desire for land use planning. Area D has 24 unincorporated communities with different levels of development; currently only Ainsworth has zoning. With community direction, the RDCK planning department can work towards updating the Area D Comprehensive Land Use Bylaw focusing on updating and expanding planning tools such as zoning to additional communities that want them.

The first phase of the project took place over summer 2026. Phase 1 was intended to check back in with Area D communities and build off work completed in 2021. As time has passed and community priorities and concerns may have shifted, the focus of this phase was to:

- Refresh planning knowledge;
- Get communities engaged;
- Understand community needs; and,
- Determine communities (if any) that have a desire for zoning.

This report summarizes the engagement activities undertaken for Phase 1 of the Area D Community Planning project and presents the results of those activities. This information will be used to inform decisions on Phase 2 – the drafting of new planning tools where desired.



Figure 1. Electoral Area D



Figure 2. Electoral Area D Unincorporated Communities

## What We Did

### Engagement Events

A key result of the 2021 engagement was the desire for further community conversations in person. Over summer 2026 the planning department held 6 pop-ups in public spaces such as beaches, parks, and local businesses and three open houses in community halls with the intent to equitably speak to as many community members as possible over Area D's large geography.

#### July 23, 2026 Southern Area D

Pop-up in Fletcher Creek  
Pop-up in Woodbury  
Open House in Ainsworth

#### July 29, 2026 Northern Area D

Pop-up in Lardeau  
Pop-up in Argenta  
Open House in Meadow Creek

#### August 6, 2026 Central Area D

Pop-up in Schroeder Creek  
Pop-up in Mirror Lake  
Open House in Kaslo



Figure 3. Pop-up in Lardeau Regional Park

Materials from the Phase 1 engagement events are attached as Appendix 1.

### Community Survey

A community survey was created and available from June 15, 2026 to August 31, 2026. The survey was available digitally through the project website or as a paper version. The purpose of the survey was to better understand the following:

- What is important to Area D communities, the issues they may be experiencing, and the issues that they want to avoid in the future; and,
- If there is interest from different communities to explore land use planning as a tool to address community concerns or not.

The questions were drafted in a similar manner as the 2021 survey to seek possible trends or changes over time.

### Promotion and Outreach

To make the project accessible to as many community members as possible the planning department undertook the following project launch communications:

- [Project website](#)
- Inclusion in the June 2026 RDCK Newsletter
- RDCK social media posts
- Valley Voice newspaper ad published July 2, 2026
- Media release
- Mail out to 1,229 addresses
- Paper posters
- Email to 31 community groups
- Constant contact email list with 40 subscriptions

- Letters to applicable First Nations and the Village of Kaslo inviting participation

Through the community survey, the following outreach methods were ranked from highly effective (4) to not at all effective (1):

Table 1: Outreach Methods and Their Rated Effectiveness

| Outreach method                | Average Response                  |
|--------------------------------|-----------------------------------|
| Direct mail                    | <b>Somewhat effective (3.2/4)</b> |
| Email list                     | <b>Somewhat effective (3.2/4)</b> |
| RDCK Project website           | <b>Somewhat effective (2.7/4)</b> |
| Social media posts             | <b>Somewhat effective (2.5/4)</b> |
| Posters displayed in community | <b>Not very effective (2.2/4)</b> |
| Newspaper ads or inserts       | <b>Not very effective (2.1/4)</b> |

## Who Participated

### Engagement Events

A total of 129 community members attended across 9 events.

Table 2: Engagement Events Attendance

| Events                  | Attendees  |
|-------------------------|------------|
| Fletcher Creek Pop-up   | 13         |
| Woodbury Pop-up         | 17         |
| Ainsworth Open House    | 9          |
| Lardeau Pop-up          | 27         |
| Argenta Pop-up          | 6          |
| Meadow Creek Open House | 14         |
| Shroeder Creek Pop-up   | 27         |
| Mirror Lake Pop-up      | 8          |
| Kaslo Open House        | 8          |
| <b>Total</b>            | <b>129</b> |

### Community Survey

143 surveys were completed – 130 online and 13 paper. This is an approximate response rate of 9.8% (using 2021 Census population of 1,462 people). Survey respondents identified themselves from the following communities:

Table 3: Survey Responses by Community

| Community         | No. Survey Responses | Community    | No. Survey Responses |
|-------------------|----------------------|--------------|----------------------|
| Ainsworth         | 4 (3%)               | Lardeau      | 61 (43%)             |
| Allen Subdivision | 6 (4%)               | Loki Lots    | 1 (1%)               |
| Argenta           | 9 (6%)               | Meadow Creek | 6 (4%)               |
| Backroad          | 1 (%)                | Mirror Lake  | 5 (3%)               |
| Birchdale         | 0                    | Murphy Creek | 0                    |
| Cooper Creek      | 2 (1%)               | Pine Ridge   | 5 (3%)               |
| Duncan Estates    | 0                    | Poplar Creek | 2 (1%)               |

|                  |        |                 |         |
|------------------|--------|-----------------|---------|
| Fletcher Creek   | 4 (3%) | Retallack       | 0       |
| Hamill Creek     | 0      | Schroeder Creek | 13 (9%) |
| Howser           | 2 (1%) | Shutty Bench    | 1 (1%)  |
| Johnsons Landing | 3 (2%) | South Fork      | 0       |
| Kaslo Corridor   | 3 (2%) | Woodbury        | 13 (9%) |
| No response      | 2 (%)  |                 |         |
| Total            | 143    |                 |         |

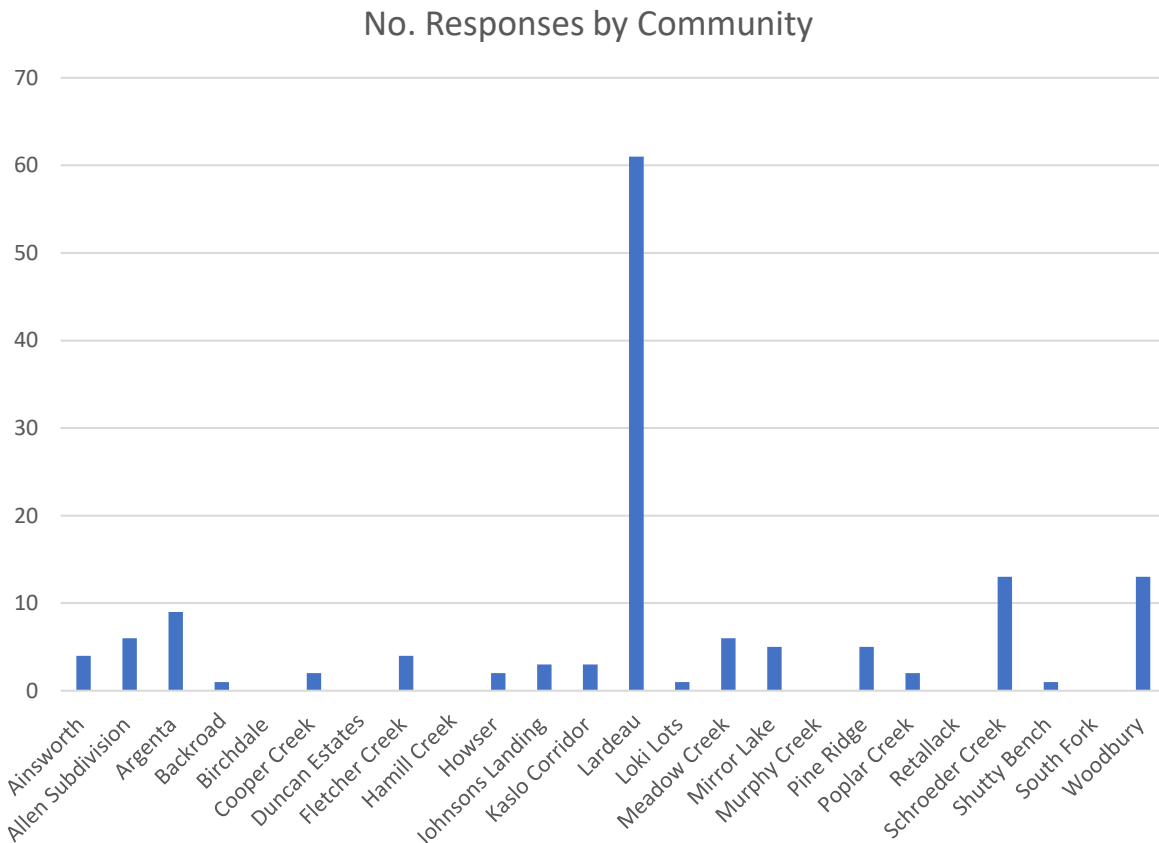


Figure 4. Survey responses to Q 9. Which location best describes the community in which you reside and/or own property...?

Half of survey respondents attended the pop up events (52% attended versus 48% did not), and there was high participation from those that participated in 2021 (56% of survey respondents attended an event or completed a survey in 2021 versus 44% who did not).

## What We Heard

### Key Themes

Key themes from Phase 1 engagement are:

1. **Keeping communities as they are** – liking communities as they are and not wanting to them to change. Community members differ on whether that means needing regulations like zoning to preserve what they have or if it means it should be left as is.

2. **Preference for rural residential uses** – wanting communities to be mostly rural (i.e. large lot – low density) residential use with limited tourist accommodation, and commercial use. Limiting large scale or high impact types of development.
3. **Freedom from regulations** – value for having decision making authority on your own property with limited government oversight. Continuing to problem solve as a community.
4. **Water capacity issues** – communities across Area D have a variety of water systems: community systems, individual systems, organized improvement districts and RDCK systems and yet all expressed a concern about water.
5. **Crown land concerns** – concern for public land activities having a high impact on private rural lands with communities having no ability to have a say. This includes public access, logging, mining, and natural hazards.
6. **Environmental protection** – desire for better environmental protection especially along Kootenay Lake.
7. **Wildfire concerns** – with engagement happening over a smoky summer wildfire concerns and fire smarting support were on everyone’s minds.

## Community Event Feedback

### Fletcher Creek Pop Up

Top comments from residents at the pop up event included affordable housing solutions such as focusing new builds on small dwellings and making building plans for small housing or accessory dwelling units available to the public, water issues (community water system), the desire to group like land uses together to limit negative impacts, the availability of community hydrants and the possibility of using them for fire fighting, support for Kaslo Infonet infrastructure, and questions about community fire smarting. Residents from Loki Lots attended with questions about the corporation model of ownership on that lot.

### Woodbury Pop Up

Discussions in Woodbury focused around liking the community as is and exploring if that is a rationale for capturing existing land use into zoning regulations. Concerns included short term rentals and new commercial uses not in alignment with the existing rural residential character. Some residents voiced their opposition to regulations. There was a strong feeling of good neighbours looking after themselves. Crown land concerns included trail access and wildfires. The need for better environmental protection and climate action was also expressed.

### Ainsworth Open House

Ainsworth community concerns included crown land issues such as logging, mining, public access, slope stability, and creek diversion. Traffic concerns included high speeds and lack of safe pedestrian access such as sidewalks along the highway. Servicing concerns were also brought up including septic issues on small lots, water supply issues, and expanding the sewer system. Amenities like improvements to Historic Ainsworth Wharf Regional Park and public beach access were requested. A quote from a letter received, “if zoning is updated, it should prevent incompatible development, support housing that meets local needs, and reflect what residents value about living here.”

### Lardeau Pop Up

The community of Lardeau had strong feelings about the need for planning – both for and against. Some comments from both points of view are noted below:

- Valuing self governance and community problem solving;
- Not wanting those from outside the community to have decision making powers;
- Wanting land and water constraints to be the only constraints to development;
- Concerns with future land uses – an example of the Okanagan was used;
- Wanting a visioning exercise to capture community values; and,

- Wanting regulations to protect what is.

There were questions about how to consult the community in a fair way that would not cause further divisiveness. Other comments included parking concerns, support for expanding Lardeau Regional Park, and satisfaction with the community water system and fire suppression.

### Argenta Pop Up

Unfortunately, the Argenta community lunch was cancelled and turnout at the pop up was low. Top comments from community members included communicating community values to new community members, concern about uncomplimentary uses such as gravel pits and pig farms, allowing small agriculture operations and home-based businesses, watershed concerns, and forest practices concerns. It was expressed that a change in the community may cause people look to planning tools to protect their values.

### Meadow Creek Open House

Attendees at Meadow Creek expressed a desire to leave the area free from regulations. Other concerns included issue with the 5 pm start time, concerns with Nature Trust land, lack of employment lands, and lack of environmental protection for riparian lands.

### Schroeder Creek Pop Up

Attendees in Schroeder Creek had questions around the process and how decision making on next steps would be made. It was expressed that zoning is not needed until there is an issue then you want it and it's too late. Community members fell on both sides of desiring certainty versus flexibility regarding land use. There were also concerns with MOTT road improvements, access to mailboxes, and parking from campers and water access lots. Fire safety was a common theme. There were attendees from Shuttly Bench which had questions about the Agricultural Land Reserve and agricultural lands and water concerns.

### Mirror Lake Pop Up

The largest concern expressed in Mirror Lake is water. Some community members felt that the water constraints were enough to deter future intensive uses, while others felt that mindful zoning was necessary. Residents questioned how to balance housing needs and water issues. It was expressed that regulations were needed now before unwanted uses come. A resident had questions about UNDRIP and First Nations.

### Kaslo Open House

The Kaslo Open House was attended by members of different communities. From Fletcher Creel there were concerns with water treatment and the need for better environmental protection. From Allen Subdivision there were water issues expressed and the desire for flexibility while protecting what they have. From Kaslo Corridor

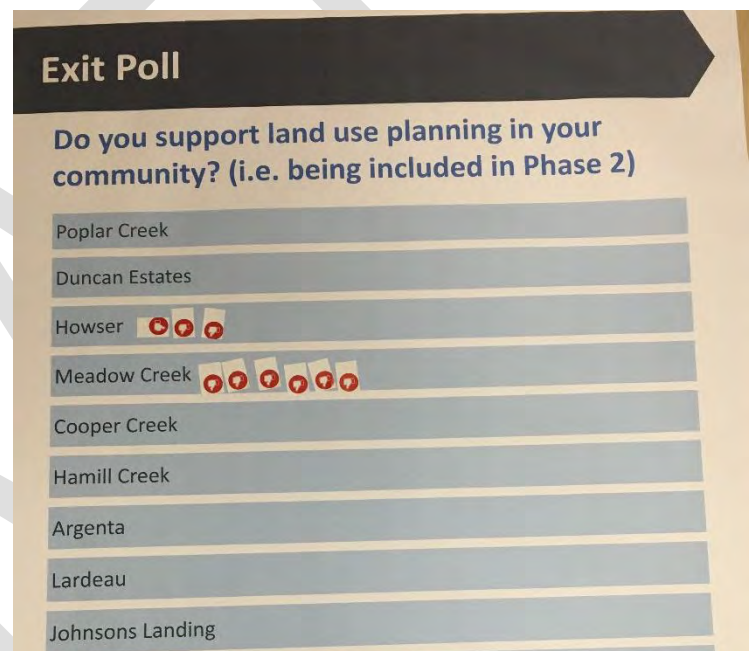


Figure 5. Exit Poll response from Meadow Creek

water was again an issue as well as the conflict between unzoned build out of residential versus industrial and commercial uses.

Survey Feedback

General results of the survey are discussed below. Community specific responses are included as Appendix 1.

Values

The top elements of a community that mattered most to community members were quiet (20%), rural character (low density) (18%), and intact natural environment (18%). This was a consistent response across communities.

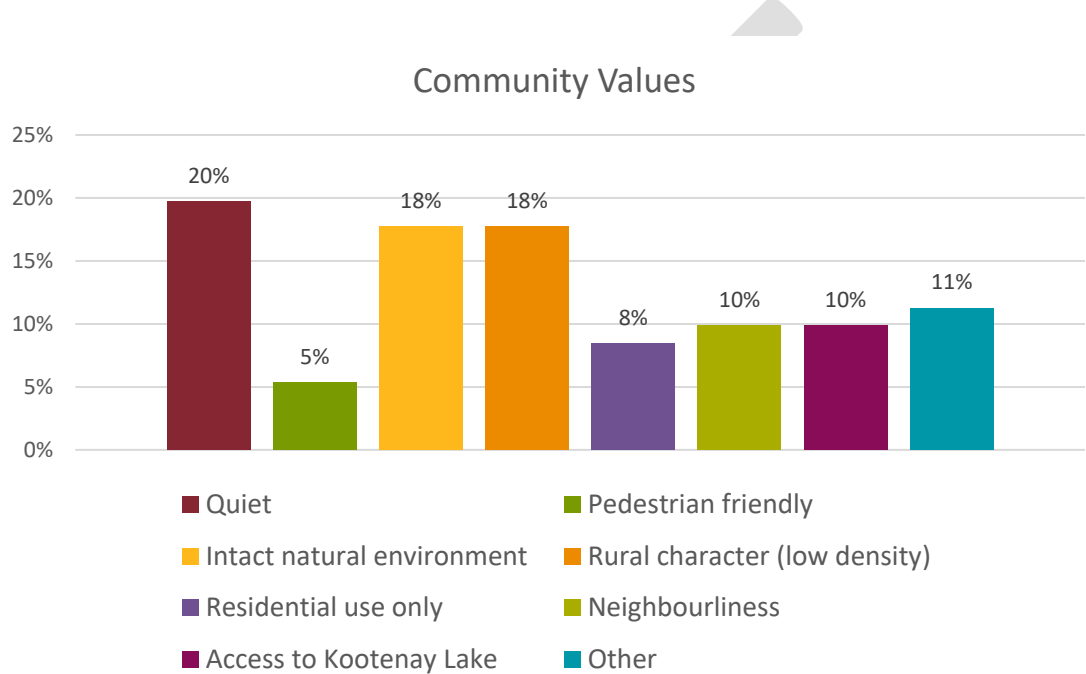


Figure 6. Survey responses to Q2. What are the elements of your community that matter most to you...?

Concerns

Community concerns were more evenly dispersed and community dependant. The top 3 concerns were: new industrial uses (11%), water quality/quantity issues (11%), and other (11%). Other written in responses were mostly concern of over regulation from RDCK and were highly rated towards Lardeau responses (26 of 35 responses to 'other' were from Lardeau). Examples of community specific concerns include highway traffic in Ainsworth, parking in Schroeder Creek, and water issues in Mirror Lake.

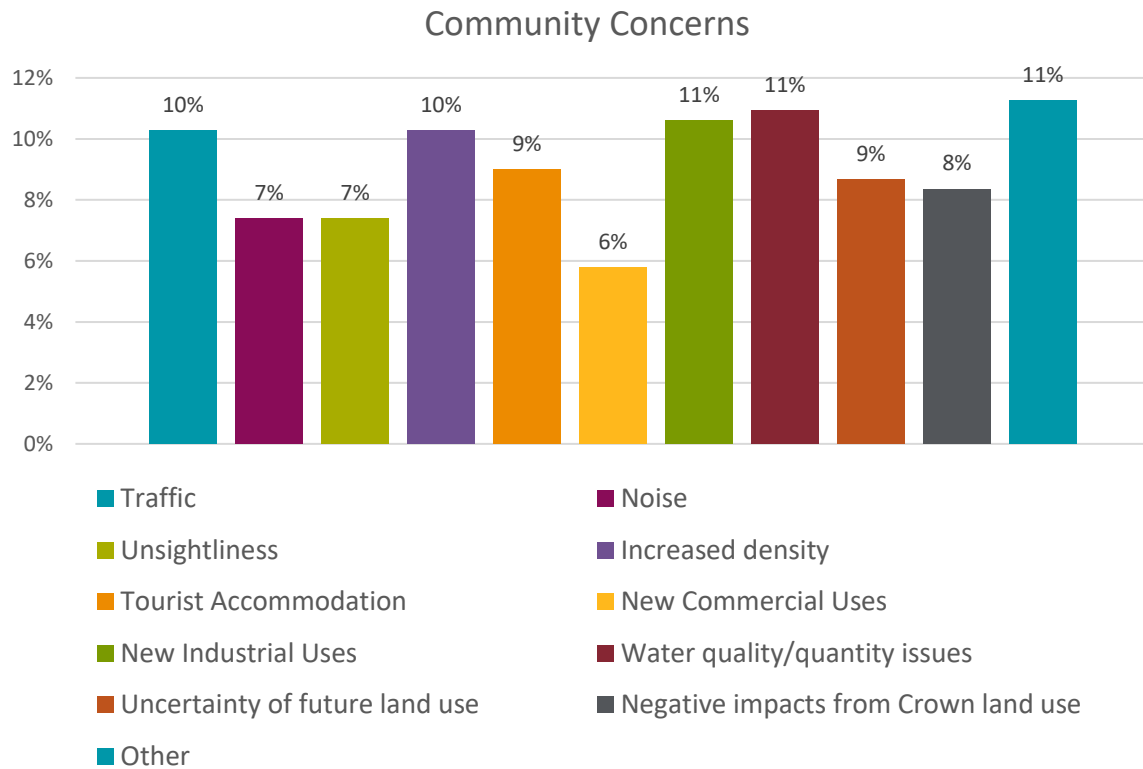


Figure 7. Survey responses to Q3. What are the issues or concerns regarding land use you see in your community...?

### Managing Growth

Managing new development and growth effectively was rated as an important priority with 61% of respondents selecting strongly agree or agree versus 35% of respondents selecting disagree or strongly disagree.

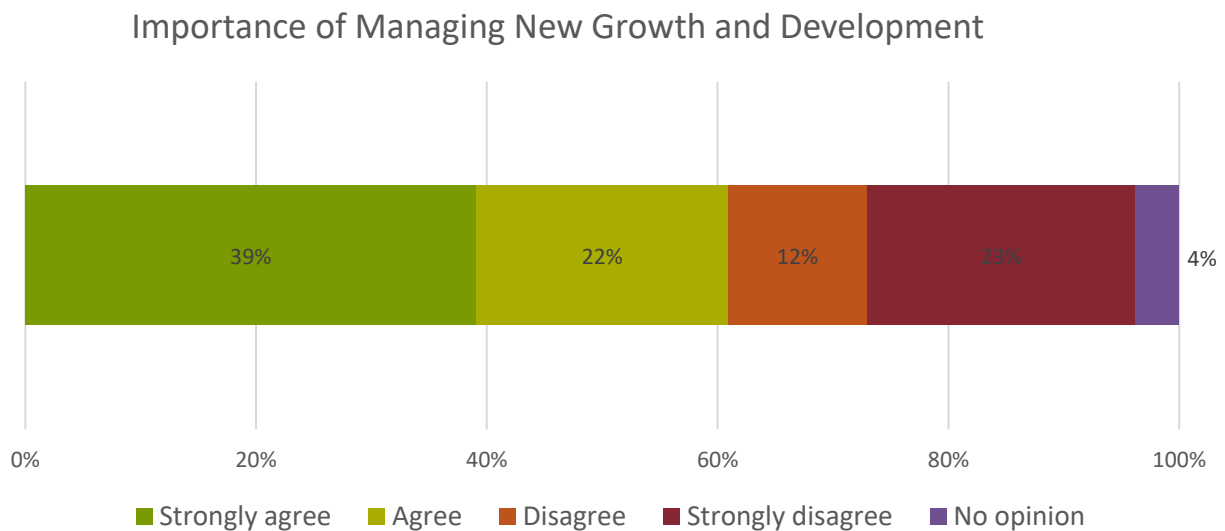


Figure 7. Survey responses to Q3. Managing new development and growth effectively should be an important priority in your community

Communities were split on the importance for the need to control the types of land use and location of new development with 52% of respondents calling it very important or important and 47% of respondents rating it important or not important.

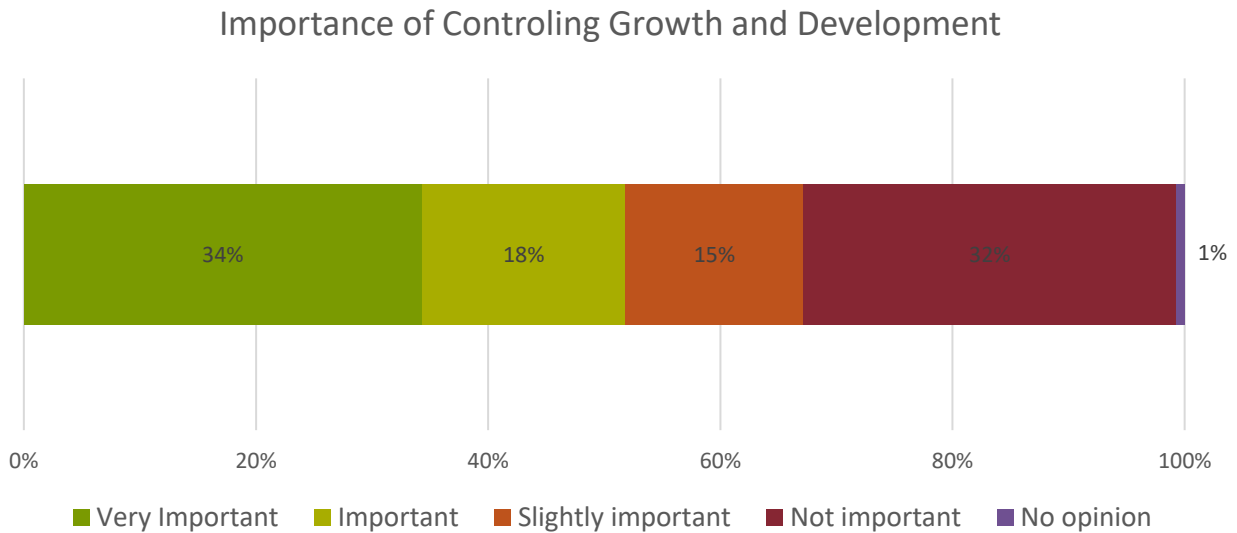


Figure 8. Survey responses to Q4. How important is the need to control the types of land use and location of new development...?

Generally, the responses to the need or importance of managing growth and new development were more positive than the follow up questions regarding support for planning. This may signal a need for further information on the mechanisms for how to achieve control over growth and development (i.e. planning tools). The survey included the question - do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community? Where 63% of respondents answered strongly agree or agree.

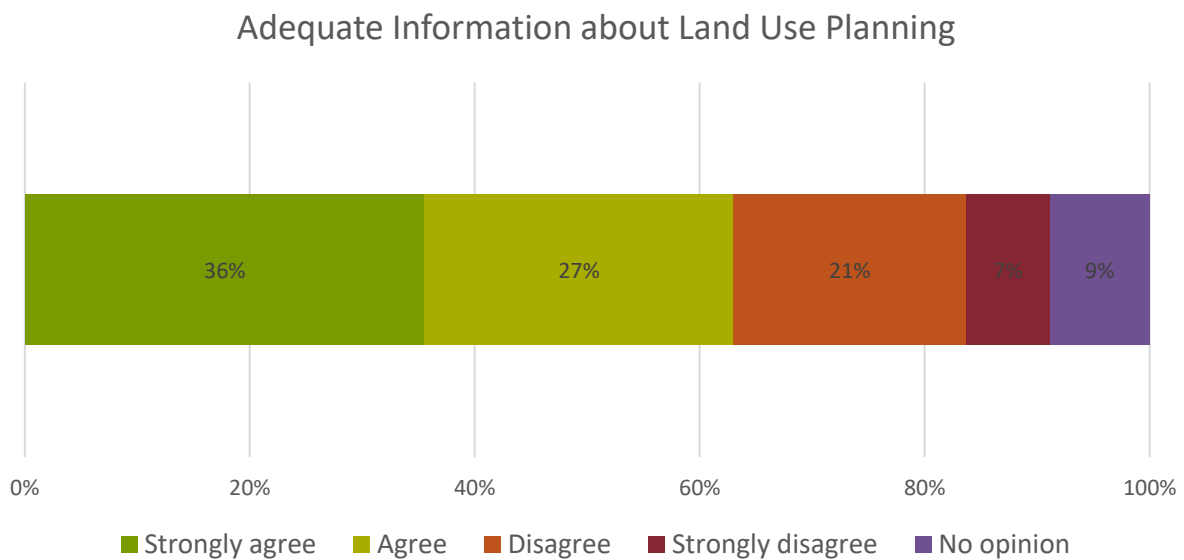


Figure 8. Survey responses to Q5. Do you feel you have enough information about land use planning...?

## Support for Planning

The majority of respondents did not support planning in their community. Responses were 45% no, 26% yes, and 29% maybe. Responses were community dependant, and results are best viewed in Appendix 1. For example, removing Lardeau, the largest community response, alters the yes response to the most common answer (39%).

Communities with the highest yes response rate were Mirror Lake 80%, Kaslo Corridor 67%, Pine Ridge 60%, Argenta 56%, Woodbury 54%, and Allen Subdivision 33%. Communities with the highest no response rate were Lardeau 75%, Meadow Creek 50%, Poplar Creek 50%, Ainsworth 50%, and Schroeder Creek 38%. It is important to note that some communities had a low number of responses, so for example 2 out of 3 response would be 67% but not very indicative of the community's desires.

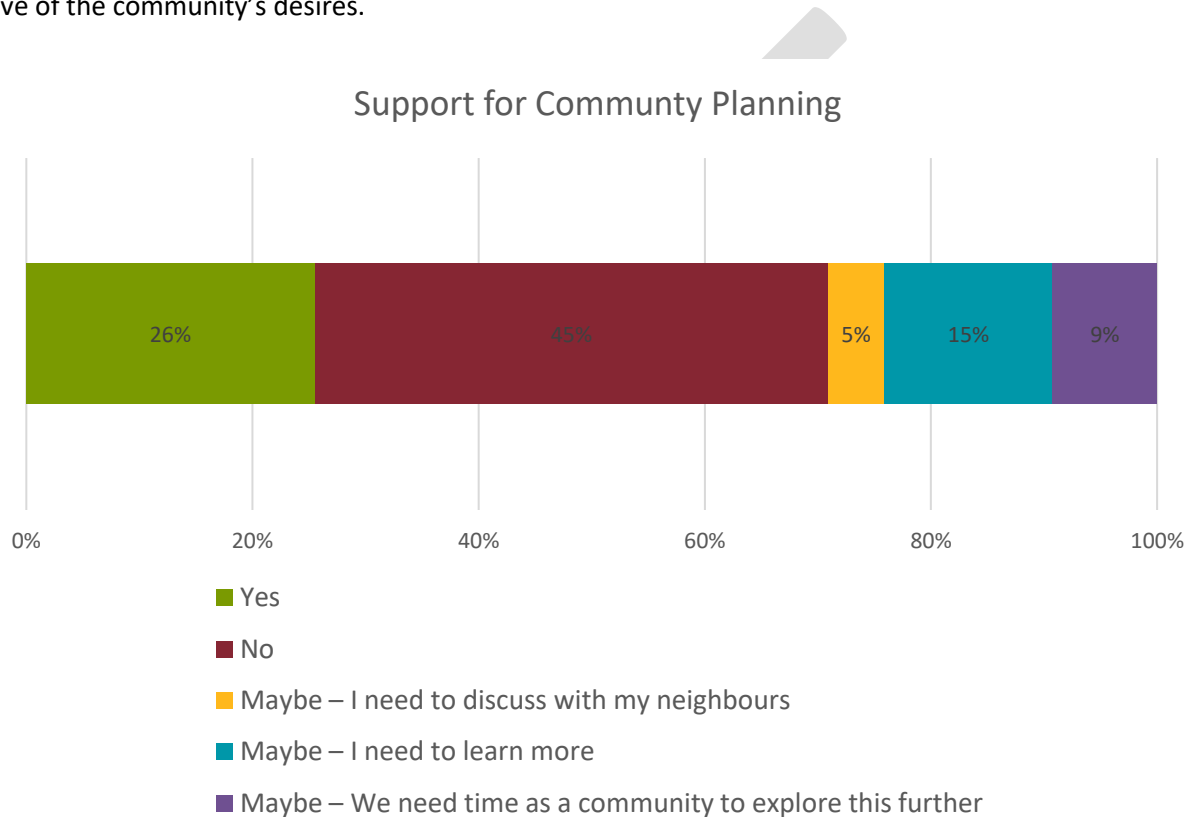


Figure 9. Survey responses to Q6. Do you support land use planning in your community?

## Next Steps

No further action was the most common response to community's desired next steps. Again, responses are very community specific with the large response rate from Lardeau largely accounting for this result.

### Desired Next Steps

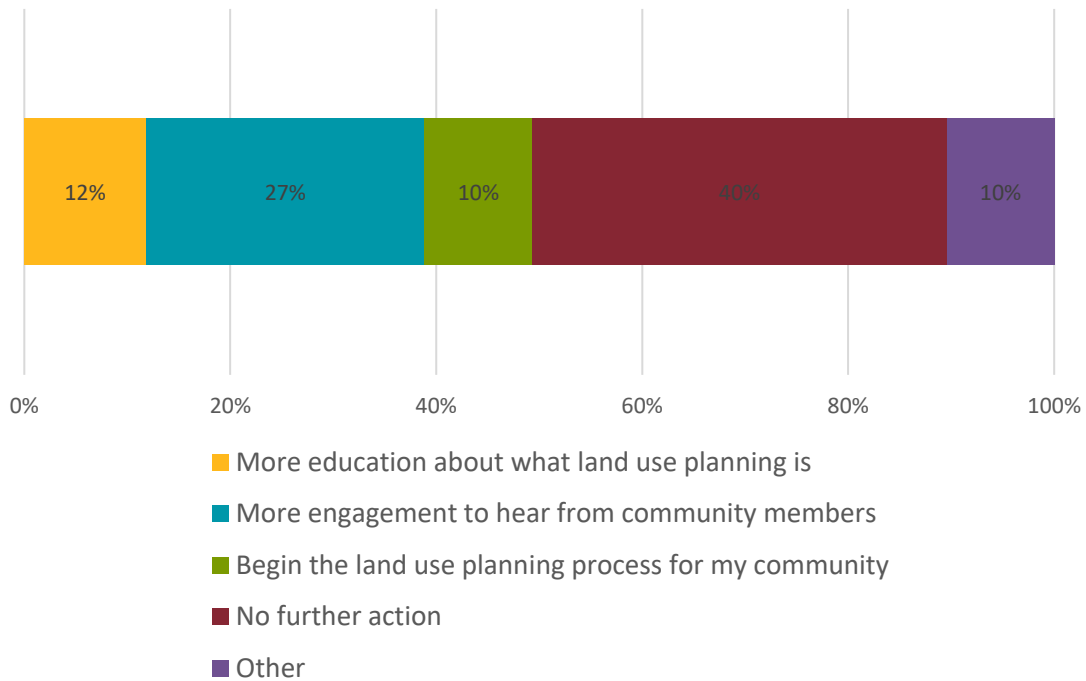


Figure 10. Survey responses to Q7. What actions, if any, would you want the RDCK to take...?

Table 4: Desired Next Steps by Community

| Community         | Top Response                                            | Community    | Top Response                                 |
|-------------------|---------------------------------------------------------|--------------|----------------------------------------------|
| Ainsworth         | More education/engagement 50%;<br>No further action 50% | Lardeau      | No further action 72%                        |
| Allen Subdivision | More education/engagement 80%;                          | Loki Lots    | No further action 100%                       |
| Argenta           | More education/engagement 44%;                          | Meadow Creek | No further action 40%;<br>other 40%          |
| Backroad          | More engagement 100%                                    | Mirror Lake  | More education/engagement 60%;               |
| Birchdale         | -                                                       | Murphy Creek | -                                            |
| Cooper Creek      | More engagement 50%;<br>No further action 50%           | Pine Ridge   | More education/engagement 60%;               |
| Duncan Estates    | -                                                       | Poplar Creek | More education 50%;<br>No further action 50% |

|                  |                                                    |                 |                                |
|------------------|----------------------------------------------------|-----------------|--------------------------------|
| Fletcher Creek   | More education/engagement 75%;                     | Retallack       | -                              |
| Hamill Creek     | -                                                  | Schroeder Creek | More education/engagement 61%; |
| Howser           | More engagement 50%;<br>Begin planning process 50% | Shutty Bench    | Other 100%                     |
| Johnsons Landing | More education 67%                                 | South Fork      | -                              |
| Kaslo Corridor   | Begin planning process 67%                         | Woodbury        | More education/engagement 46%; |

**Conclusion**  
Text goes here.

## Appendix 1: Survey Results by Community

Survey results are sorted by respondents answer to Question 9: Which location best describes the community in which you reside and/or own property within Electoral Area D?

### Ainsworth

4 responses received.

#### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

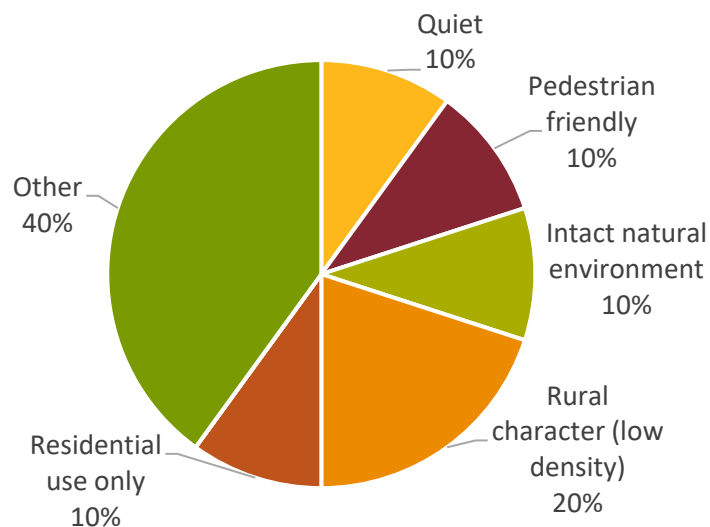
#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choice                 | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 1     | 10% |
| Pedestrian friendly           | 1     | 10% |
| Intact natural environment    | 1     | 10% |
| Rural character (low density) | 2     | 20% |
| Residential use only          | 1     | 10% |
| Neighbourliness               | 0     | 0%  |
| Access to Kootenay Lake       | 0     | 0%  |
| Other                         | 4     | 40% |

Other:

- Ainsworth should remain the way it is peace, order, good government
- Community water supply and sewer
- Speed control for safety along the highway



Would you like to tell us more?

- We do not need more rules and regulations from RDCK. No more commercial businesses either.
- A small and honest government respecting the rights of an "englishman" to earn a living free from interference. Stop bringing in drug addicts on welfare recipients from the cities who rob from our private property.
- We would like a Community water supply and sewer.
- Getting very dangerous to walk anywhere in town along the highway due to no speed control or sidewalks.

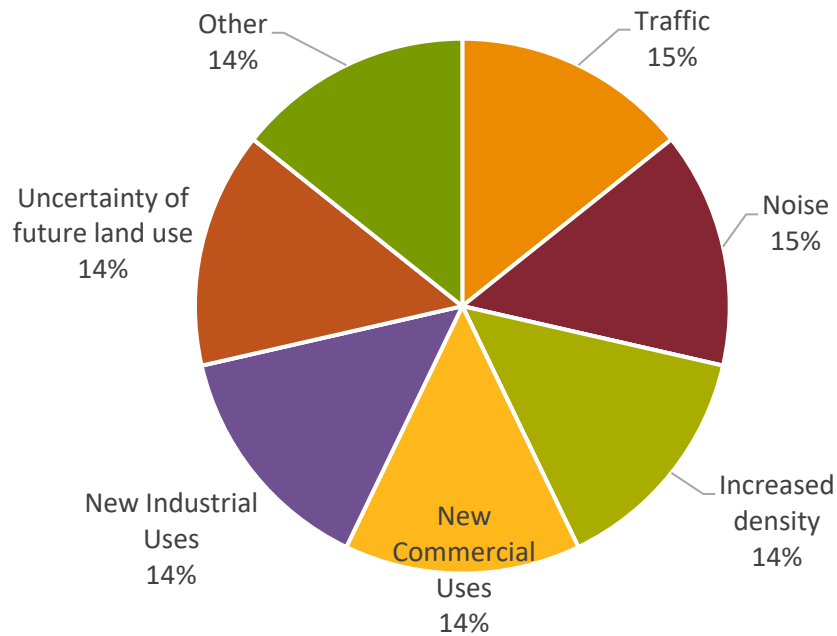
## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choice                        | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 1     | 14% |
| Noise                                | 1     | 14% |
| Unsightliness                        | 0     | 0%  |
| Increased density                    | 1     | 14% |
| Tourist Accommodation                | 0     | 0%  |
| New Commercial Uses                  | 1     | 14% |
| New Industrial Uses                  | 1     | 14% |
| Water quality/quantity issues        | 0     | 0%  |
| Uncertainty of future land use       | 1     | 14% |
| Negative impacts from Crown land use | 0     | 0%  |
| Other                                | 1     | 14% |

Other:

- Over regulation



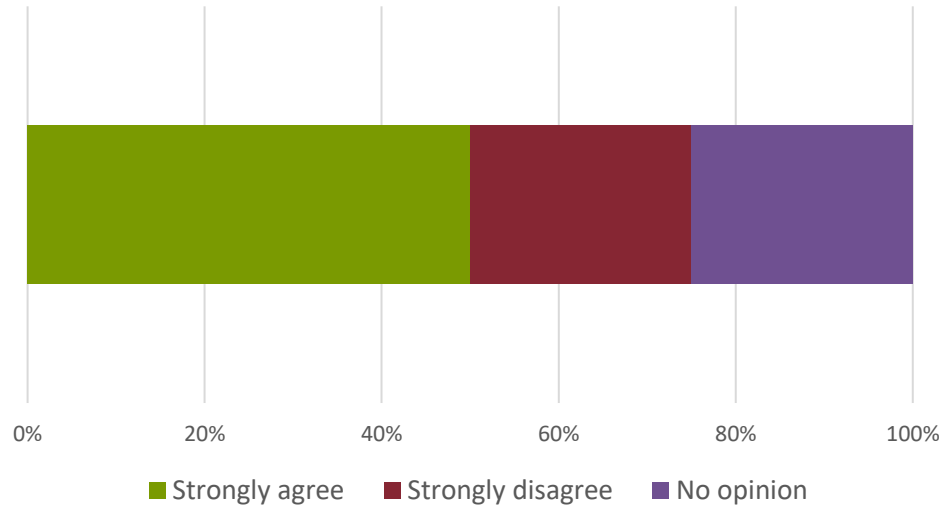
Would you like to tell us more?

- It takes 15 years to open a gravel pit. Consequently gravel is ridiculously expensive. Permits should be issued within weeks. Implement AI to be able to issue permits quickly. Eliminate all the interference with the rights of englishmen to earn a living. Return to the type of government in the 1960s and earlier where the focus of governments was to make everything cheap so families could prosper by their efforts.
- The noise and speed of the motorcycles through the community.

### Question 3

Managing new development and growth effectively should be an important priority in your community:

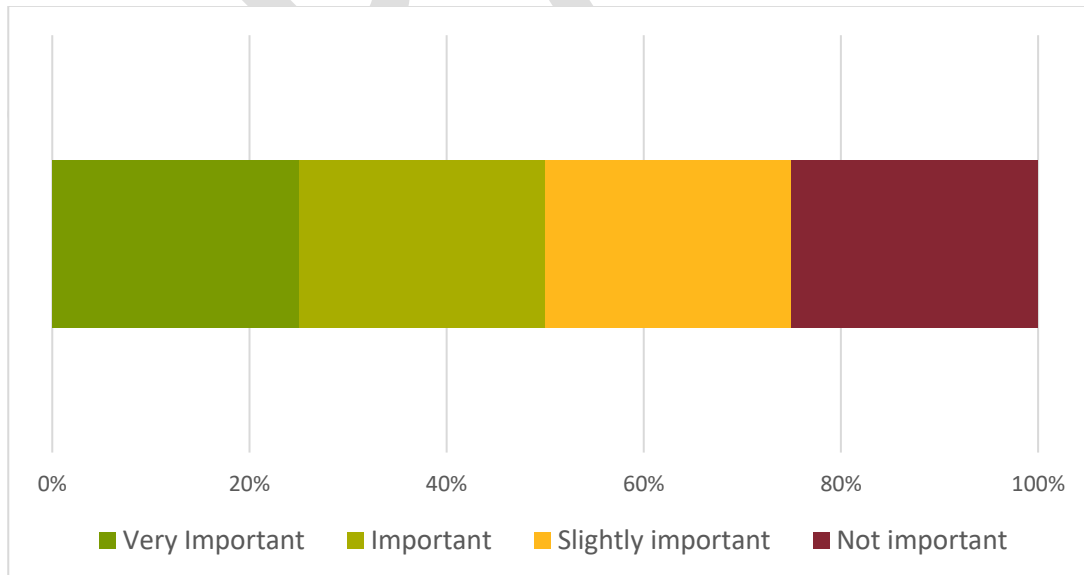
| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 2     | 50% |
| Agree             | 0     | 0%  |
| Disagree          | 0     | 0%  |
| Strongly disagree | 1     | 25% |
| No opinion        | 1     | 25% |



#### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choice      | TOTAL | %   |
|--------------------|-------|-----|
| Very Important     | 1     | 25% |
| Important          | 1     | 25% |
| Slightly important | 1     | 25% |
| Not important      | 1     | 25% |
| No opinion         | 0     | 0%  |



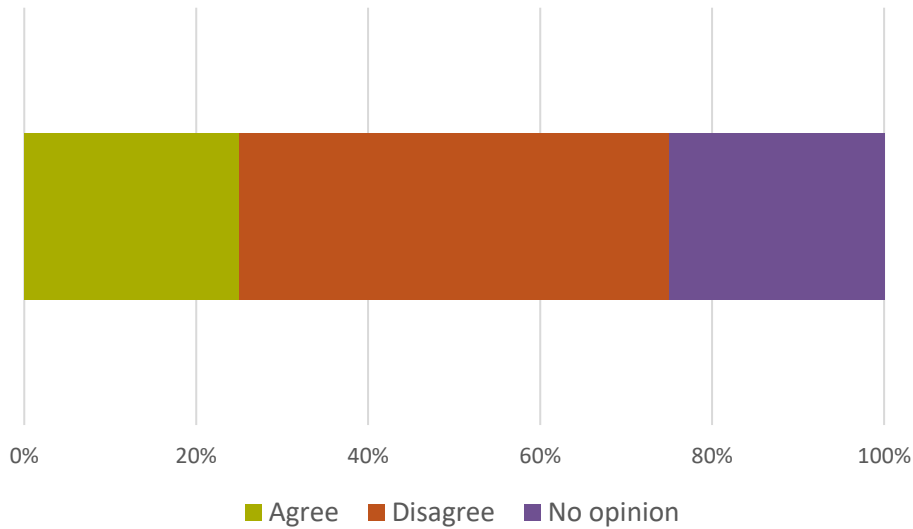
Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 0     | 0%  |
| Agree             | 1     | 25% |
| Disagree          | 2     | 50% |
| Strongly disagree | 0     | 0%  |
| No opinion        | 1     | 25% |

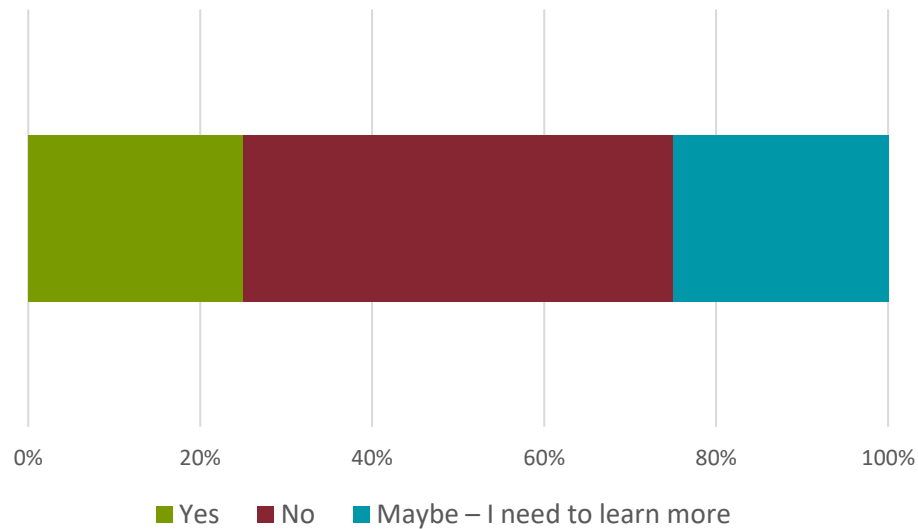


- Is there anything you want to learn more about with respect to land use planning?
- There is a need for community water and sewer before more development is considered.

### Question 6

Do you support land use planning in Area D?

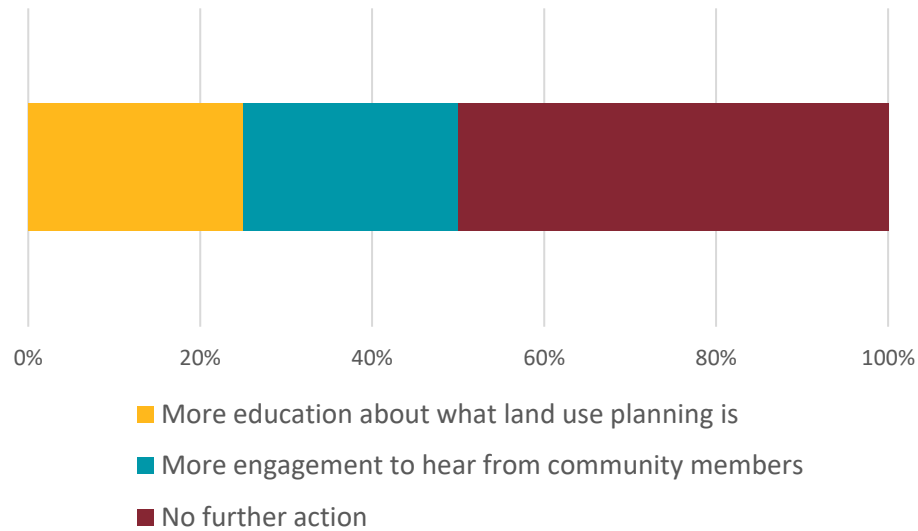
| Answer Choice                                               | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 1     | 25% |
| No                                                          | 2     | 50% |
| Maybe – I need to discuss with my neighbours                | 0     | 0%  |
| Maybe – I need to learn more                                | 1     | 25% |
| Maybe – We need time as a community to explore this further | 0     | 0%  |
| Other                                                       | 0     | 0%  |



### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choice                                        | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 1     | 25% |
| More engagement to hear from community members       | 1     | 25% |
| Begin the land use planning process for my community | 0     | 0%  |
| No further action                                    | 2     | 50% |
| Other                                                | 0     | 0%  |



### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choice                  | Average Response   |
|--------------------------------|--------------------|
| RDCK Project website           | Somewhat effective |
| Newspaper ads or inserts       | Not very effective |
| Email list                     | Somewhat effective |
| Posters displayed in community | Not very effective |
| Social media posts             | Somewhat effective |
| Direct mail                    | Somewhat effective |

### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choice | TOTAL | %   |
|---------------|-------|-----|
| Yes           | 2     | 50% |
| No            | 1     | 25% |

### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choice | TOTAL | %    |
|---------------|-------|------|
| Yes           | 0     | 0%   |
| No            | 4     | 100% |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- Support the replacement of the current inefficient energy systems based on explosion with the efficient energy systems based on implosion. Cold fusion works and is easily implemented now thanks to AI as the sole requirements are plasma and sacred geometry. An example of this is the Thunderstorm generator which allows fossil fuel systems to produce no carbon dioxide while increasing efficiency 20 to 40%. So, remove the obstacles which prevent citizens from utilizing the thunderstorm generator and other forms of cold fusion. Return to the old peace order and good government system in Canada of hiring and firing based solely on merit with merit measured by how much the citizens prosper under that leadership.

DRAFT

## Allen Subdivision

6 responses received.

### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

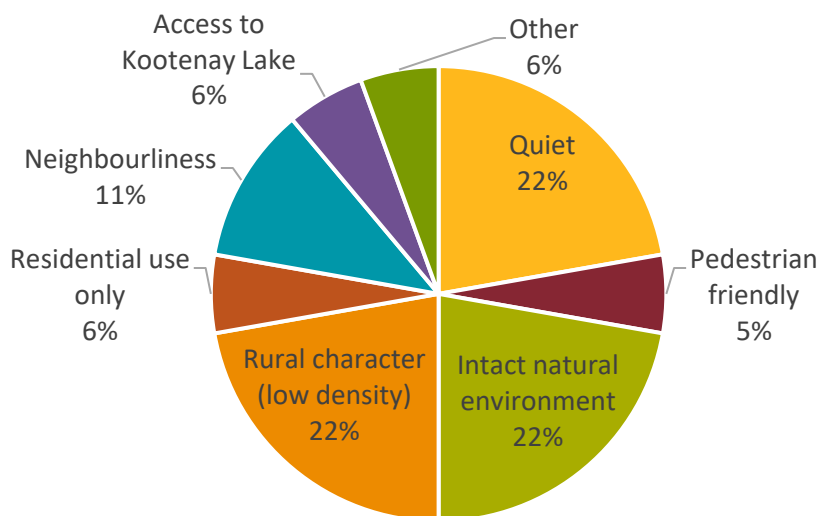
#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choice                 | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 4     | 22% |
| Pedestrian friendly           | 1     | 6%  |
| Intact natural environment    | 4     | 22% |
| Rural character (low density) | 4     | 22% |
| Residential use only          | 1     | 6%  |
| Neighbourliness               | 2     | 11% |
| Access to Kootenay Lake       | 1     | 6%  |
| Other                         | 1     | 6%  |

Other:

- No streetlights to impact the night sky.



Would you like to tell us more?

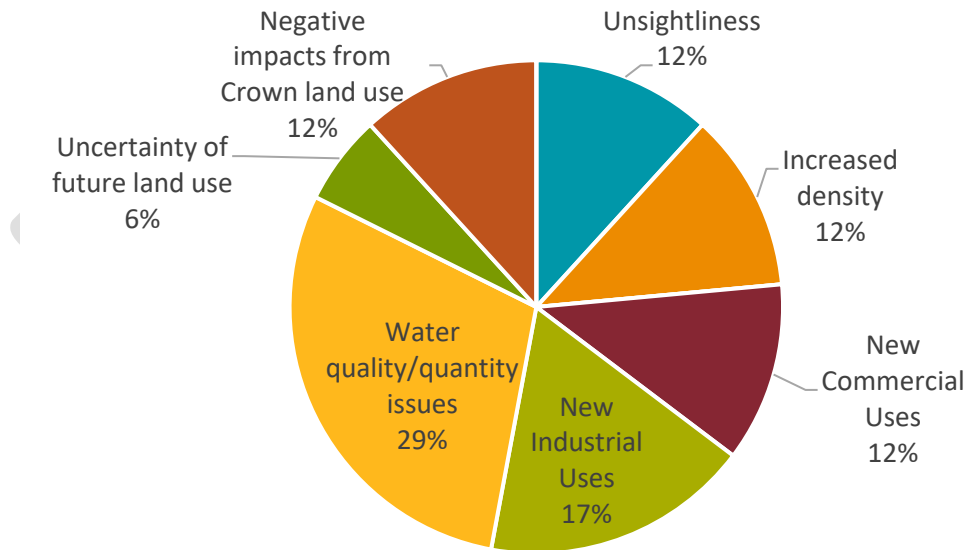
- I love the fact that our neighborhood is safe, quiet, friendly and low density. We are close to Kaslo but still have our own little nook where we are free from some of the village regulations (less farming and animal restrictions).

- I would like to see Kaslo as a healthy and small nature-community that allows for new and old families to grow and thrive socially and economically.
- Not opposed to businesses but only want businesses that do not negatively impact the neighbourhood with unlicensed vehicles spilling on to the street and on to other's properties.

## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choice                        | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 0     | 0%  |
| Noise                                | 0     | 0%  |
| Unsightliness                        | 2     | 29% |
| Increased density                    | 2     | 29% |
| Tourist Accommodation                | 0     | 0%  |
| New Commercial Uses                  | 2     | 29% |
| New Industrial Uses                  | 3     | 43% |
| Water quality/quantity issues        | 5     | 71% |
| Uncertainty of future land use       | 1     | 14% |
| Negative impacts from Crown land use | 2     | 29% |
| Other                                | 0     | 0%  |



Would you like to tell us more?

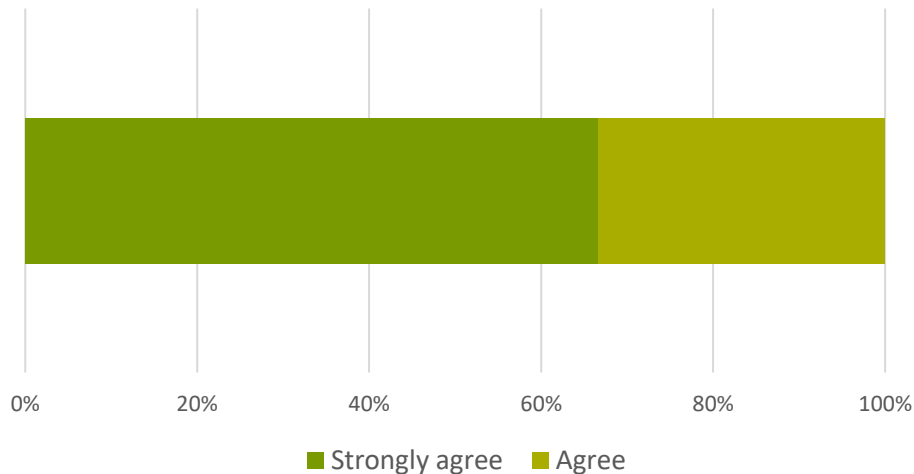
- I want to keep our neighborhood residential. Small home based businesses are OK, but industrial or high traffic businesses would not be beneficial in our neighborhood.

- I live in an area outside Kaslo where unsightliness is a big issue in our neighbourhood as well as the availability of new water licenses. I would love to have a cleaner neighbourhood with regulations to mitigate unsightliness behaviours and water availability for new families.
- Due to lack of water, we'd like to avoid resorts or camping/trailer parks. Water priority should go to residents FIRST.

### Question 3

Managing new development and growth effectively should be an important priority in your community:

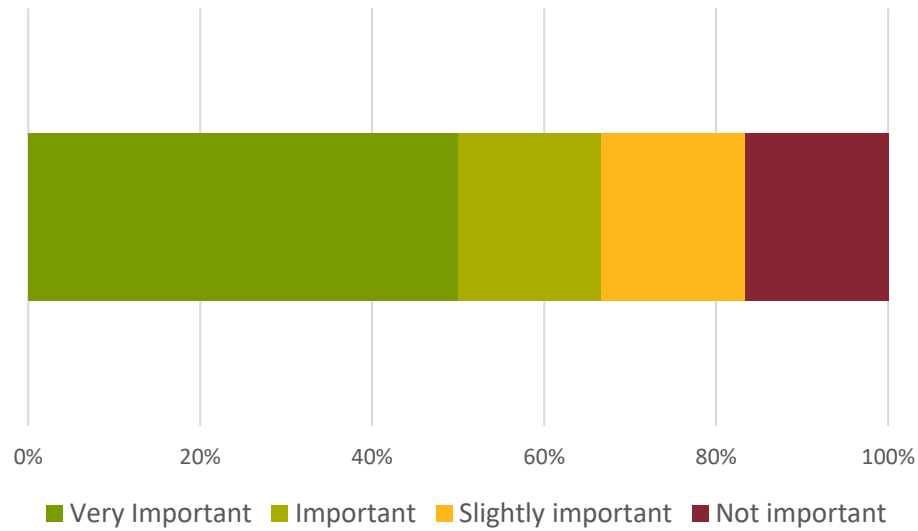
| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 4     | 67% |
| Agree             | 2     | 33% |
| Disagree          | 0     | 0%  |
| Strongly disagree | 0     | 0%  |
| No opinion        | 0     | 0%  |



### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choice      | TOTAL | %   |
|--------------------|-------|-----|
| Very Important     | 3     | 50% |
| Important          | 1     | 17% |
| Slightly important | 1     | 17% |
| Not important      | 1     | 17% |
| No opinion         | 0     | 0%  |



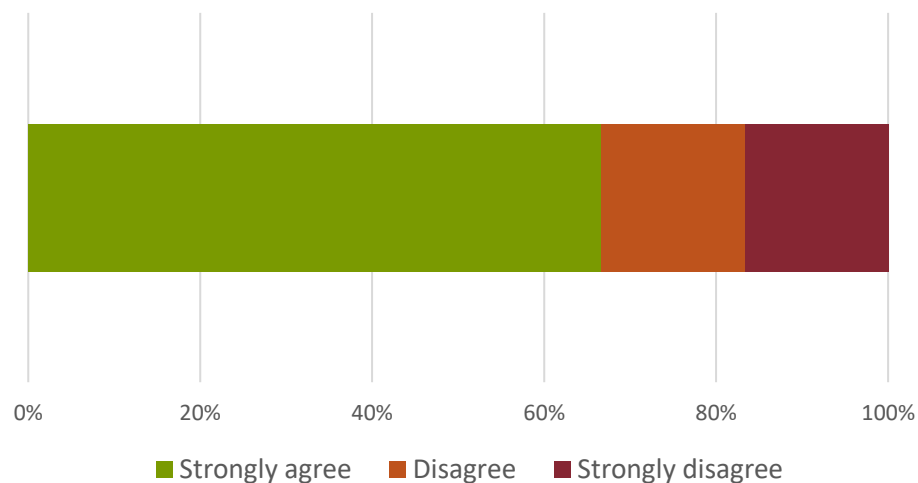
### Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

#### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 4     | 67% |
| Agree             | 0     | 0%  |
| Disagree          | 1     | 17% |
| Strongly disagree | 1     | 17% |
| No opinion        | 0     | 0%  |



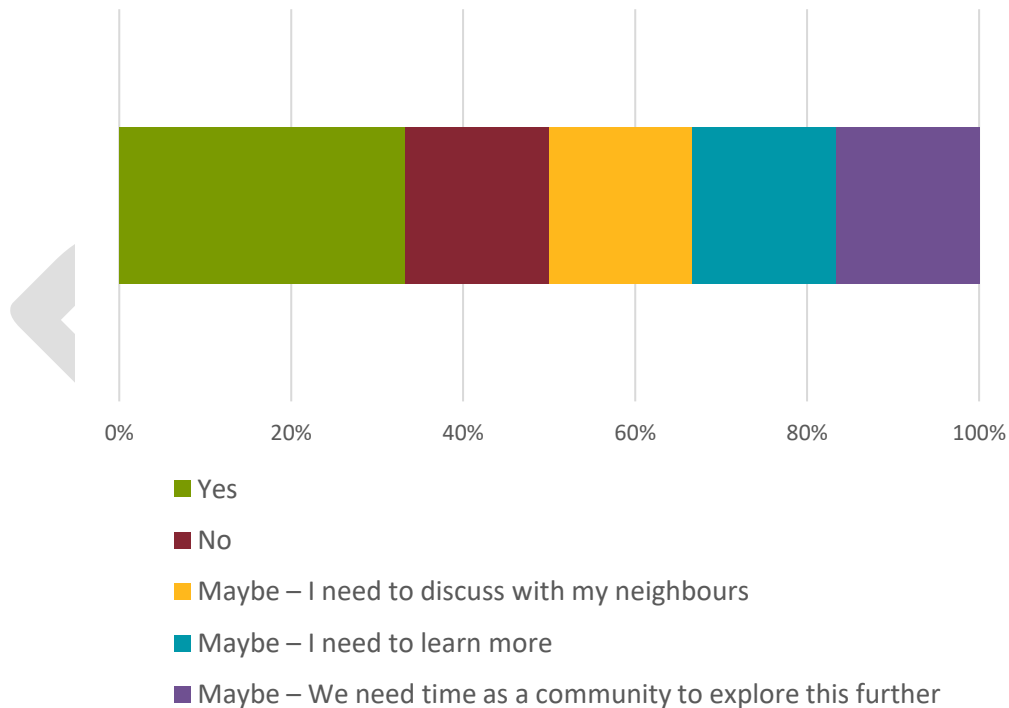
Is there anything you want to learn more about with respect to land use planning?

- What kinds of limitations it puts on a community vs supports for creating land use in the way the community wants.
- Better access to water.
- Yes. However, I don't know what information I'm missing. I just know I don't understand enough and would love to learn more.

#### Question 6

Do you support land use planning in Area D?

| Answer Choice                                               | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 2     | 33% |
| No                                                          | 1     | 17% |
| Maybe – I need to discuss with my neighbours                | 1     | 17% |
| Maybe – I need to learn more                                | 1     | 17% |
| Maybe – We need time as a community to explore this further | 1     | 17% |
| Other                                                       | 0     | 0%  |



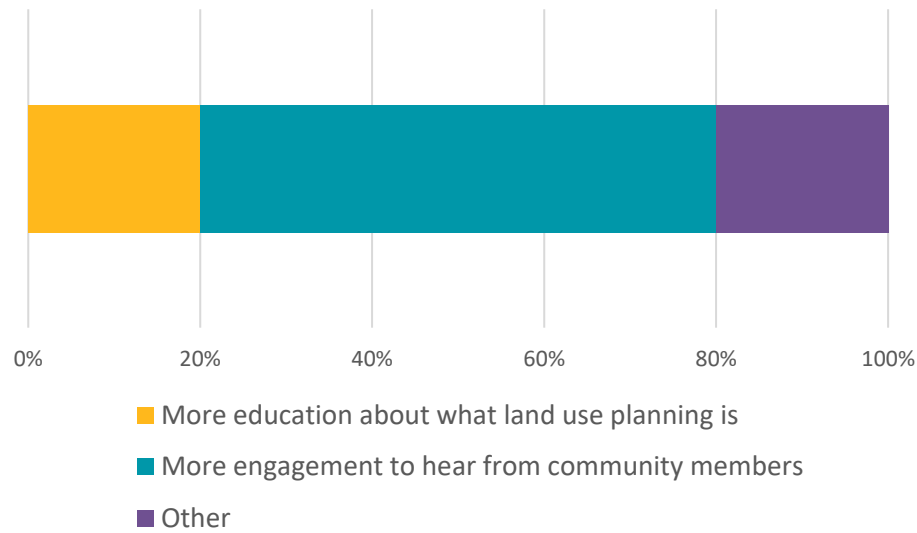
### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choice                                        | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 1     | 20% |
| More engagement to hear from community members       | 3     | 60% |
| Begin the land use planning process for my community | 0     | 0%  |
| No further action                                    | 0     | 0%  |
| Other                                                | 1     | 20% |

Other:

- I think the land use planning process to help keep development at bay would be valuable, but I don't know if my neighborhood McAllen subdivision has enough community engagement or knowledge about it to move to that step.



### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choice                  | Average Response   |
|--------------------------------|--------------------|
| RDCK Project website           | Somewhat effective |
| Newspaper ads or inserts       | Somewhat effective |
| Email list                     | Highly Effective   |
| Posters displayed in community | Somewhat effective |
| Social media posts             | Somewhat effective |
| Direct mail                    | Somewhat effective |

### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choice | TOTAL | %   |
|---------------|-------|-----|
| Yes           | 1     | 17% |
| No            | 5     | 83% |

### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choice | TOTAL | %   |
|---------------|-------|-----|
| Yes           | 3     | 50% |
| No            | 3     | 50% |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- Thank you for your sincere interest in our community needs. We appreciate it!
- It would be desirable to keep the Allen Subdivision as part of the RDCK and not become a part of the Village of Kaslo.
- Better access to WATER.
- I feel it's important to preserve the freedom and quality of life that we have as a rural neighbourhood.

## Argenta

9 responses received.

### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

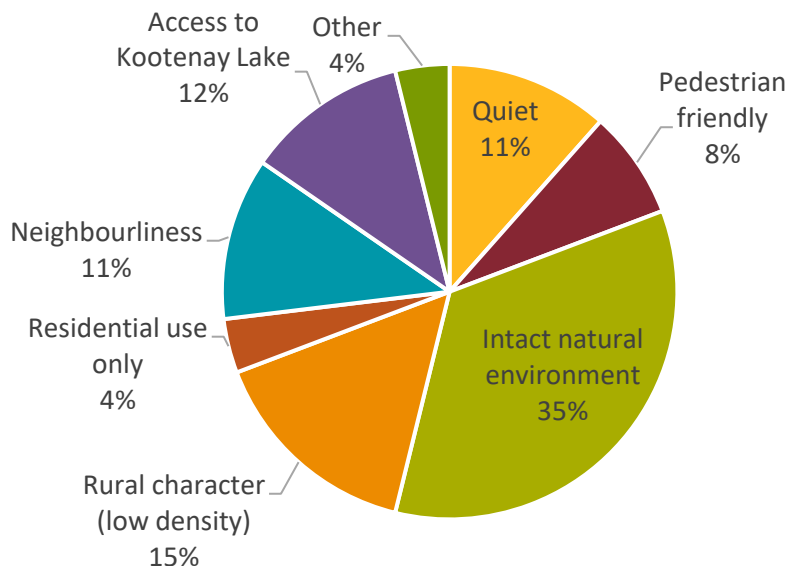
#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choice                 | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 3     | 12% |
| Pedestrian friendly           | 2     | 8%  |
| Intact natural environment    | 9     | 35% |
| Rural character (low density) | 4     | 15% |
| Residential use only          | 1     | 4%  |
| Neighbourliness               | 3     | 12% |
| Access to Kootenay Lake       | 3     | 12% |
| Other                         | 1     | 4%  |

Other:

- Protected areas such as the Purcell wilderness park and the head of Kootenay lake - reduce motorboat access to the river.



Would you like to tell us more?

- We need to avoid random development with different types of land use too close to each other.
- There is need to better protect water supplies from industrial activities such as logging, gravel pits and intensive agriculture (pig farms).
- All of the above are very important to me.
- A few things - support existing local economies such as farming, non-profits, better logging practices, land conservation, tourism and small businesses. As well as new initiatives such as improving access to medical resources, a local abattoir, mapping existing businesses and their services and I would love to see the head of the lake protected from motorboat activity, specifically motorboat activity in the river. This area is home to great blue herons - I used to see the herons 3 or 4 times a year - in the last two years that has been reduced to 1 or no sightings, I believe this is due to increased motorboat activity in the river.
- Alternative housing options - coop style not high density, a system that enables people to live simply and have a somewhat homesteading lifestyle.
- Our community functions as a real community - there's not many of those left. Any time our environment is degraded, it's almost always a small number of outsiders that benefit, not us, nor the world in general.
- Argenta is a unique community in many ways and although we are all subject to change, managed and selective change is the preference. To remain, as much as possible, cohabitants with wildlife, considering their well-being in all our actions and developments, is a priority for me. That includes noise, traffic and accessibility, development, etc.
- I worry about monster houses and power boats on the water.
- I think the most crucial thing for me in my choice to live here is the abundance of clean water - we are truly so privileged to live where there is plenty of clean, fresh water, from multiple sources (creeks, rivers, and Kootenay Lake as well as small lakes.

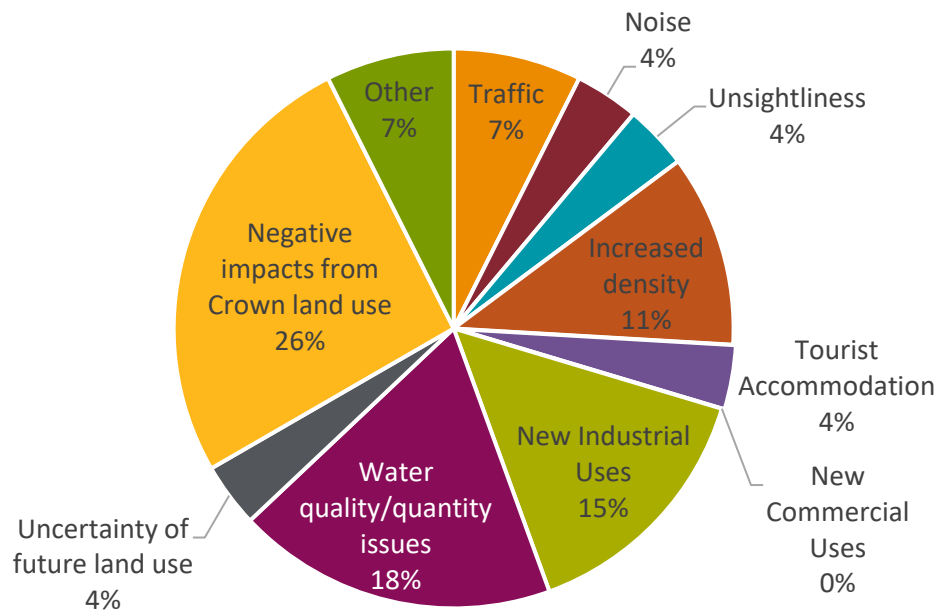
## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choice                        | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 2     | 7%  |
| Noise                                | 1     | 4%  |
| Unsightliness                        | 1     | 4%  |
| Increased density                    | 3     | 11% |
| Tourist Accommodation                | 1     | 4%  |
| New Commercial Uses                  | 0     | 0%  |
| New Industrial Uses                  | 4     | 15% |
| Water quality/quantity issues        | 5     | 19% |
| Uncertainty of future land use       | 1     | 4%  |
| Negative impacts from Crown land use | 7     | 26% |
| Other                                | 2     | 7%  |

Other:

- Negative Impacts from Crown Land Use. Motorized boat traffic in the river and head of Kootenay Lake.
- Old industrial uses.



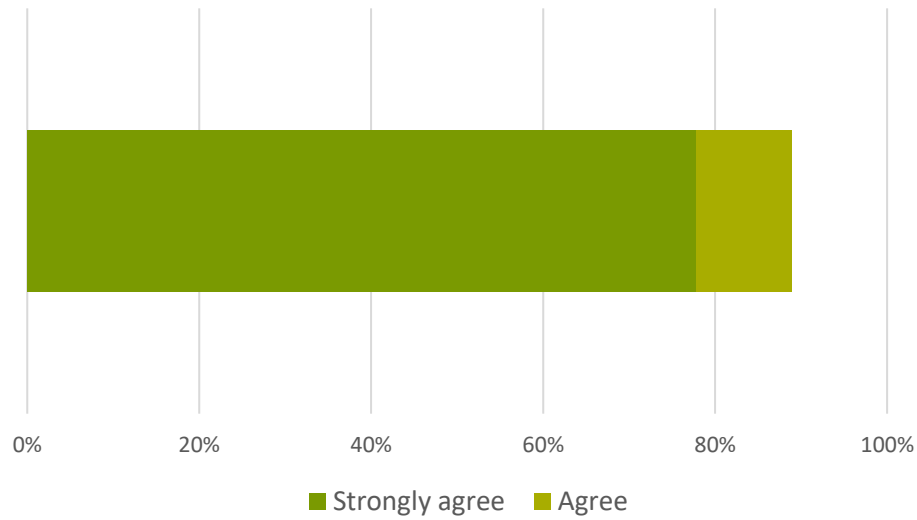
Would you like to tell us more?

- I don't want Commercial Enterprise next to my residence. Anything industrial or commercial should be located all in the same area.
- In order to protect the community, there needs to be a halt to logging of the Argenta Face in order to protect the water supply for our community.
- Logging currently takes from just about everyone but a small number of beneficiaries. All logging should be fire smart logging ala Sifco. Also we'd like our gravel roads to be maintained the way they used to be but no longer are. Re: 5 below - managing development effectively for what exactly?
- Too many clear cuts in eatershed.
- Our road being a dirt road means that sometimes the condition of it is almost untenable.

### Question 3

Managing new development and growth effectively should be an important priority in your community:

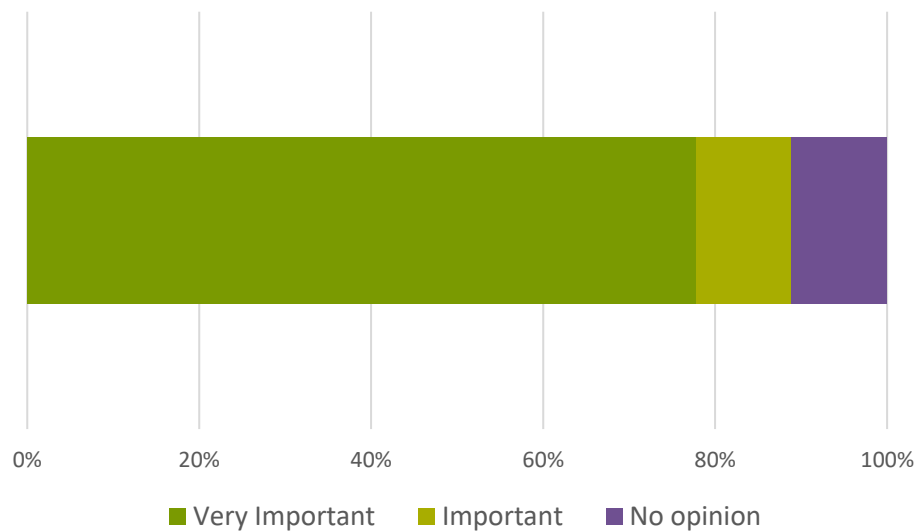
| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 7     | 78% |
| Agree             | 1     | 11% |
| Disagree          | 0     | 0%  |
| Strongly disagree | 0     | 0%  |
| No opinion        | 0     | 0%  |



#### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choice      | TOTAL | %   |
|--------------------|-------|-----|
| Very Important     | 7     | 78% |
| Important          | 1     | 11% |
| Slightly important | 0     | 0%  |
| Not important      | 0     | 0%  |
| No opinion         | 1     | 11% |



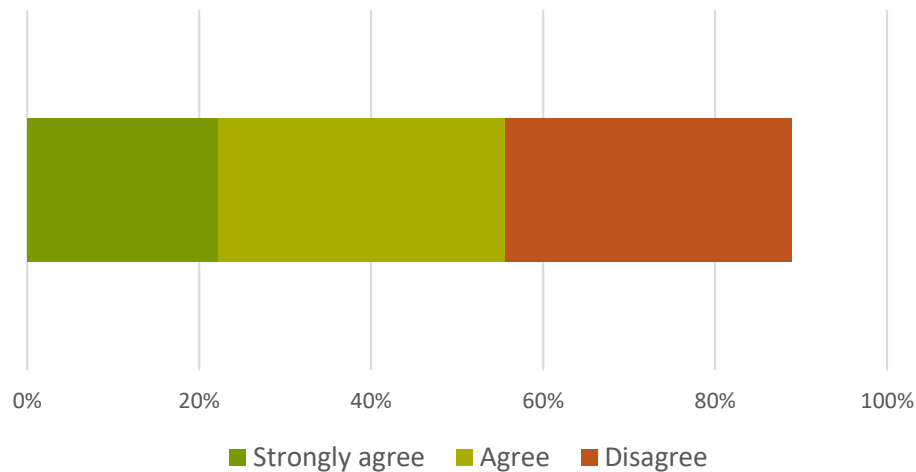
## Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 2     | 22% |
| Agree             | 3     | 33% |
| Disagree          | 3     | 33% |
| Strongly disagree | 0     | 0%  |
| No opinion        | 0     | 0%  |



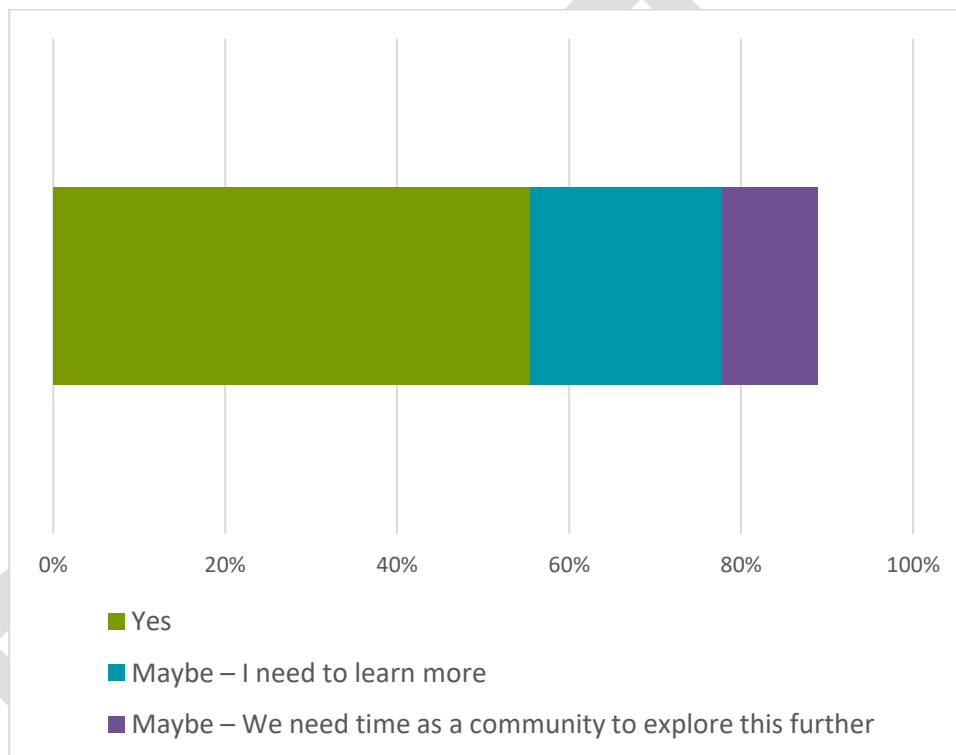
Is there anything you want to learn more about with respect to land use planning?

- How would zoning be decided?
- I continue to attend meetings as much as possible.
- Yes, I would need to review our communities' OCP before answering questions on the pros and cons of various options for zoning.
- Always need more information, but I also suspect my priorities may differ (wildlife conservation, development controls, water usage controls, lake usage and noise controls, etc.) from others.
- Why is there resistance to updating policy.
- I am just not certain that the RDCK has enough power vs prov gov for things like crown land use and logging tenures.

### Question 6

Do you support land use planning in Area D?

| Answer Choice                                               | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 5     | 56% |
| No                                                          | 0     | 0%  |
| Maybe – I need to discuss with my neighbours                | 0     | 0%  |
| Maybe – I need to learn more                                | 2     | 22% |
| Maybe – We need time as a community to explore this further | 1     | 11% |
| Other                                                       | 0     | 0%  |



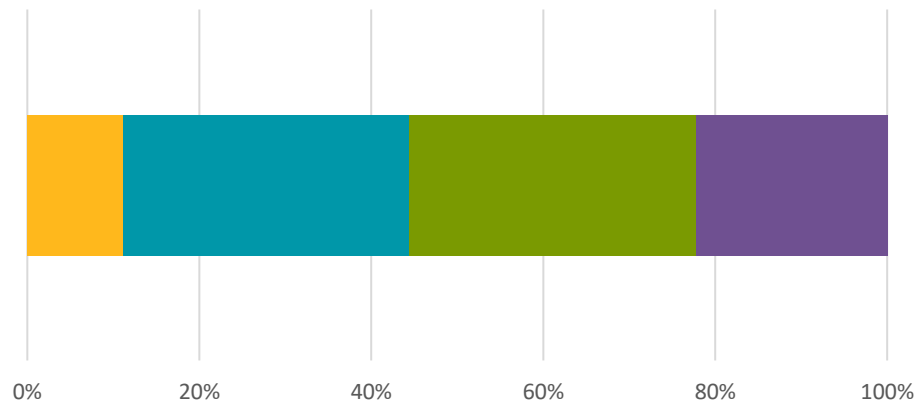
### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choice                                        | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 1     | 11% |
| More engagement to hear from community members       | 3     | 33% |
| Begin the land use planning process for my community | 3     | 33% |
| No further action                                    | 0     | 0%  |
| Other                                                | 2     | 22% |

Other:

- Get someone who knows what tracks and trails lead to dwellings, to do the census. Otherwise you are going to grossly underestimate the number of people in this area.
- Share results of this survey with all.



- More education about what land use planning is
- More engagement to hear from community members
- Begin the land use planning process for my community
- Other

### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choice                  | Average Response   |
|--------------------------------|--------------------|
| RDCK Project website           | Somewhat effective |
| Newspaper ads or inserts       | Not very effective |
| Email list                     | Highly effective   |
| Posters displayed in community | Somewhat effective |
| Social media posts             | Not very effective |
| Direct mail                    | Somewhat effective |

### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choice | TOTAL | %   |
|---------------|-------|-----|
| Yes           | 4     | 44% |
| No            | 4     | 44% |

### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choice | TOTAL | %   |
|---------------|-------|-----|
| Yes           | 2     | 22% |
| No            | 7     | 78% |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- Enforcement of land use needs to be considered and budgeted. No point in planning and creating zones if no one is available to enforce and maintain surveillance of random building projects.
- I support reasonable zoning that allows compatible home based businesses of small size on larger sized parcels of land. For example a home sized bandsaw mill on a several acre property would be ok but a full sized mill would not be. Noise bylaw would be helpful. Number of derelict cars per property could be limited to 2
- I believe based on my past experiences that if there are no controls on continued larger scale development in particular obnoxious activities like pig farms, gravel pits, auto wrecking yards the desirable aspects of our community will be destroyed.
- "I need to have a better understanding of the zones related to land use planning. I have concerns about the motorboat activity at the head of Kootenay lake - I have concerns about the clashing of culture with tourism, sometimes it feels like an assault on nature rather than an exploration or appreciation. As more people access the area for recreating the lack of respect for the environment increases on all levels. Creating an area that caters to 'recreational homes' enables a strong disconnect to the surrounding environment, which leads to people feeling more entitled to cause destruction because they are unaware of the cycles of life. Anyway this is a concern.
- Our logging practices are incredibly harmful - why can't we log with more integrity to the well being of our environment.
- Ok that's all for now. I may have missed the meetings but I am interested and will take the time to become more informed about land use zoning in our area.
- Planning and controls can be used for good or bad so how can we say whether we we're in favour of it or not.
- As with many communities, we are not exempt from population sprawl and high end developments which fracture the nature of and connectivity within community. Somehow we need to tackle these issues with greater respect for the natural habitat than we have displayed thus far.
- Good luck. Our community is changing and we can't be the Wild West anymore
- I wanted to attend the pop-ups but unfortunately had an unexpected scheduling conflict.

## Backroad

1 response received.

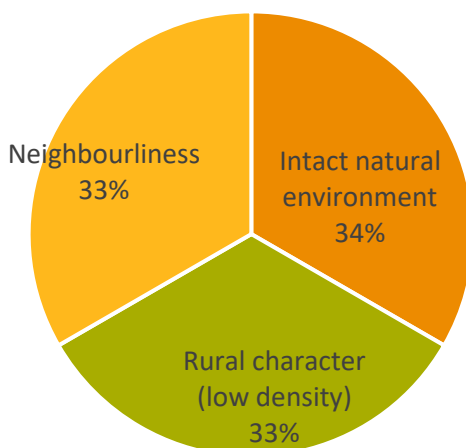
### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

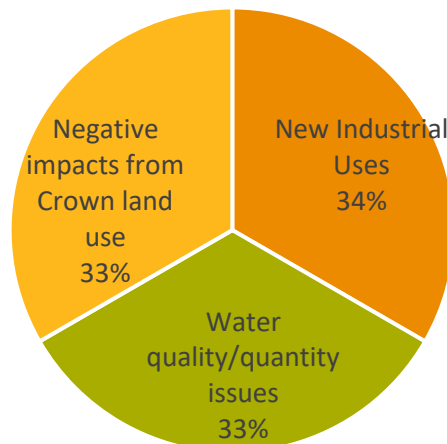
| Answer Choice                 | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 0     | 0%  |
| Pedestrian friendly           | 0     | 0%  |
| Intact natural environment    | 1     | 33% |
| Rural character (low density) | 1     | 33% |
| Residential use only          | 0     | 0%  |
| Neighbourliness               | 1     | 33% |
| Access to Kootenay Lake       | 0     | 0%  |
| Other                         | 0     | 0%  |



### Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

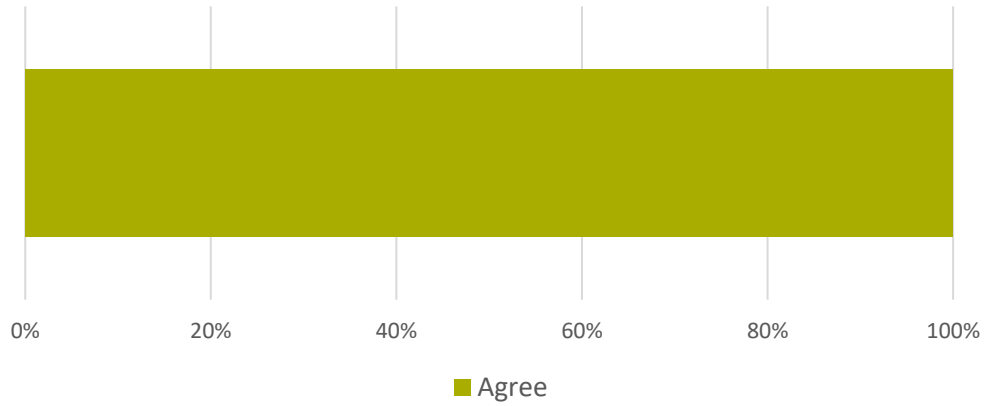
| Answer Choice                        | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 0     | 0%  |
| Noise                                | 0     | 0%  |
| Unsightliness                        | 0     | 0%  |
| Increased density                    | 0     | 0%  |
| Tourist Accommodation                | 0     | 0%  |
| New Commercial Uses                  | 0     | 0%  |
| New Industrial Uses                  | 1     | 33% |
| Water quality/quantity issues        | 1     | 33% |
| Uncertainty of future land use       | 0     | 0%  |
| Negative impacts from Crown land use | 1     | 33% |
| Other                                | 0     | 0%  |



### Question 3

Managing new development and growth effectively should be an important priority in your community:

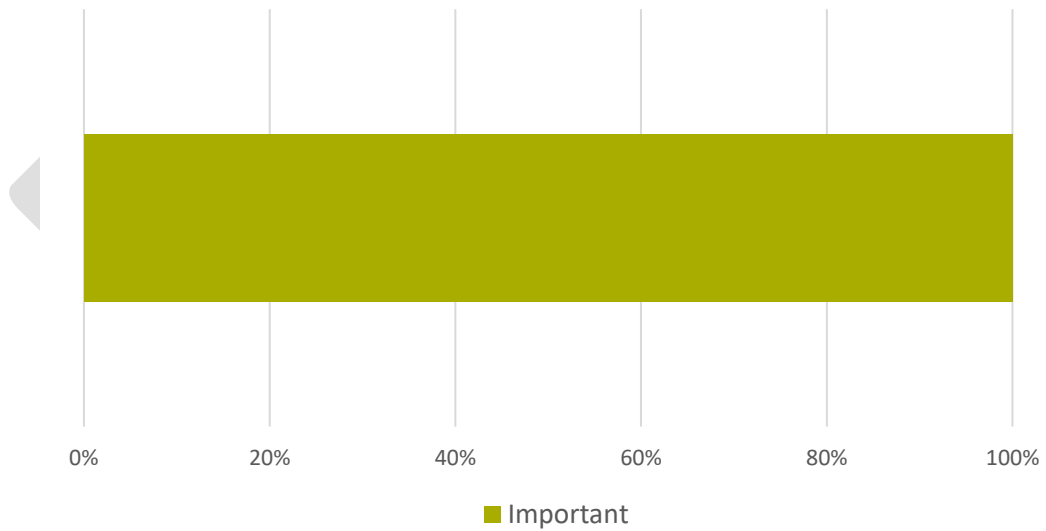
| Answer Choice     | TOTAL | %    |
|-------------------|-------|------|
| Strongly agree    | 0     | 0%   |
| Agree             | 1     | 100% |
| Disagree          | 0     | 0%   |
| Strongly disagree | 0     | 0%   |
| No opinion        | 0     | 0%   |



#### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choice      | TOTAL | %    |
|--------------------|-------|------|
| Very Important     | 0     | 0%   |
| Important          | 1     | 100% |
| Slightly important | 0     | 0%   |
| Not important      | 0     | 0%   |
| No opinion         | 0     | 0%   |



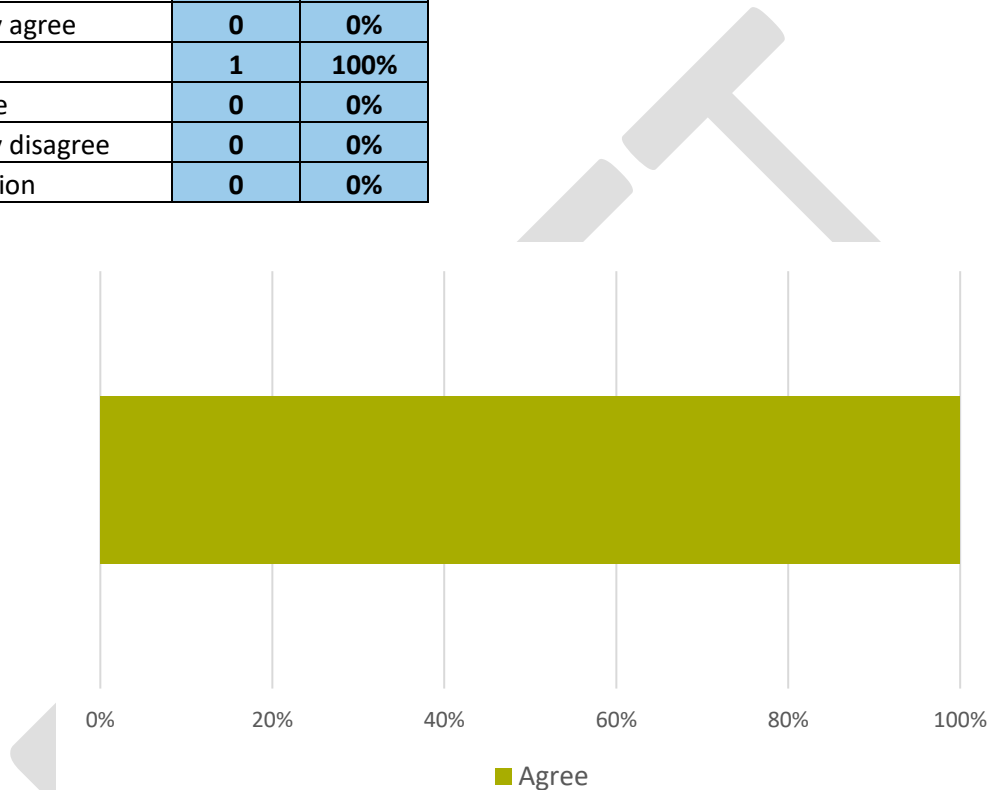
## Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

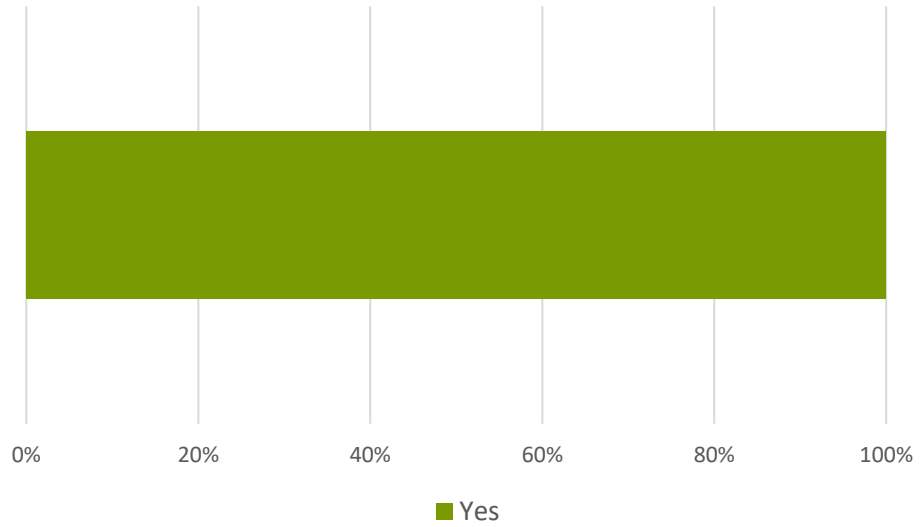
| Answer Choice     | TOTAL | %    |
|-------------------|-------|------|
| Strongly agree    | 0     | 0%   |
| Agree             | 1     | 100% |
| Disagree          | 0     | 0%   |
| Strongly disagree | 0     | 0%   |
| No opinion        | 0     | 0%   |



### Question 6

Do you support land use planning in Area D?

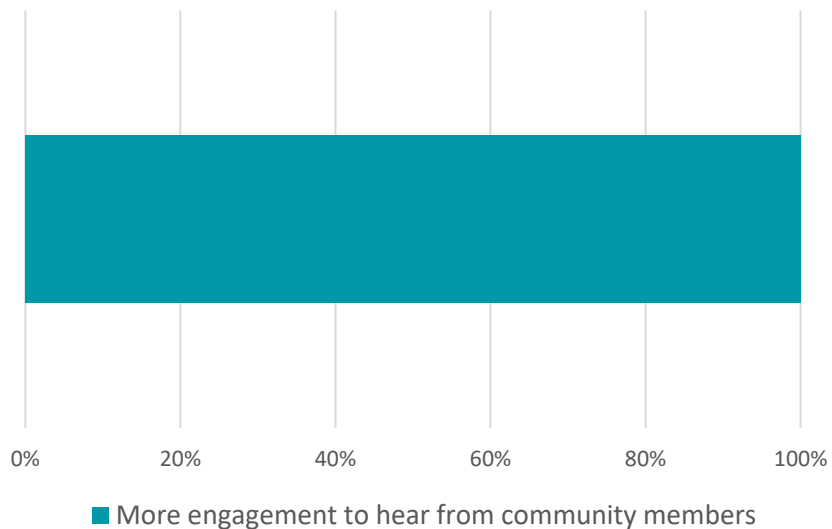
| Answer Choice                                               | TOTAL | %    |
|-------------------------------------------------------------|-------|------|
| Yes                                                         | 1     | 100% |
| No                                                          | 0     | 0%   |
| Maybe – I need to discuss with my neighbours                | 0     | 0%   |
| Maybe – I need to learn more                                | 0     | 0%   |
| Maybe – We need time as a community to explore this further | 0     | 0%   |
| Other                                                       | 0     | 0%   |



#### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choice                                        | TOTAL | %    |
|------------------------------------------------------|-------|------|
| More education about what land use planning is       | 0     | 0%   |
| More engagement to hear from community members       | 1     | 100% |
| Begin the land use planning process for my community | 0     | 0%   |
| No further action                                    | 0     | 0%   |
| Other                                                | 0     | 0%   |



### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choice                  | Average Response   |
|--------------------------------|--------------------|
| RDCK Project website           | Somewhat effective |
| Newspaper ads or inserts       | Somewhat effective |
| Email list                     | Somewhat effective |
| Posters displayed in community | Somewhat effective |
| Social media posts             | Somewhat effective |
| Direct mail                    | Somewhat effective |

### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choice | TOTAL | %    |
|---------------|-------|------|
| Yes           | 0     | 0%   |
| No            | 1     | 100% |

### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choice | TOTAL | %    |
|---------------|-------|------|
| Yes           | 0     | 0%   |
| No            | 1     | 100% |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- I will attend a pop up if I can.

## Birchdale

0 responses received.

DRAFT

## Cooper Creek

2 responses received.

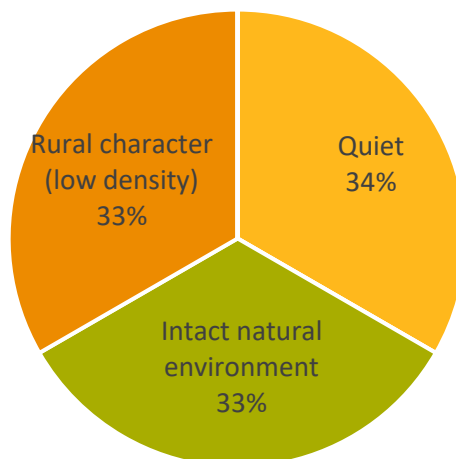
### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

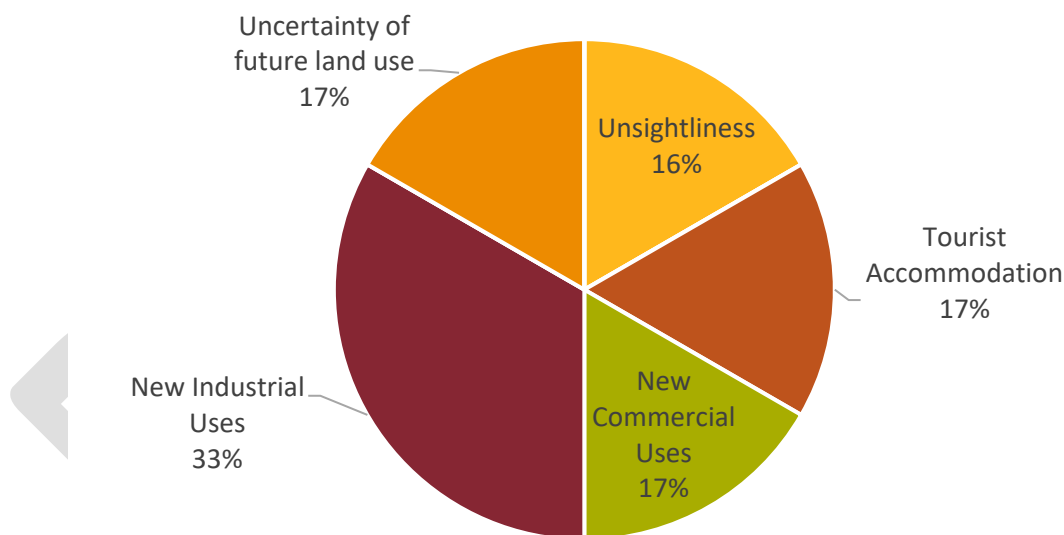
| Answer Choice                 | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 2     | 33% |
| Pedestrian friendly           | 0     | 0%  |
| Intact natural environment    | 2     | 33% |
| Rural character (low density) | 2     | 33% |
| Residential use only          | 0     | 0%  |
| Neighbourliness               | 0     | 0%  |
| Access to Kootenay Lake       | 0     | 0%  |
| Other                         | 0     | 0%  |



## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

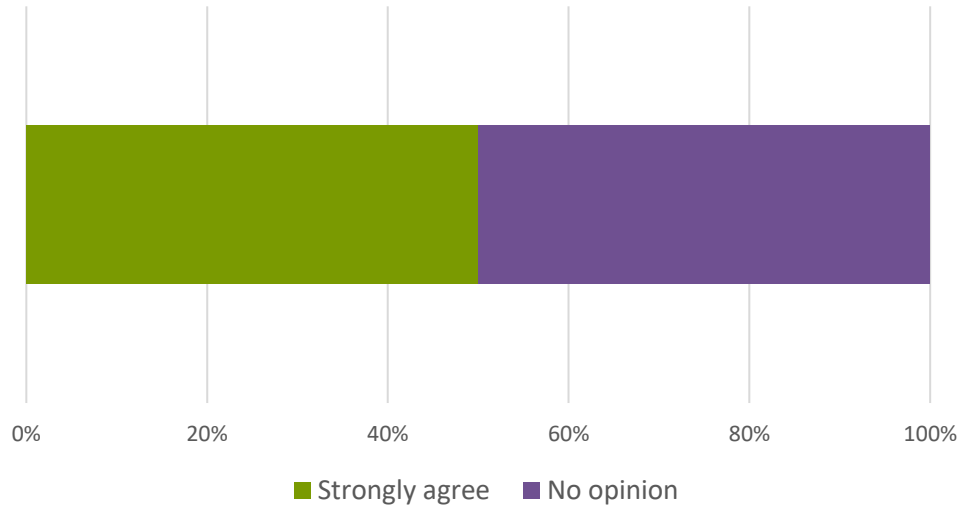
| Answer Choice                        | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 0     | 0%  |
| Noise                                | 0     | 0%  |
| Unsightliness                        | 1     | 17% |
| Increased density                    | 0     | 0%  |
| Tourist Accommodation                | 1     | 17% |
| New Commercial Uses                  | 1     | 17% |
| New Industrial Uses                  | 2     | 33% |
| Water quality/quantity issues        | 0     | 0%  |
| Uncertainty of future land use       | 1     | 17% |
| Negative impacts from Crown land use | 0     | 0%  |
| Other                                | 0     | 0%  |



## Question 3

Managing new development and growth effectively should be an important priority in your community:

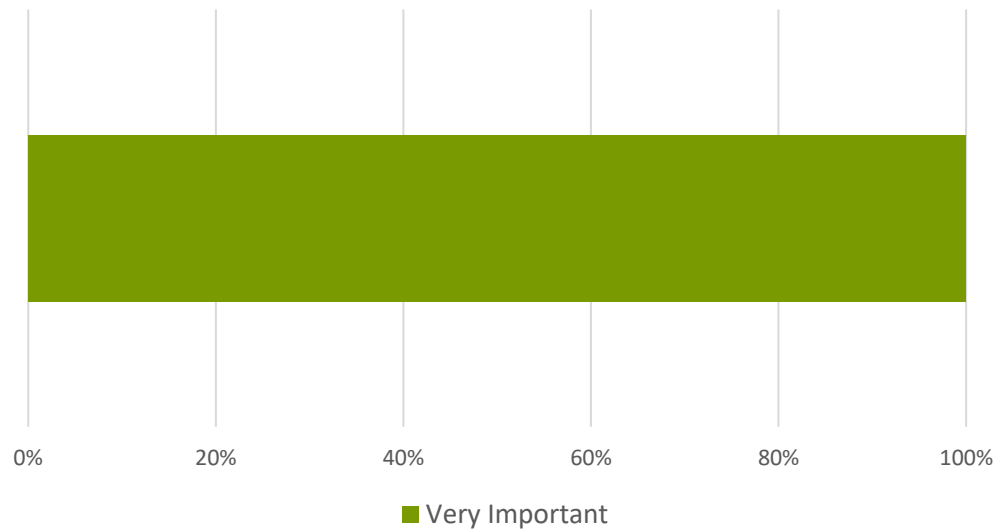
| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 1     | 50% |
| Agree             | 0     | 0%  |
| Disagree          | 0     | 0%  |
| Strongly disagree | 0     | 0%  |
| No opinion        | 1     | 50% |



#### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choice      | TOTAL | %    |
|--------------------|-------|------|
| Very Important     | 2     | 100% |
| Important          | 0     | 0%   |
| Slightly important | 0     | 0%   |
| Not important      | 0     | 0%   |
| No opinion         | 0     | 0%   |



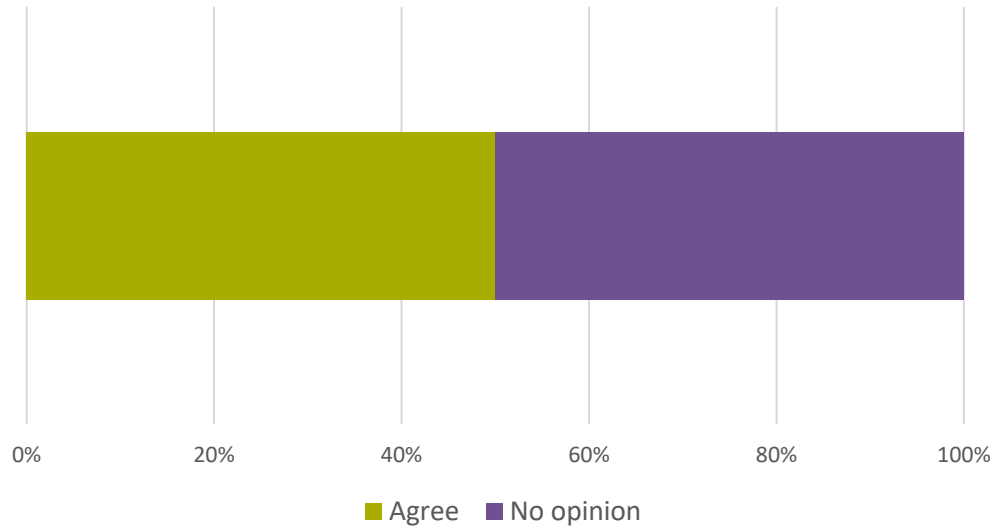
## Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

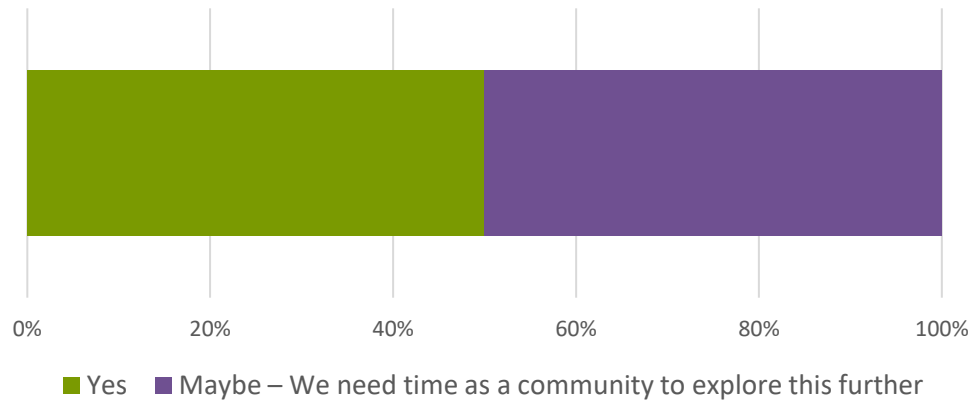
| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 0     | 0%  |
| Agree             | 1     | 50% |
| Disagree          | 0     | 0%  |
| Strongly disagree | 0     | 0%  |
| No opinion        | 1     | 50% |



### Question 6

Do you support land use planning in Area D?

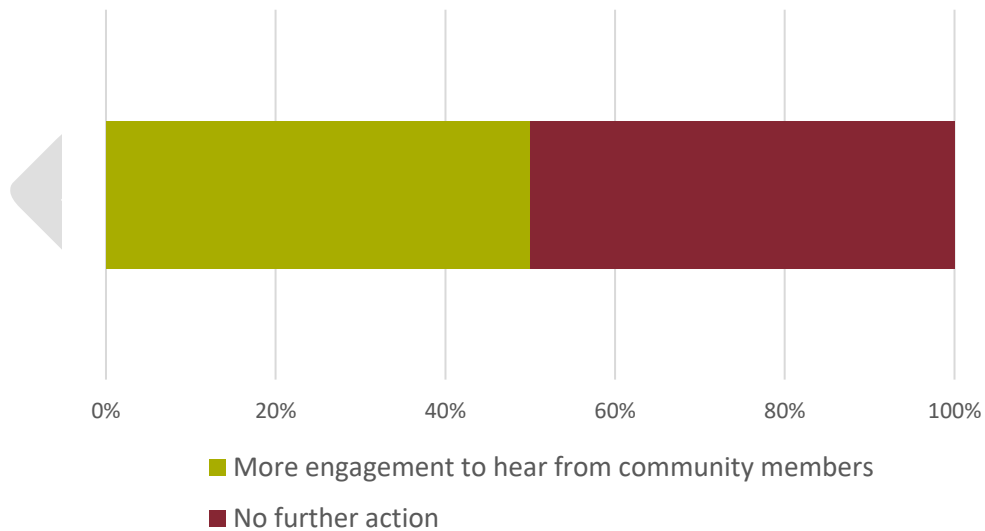
| Answer Choice                                               | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 1     | 50% |
| No                                                          | 0     | 0%  |
| Maybe – I need to discuss with my neighbours                | 0     | 0%  |
| Maybe – I need to learn more                                | 0     | 0%  |
| Maybe – We need time as a community to explore this further | 1     | 50% |
| Other                                                       | 0     | 0%  |



### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choice                                        | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 0     | 0%  |
| More engagement to hear from community members       | 1     | 50% |
| Begin the land use planning process for my community | 0     | 0%  |
| No further action                                    | 1     | 50% |
| Other                                                | 0     | 0%  |



### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choice                  | Average Response   |
|--------------------------------|--------------------|
| RDCK Project website           | Somewhat effective |
| Newspaper ads or inserts       | Not very effective |
| Email list                     | Somewhat effective |
| Posters displayed in community | Not very effective |
| Social media posts             | Somewhat effective |
| Direct mail                    | Highly effective   |

### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choice | TOTAL | %    |
|---------------|-------|------|
| Yes           | 0     | 0%   |
| No            | 2     | 100% |

### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choice | TOTAL | %    |
|---------------|-------|------|
| Yes           | 0     | 0%   |
| No            | 2     | 100% |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

**Duncan Estates**

0 responses received.

DRAFT

## Fletcher Creek

4 responses received.

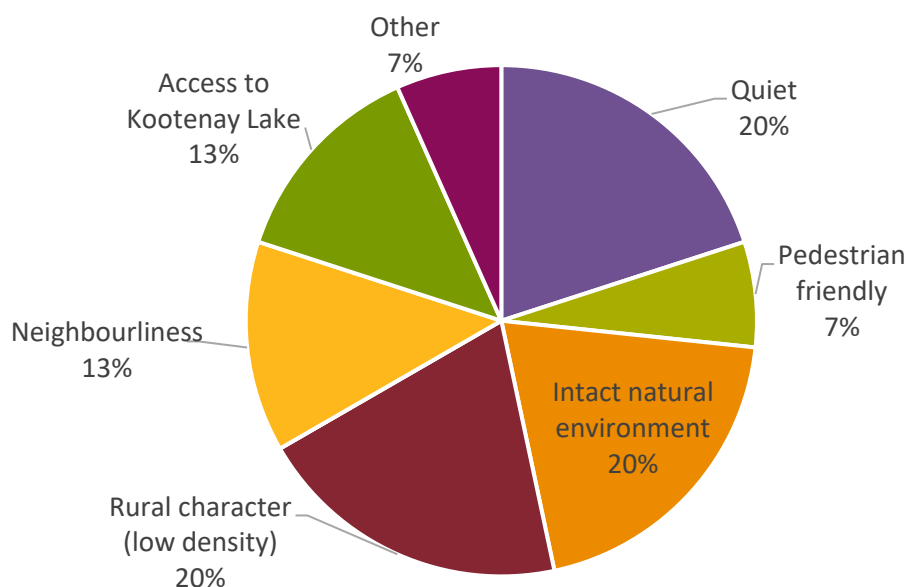
### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choice                 | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 3     | 20% |
| Pedestrian friendly           | 1     | 7%  |
| Intact natural environment    | 3     | 20% |
| Rural character (low density) | 3     | 20% |
| Residential use only          | 0     | 0%  |
| Neighbourliness               | 2     | 13% |
| Access to Kootenay Lake       | 2     | 13% |
| Other                         | 1     | 7%  |



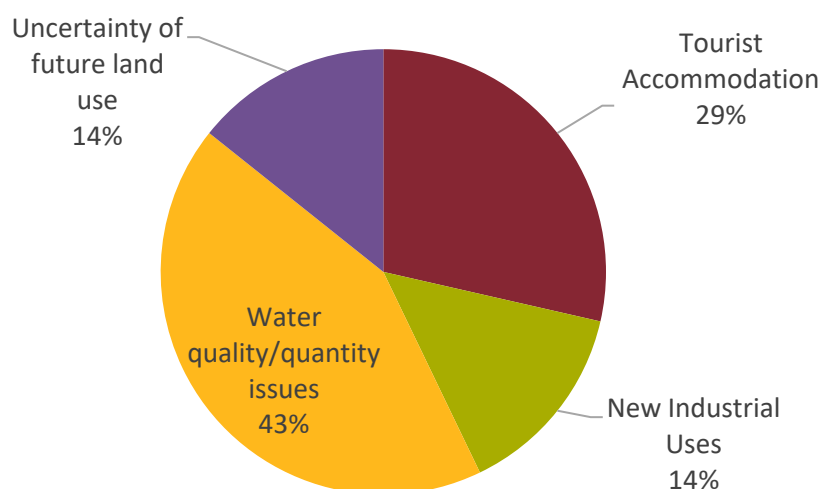
Would you like to tell us more?

- Free of RDCK dominance re water.

## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choice                        | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 0     | 0%  |
| Noise                                | 0     | 0%  |
| Unsigntliness                        | 0     | 0%  |
| Increased density                    | 0     | 0%  |
| Tourist Accommodation                | 2     | 29% |
| New Commercial Uses                  | 0     | 0%  |
| New Industrial Uses                  | 1     | 14% |
| Water quality/quantity issues        | 3     | 43% |
| Uncertainty of future land use       | 1     | 14% |
| Negative impacts from Crown land use | 0     | 0%  |
| Other                                | 0     | 0%  |



Would you like to tell us more?

- I'm concerned about the boil water advisory.
- The fact that there is a lack of accommodation for young service workers in our area which may be due to air B&Bs being established in what could be low cost rental units. Another concern is speeders and extremely loud motorcycles along the highway. The excessive speeds are dangerous for all concerned, people as well as wildlife.
- All of this.

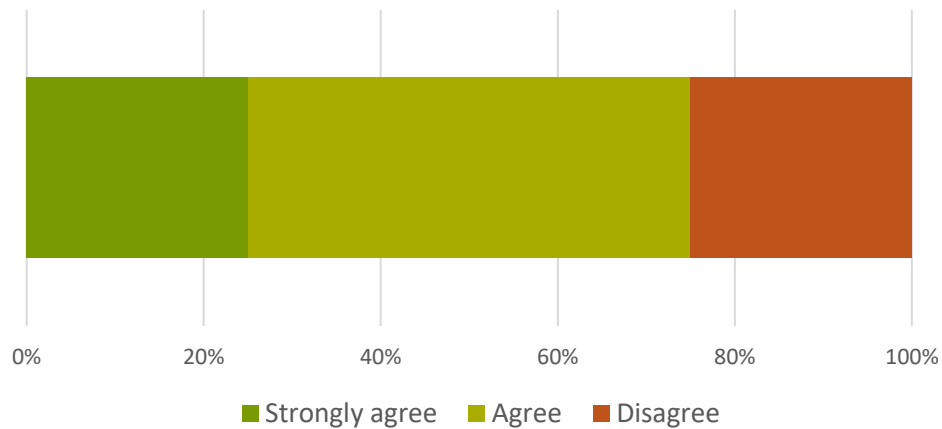
### Question 3

Managing new development and growth effectively should be an important priority in your community:

| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 1     | 25% |
| Agree             | 2     | 50% |
| Disagree          | 1     | 25% |
| Strongly disagree | 0     | 0%  |
| No opinion        | 0     | 0%  |

Other:

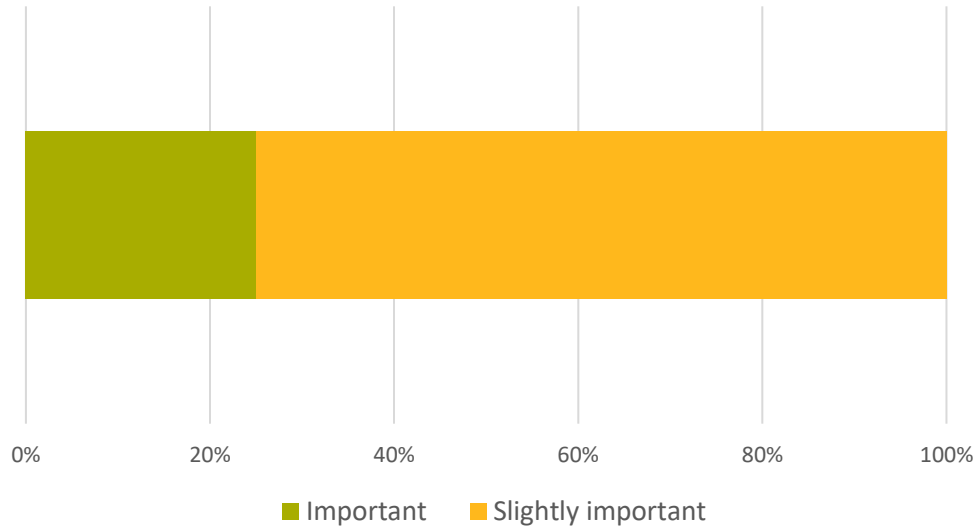
- I firmly believe that if you own property - your choice within reason.



### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choice      | TOTAL | %   |
|--------------------|-------|-----|
| Very Important     | 0     | 0%  |
| Important          | 1     | 25% |
| Slightly important | 3     | 75% |
| Not important      | 0     | 0%  |
| No opinion         | 0     | 0%  |



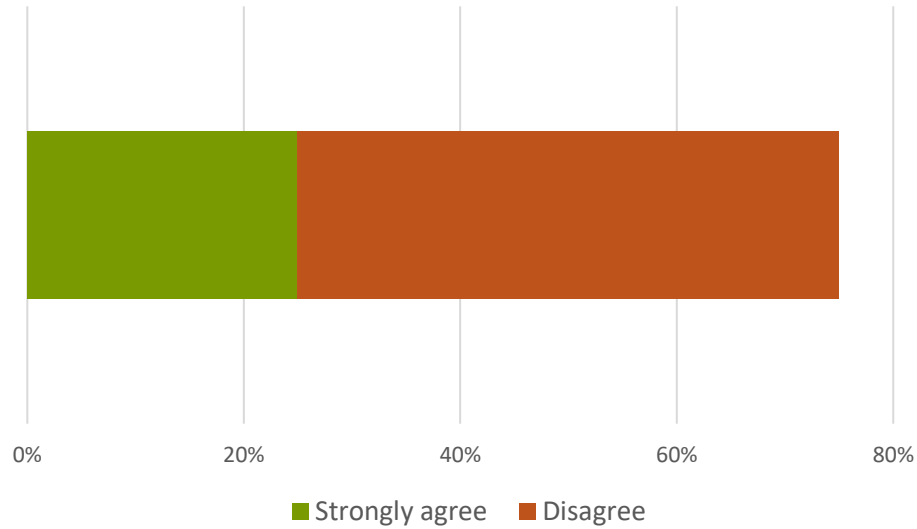
### Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

#### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 1     | 25% |
| Agree             | 0     | 0%  |
| Disagree          | 2     | 50% |
| Strongly disagree | 0     | 0%  |
| No opinion        | 0     | 0%  |



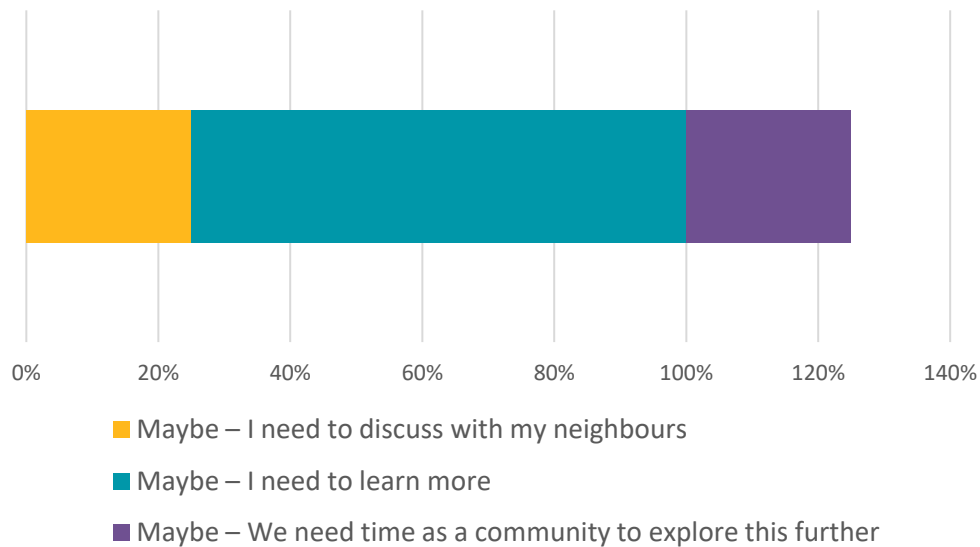
Is there anything you want to learn more about with respect to land use planning?

- What sort of categories there are and what changes would come into play should those zones be implemented. Crowding, noise, disruption of water quality, taxes, destruction of natural environment.
- Lots of fluff but no honest perspective of what can be or suggestive. I left the meeting thinking what was actually said. Well???

#### Question 6

Do you support land use planning in Area D?

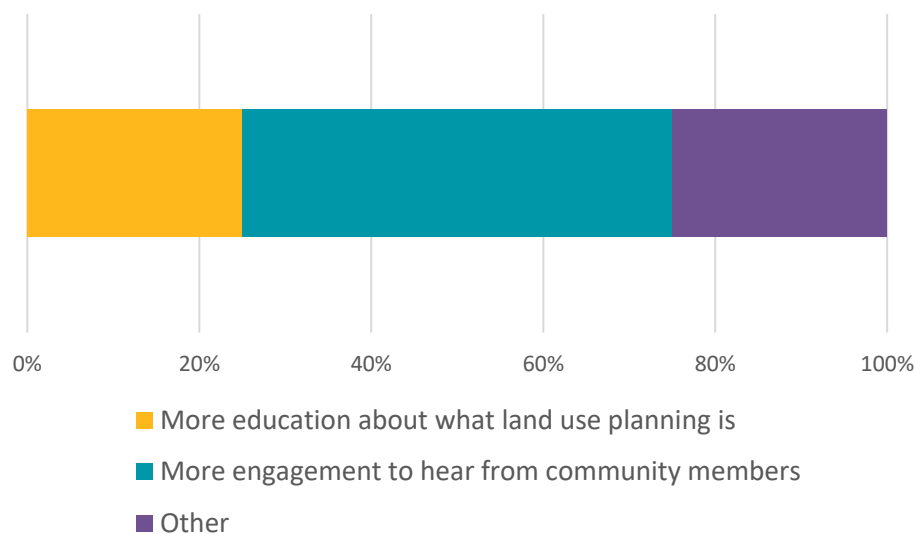
| Answer Choice                                               | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 0     | 0%  |
| No                                                          | 0     | 0%  |
| Maybe – I need to discuss with my neighbours                | 1     | 25% |
| Maybe – I need to learn more                                | 3     | 75% |
| Maybe – We need time as a community to explore this further | 1     | 25% |
| Other                                                       | 0     | 0%  |



#### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choice                                        | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 1     | 25% |
| More engagement to hear from community members       | 2     | 50% |
| Begin the land use planning process for my community | 0     | 0%  |
| No further action                                    | 0     | 0%  |
| Other                                                | 1     | 25% |



### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choice                  | Average Response   |
|--------------------------------|--------------------|
| RDCK Project website           | Highly effective   |
| Newspaper ads or inserts       | Not very effective |
| Email list                     | Highly effective   |
| Posters displayed in community | Highly effective   |
| Social media posts             | Highly effective   |
| Direct mail                    | Highly effective   |

Other:

- Call me. Email me.

### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choice | TOTAL | %   |
|---------------|-------|-----|
| Yes           | 1     | 25% |
| No            | 2     | 50% |

### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choice | TOTAL | %   |
|---------------|-------|-----|
| Yes           | 1     | 25% |
| No            | 3     | 75% |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- My other concerns are about health care and fire protection areas.
- A directive re use of pesticides and garden, water, air, and any problematic poison issues in our area. No usage as we are ONE WORLD and any pesticide, lawn fertilizers, weed control is diversly affecting the bugs, birds, your selves, pets, wildlife and eventually ends up in our water systems contaminating anyone on our land. Think about the big picture. I thank you all - the 2 ladies I spoke too are lovely. But - options???? Glad you have a job.

**Hamill Creek**

0 responses received.

DRAFT

## Howser

2 responses received.

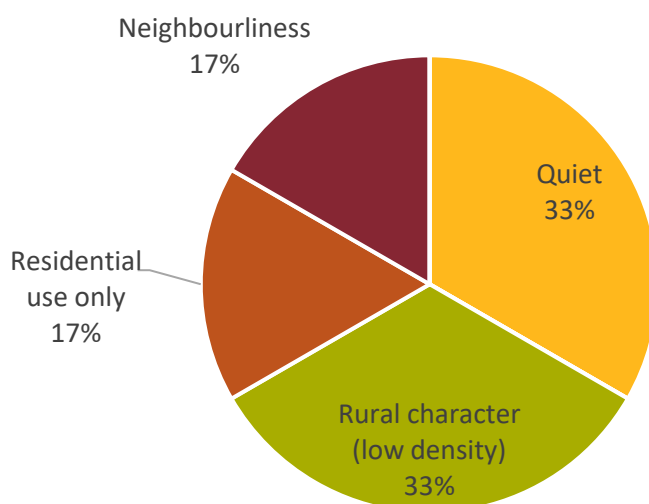
### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choices                | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 2     | 33% |
| Pedestrian friendly           | 0     | 0%  |
| Intact natural environment    | 0     | 0%  |
| Rural character (low density) | 2     | 33% |
| Residential use only          | 1     | 17% |
| Neighbourliness               | 1     | 17% |
| Access to Kootenay Lake       | 0     | 0%  |
| Other                         | 0     | 0%  |



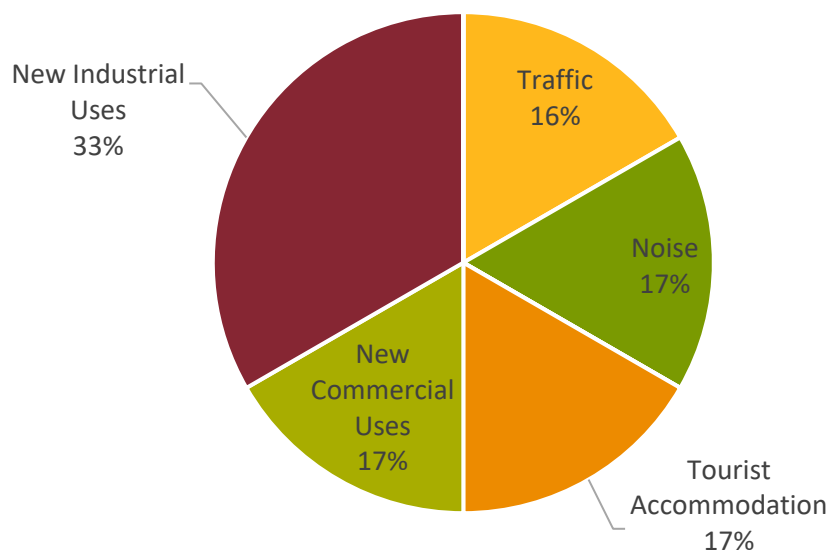
Would you like to tell us more?

- In Howser I enjoy the larger properties, so you do not see your neighbours. Do not want any more acreages subdivided. More people more problems. Also, water is an issue here, have a private community system and do not plan or want to expand it. Do not want to see any more tourist homes nor any cult like places of worship.

## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choices                       | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 1     | 17% |
| Noise                                | 1     | 17% |
| Unsightliness                        | 0     | 0%  |
| Increased density                    | 0     | 0%  |
| Tourist Accommodation                | 1     | 17% |
| New Commercial Uses                  | 1     | 17% |
| New Industrial Uses                  | 2     | 33% |
| Water quality/quantity issues        | 0     | 0%  |
| Uncertainty of future land use       | 0     | 0%  |
| Negative impacts from Crown land use | 0     | 0%  |
| Other                                | 0     | 0%  |



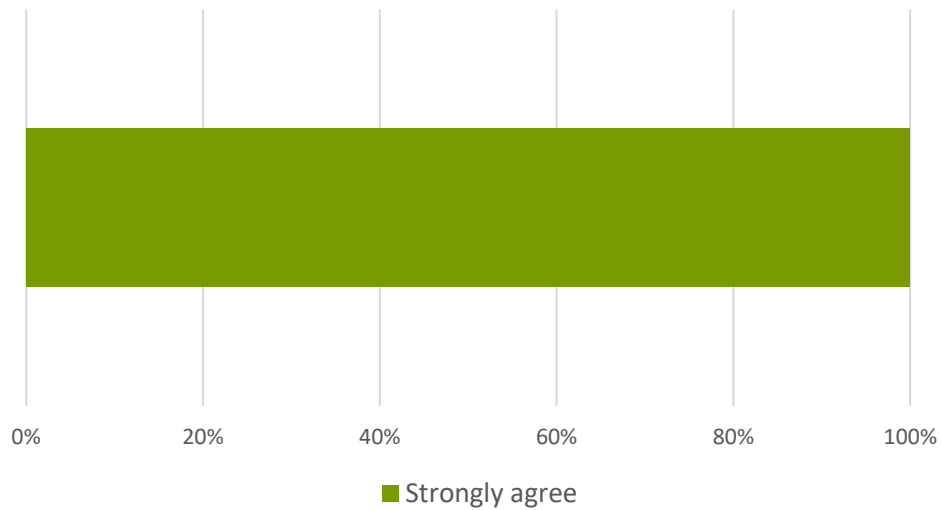
Would you like to tell us more?

- I live in Howser, we already deal with the campground and the tourists that it attracts. We have one Air BnB that also attracts tourists. And now we have a private Church that was constructed on one of the properties and now this property is filled with the prophets followers, campers, tents, barking dogs. I call it private as there is no signage welcoming new attendees. This is more like a cult.

### Question 3

Managing new development and growth effectively should be an important priority in your community:

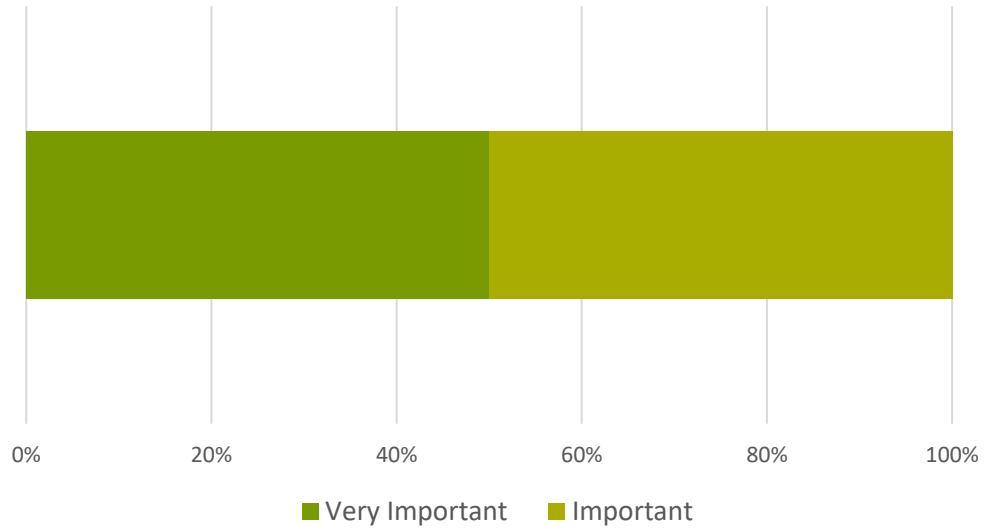
| Answer Choices    | TOTAL | %    |
|-------------------|-------|------|
| Strongly agree    | 2     | 100% |
| Agree             | 0     | 0%   |
| Disagree          | 0     | 0%   |
| Strongly disagree | 0     | 0%   |
| No opinion        | 0     | 0%   |



### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choices     | TOTAL | %   |
|--------------------|-------|-----|
| Very Important     | 1     | 50% |
| Important          | 1     | 50% |
| Slightly important | 0     | 0%  |
| Not important      | 0     | 0%  |
| No opinion         | 0     | 0%  |



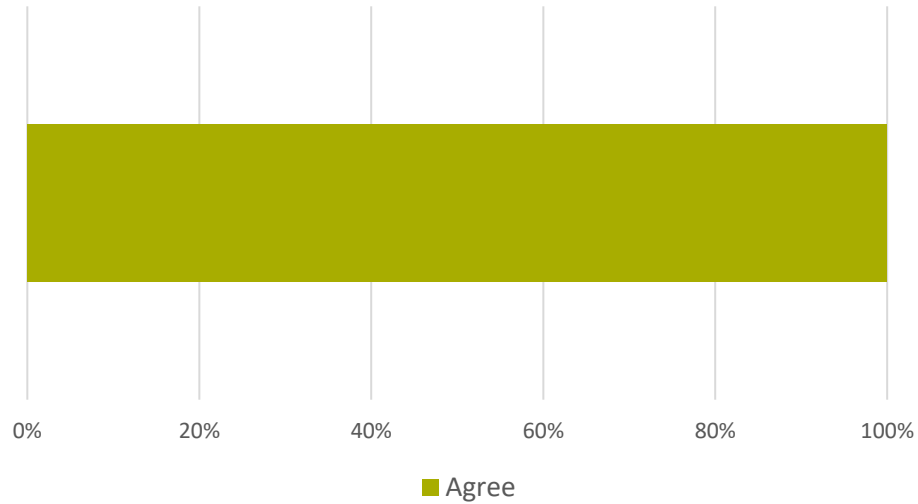
### Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

#### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choices    | TOTAL | %    |
|-------------------|-------|------|
| Strongly agree    | 0     | 0%   |
| Agree             | 2     | 100% |
| Disagree          | 0     | 0%   |
| Strongly disagree | 0     | 0%   |
| No opinion        | 0     | 0%   |

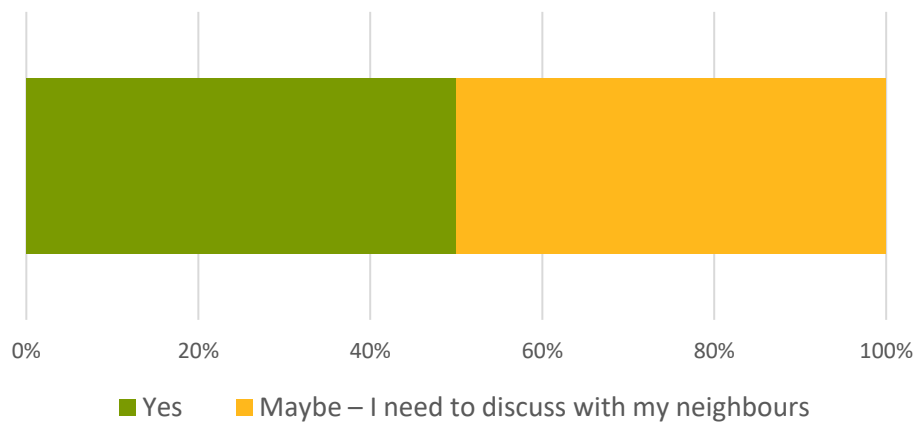


Is there anything you want to learn more about with respect to land use planning?  
 – I believe I have an understanding of the process.

#### Question 6

Do you support land use planning in Area D?

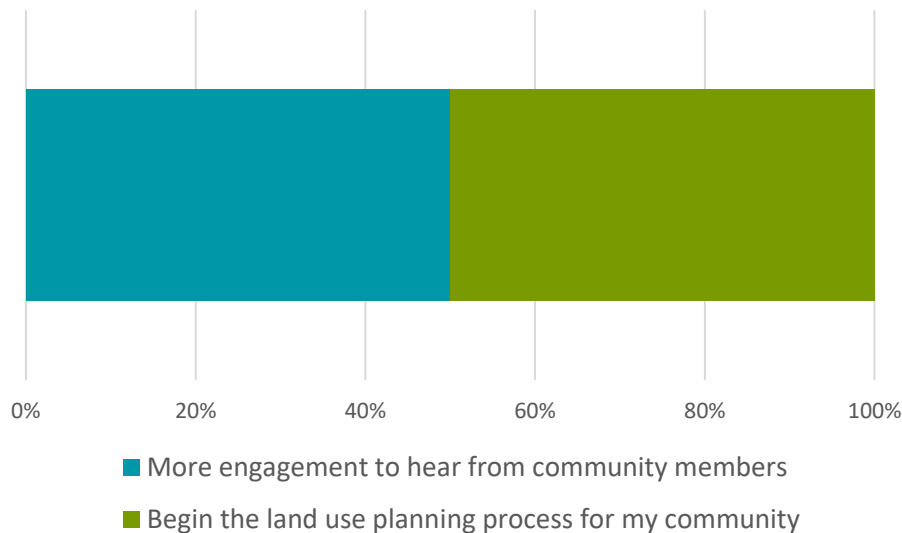
| Answer Choices                                              | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 1     | 50% |
| No                                                          | 0     | 0%  |
| Maybe – I need to discuss with my neighbours                | 1     | 50% |
| Maybe – I need to learn more                                | 0     | 0%  |
| Maybe – We need time as a community to explore this further | 0     | 0%  |
| Other                                                       | 0     | 0%  |



### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choices                                       | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 0     | 0%  |
| More engagement to hear from community members       | 1     | 50% |
| Begin the land use planning process for my community | 1     | 50% |
| No further action                                    | 0     | 0%  |
| Other                                                | 0     | 0%  |



### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choices                 | Average Response   |
|--------------------------------|--------------------|
| RDCK Project website           | Somewhat effective |
| Newspaper ads or inserts       | Somewhat effective |
| Email list                     | Highly effective   |
| Posters displayed in community | Somewhat effective |
| Social media posts             | Not very effective |
| Direct mail                    | Highly effective   |

### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choices | TOTAL | %    |
|----------------|-------|------|
| Yes            | 2     | 100% |
| No             | 0     | 0%   |

### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choices | TOTAL | %    |
|----------------|-------|------|
| Yes            | 0     | 0%   |
| No             | 2     | 100% |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- I really support planning, as time goes on we may need control as to what happens in our neighborhoods. The RDCK cannot help you unless you help yourselves. I just hope my neighbours want to go this route.
- I realize there are many rural residents that totally distrust the RDCK and want nothing to do with planning - that's a big reason they live where they do. But the onslaught of popularity of this area is bringing people who have no respect for their neighbours or our rural way of life, so it may come down to choosing the least distasteful option. I hope some form of planning can happen before it's too late.

## Johnsons Landing

3 responses received.

### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

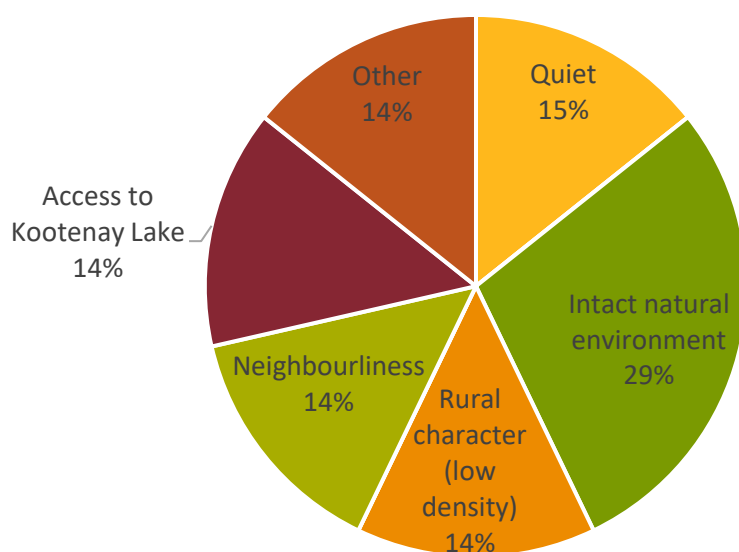
#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choices                | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 1     | 14% |
| Pedestrian friendly           | 0     | 0%  |
| Intact natural environment    | 2     | 29% |
| Rural character (low density) | 1     | 14% |
| Residential use only          | 0     | 0%  |
| Neighbourliness               | 1     | 14% |
| Access to Kootenay Lake       | 1     | 14% |
| Other                         | 1     | 14% |

Other:

- Affordability, self-reliance, family, local employment, emergency preparedness, access to transportation and communications, clean water and healthy lakes, and maintaining the rural character and practical skills that have allowed people to live here for generations.



Would you like to tell us more?

- The cost of living and property taxation are becoming disconnected from local incomes. Property values can rise dramatically without people's wages increasing with them. A homeowner can therefore become "wealthy" on paper while becoming less able to afford the taxes required to remain in their own home. We also have limited public transportation, declining telecommunications services in some areas, increasing pressure on housing and infrastructure, and serious wildfire risk. Rural residents should not have to wait for a catastrophic fire to discover that emergency planning was inadequate.

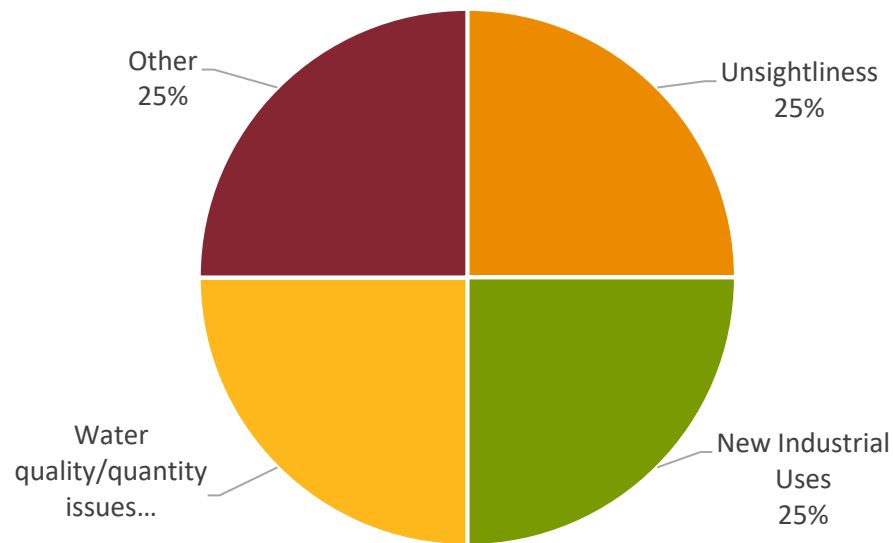
## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choices                       | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 0     | 0%  |
| Noise                                | 0     | 0%  |
| Unsightliness                        | 1     | 25% |
| Increased density                    | 0     | 0%  |
| Tourist Accommodation                | 0     | 0%  |
| New Commercial Uses                  | 0     | 0%  |
| New Industrial Uses                  | 1     | 25% |
| Water quality/quantity issues        | 1     | 25% |
| Uncertainty of future land use       | 0     | 0%  |
| Negative impacts from Crown land use | 0     | 0%  |
| Other                                | 1     | 25% |

Other:

- Area D should avoid becoming a bedroom community for people whose incomes are generated elsewhere while local residents, tradespeople, families and small businesses are priced out. Development should not simply increase the tax base; it should strengthen the community. We should also avoid planning that assumes urban solutions work in rural communities. We need transportation, communications, emergency services, housing and infrastructure designed around distance, small populations and limited local resources. What would you like land-use planning to accomplish? Planning should protect affordable rural living, local employment, agricultural and forestry land, water resources, and the ability of residents to operate small businesses and maintain equipment on their properties. It should also identify wildfire risk and emergency access as fundamental planning considerations. Every new development should contribute to making the community more resilient rather than increasing the burden.



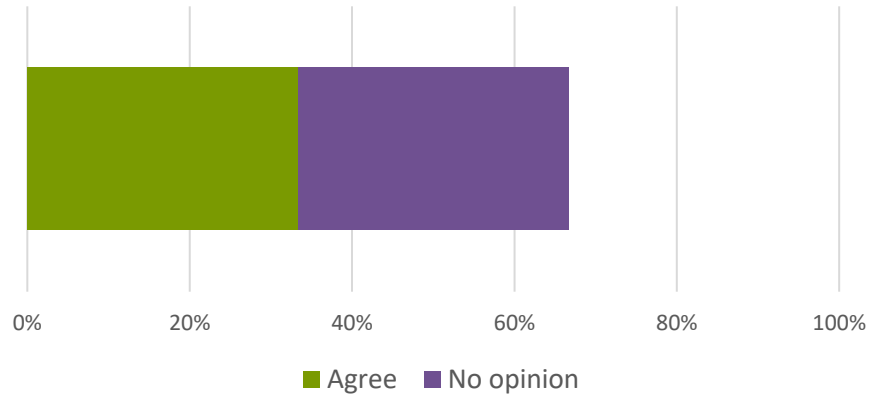
Would you like to tell us more?

- Planning should protect affordable rural living, local employment, agricultural and forestry land, water resources, and the ability of residents to operate small businesses and maintain equipment on their properties. It should also identify wildfire risk and emergency access as fundamental planning considerations. Every new development should contribute to making the community more resilient rather than increasing the burden on existing residents and emergency services.

### Question 3

Managing new development and growth effectively should be an important priority in your community:

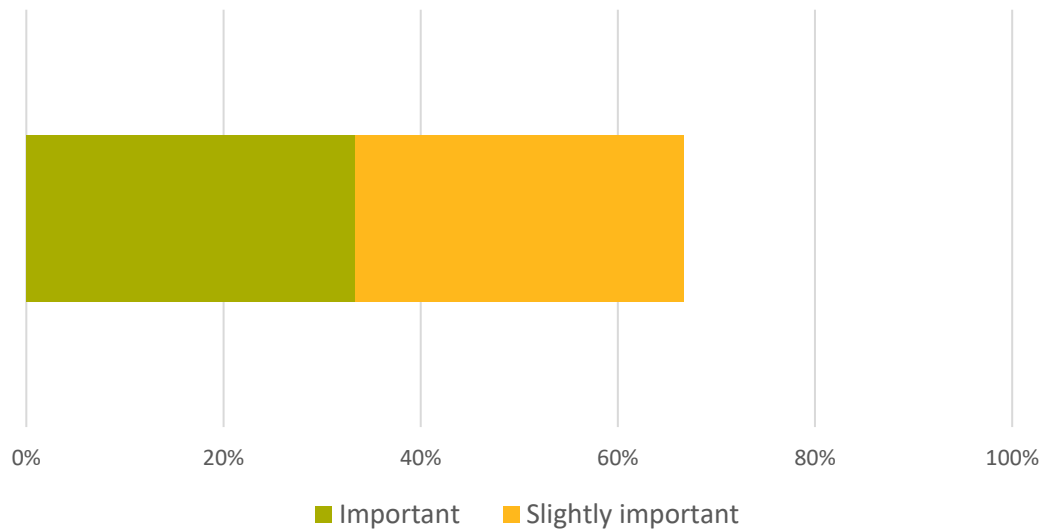
| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 0     | 0%  |
| Agree             | 1     | 33% |
| Disagree          | 0     | 0%  |
| Strongly disagree | 0     | 0%  |
| No opinion        | 1     | 33% |



#### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choices     | TOTAL | %   |
|--------------------|-------|-----|
| Very Important     | 0     | 0%  |
| Important          | 1     | 33% |
| Slightly important | 1     | 33% |
| Not important      | 0     | 0%  |
| No opinion         | 0     | 0%  |



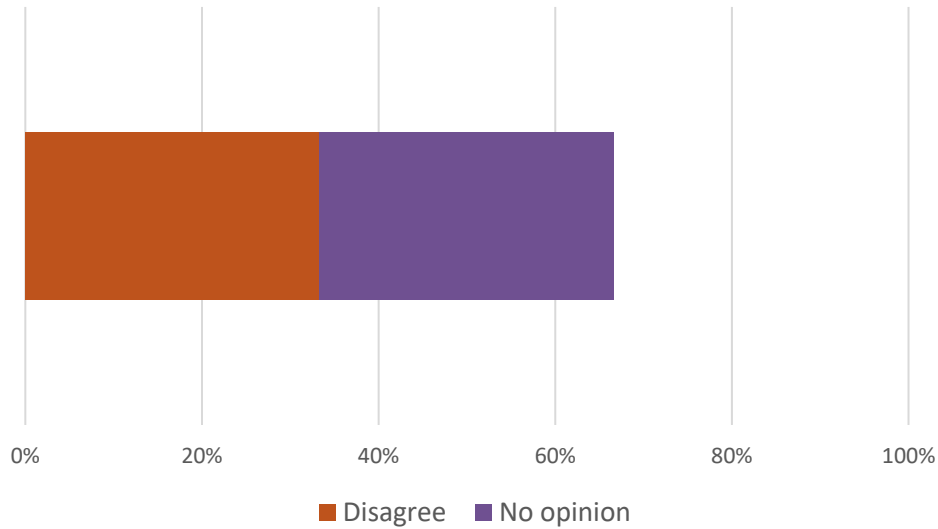
## Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choices    | ID74 | ID88 | ID106 | TOTAL | %   |
|-------------------|------|------|-------|-------|-----|
| Strongly agree    |      |      |       | 0     | 0%  |
| Agree             |      |      |       | 0     | 0%  |
| Disagree          |      | 1    |       | 1     | 33% |
| Strongly disagree |      |      |       | 0     | 0%  |
| No opinion        |      |      | 1     | 1     | 33% |



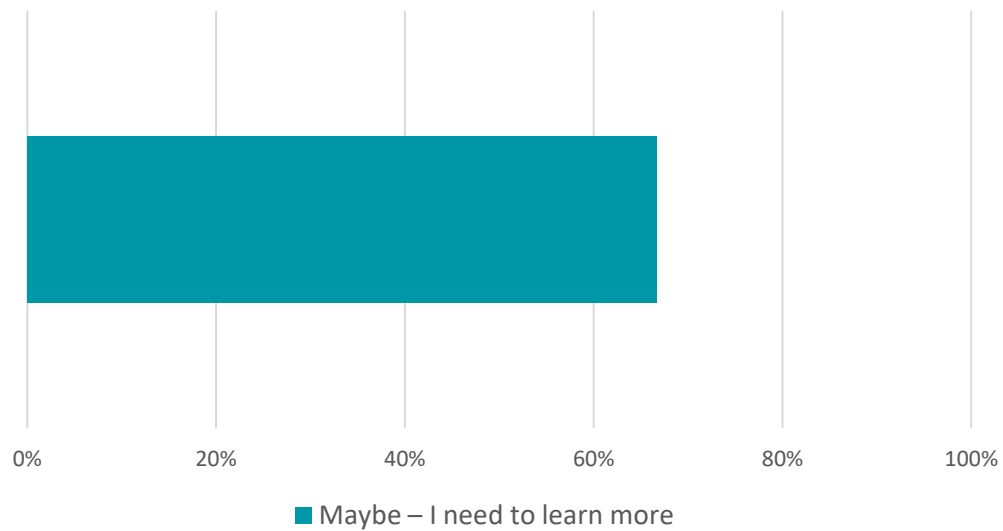
Is there anything you want to learn more about with respect to land use planning?

- The RDCK should measure success by whether people who already live here can continue to live here. That means considering a property-tax system that does not force people on modest or fixed incomes out of their homes simply because assessments have increased. It means supporting attainable housing, local employment and trades, reliable transportation and communications, wildfire preparedness, water protection and community-based emergency response. We also need to recognize that rural communities contain enormous practical knowledge and capability. Mechanics, builders, farmers, loggers, operators, guides, volunteers and emergency responders are community infrastructure too.

### Question 6

Do you support land use planning in Area D?

| Answer Choices                                              | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 0     | 0%  |
| No                                                          | 0     | 0%  |
| Maybe – I need to discuss with my neighbours                | 0     | 0%  |
| Maybe – I need to learn more                                | 2     | 67% |
| Maybe – We need time as a community to explore this further | 0     | 0%  |
| Other                                                       | 0     | 0%  |



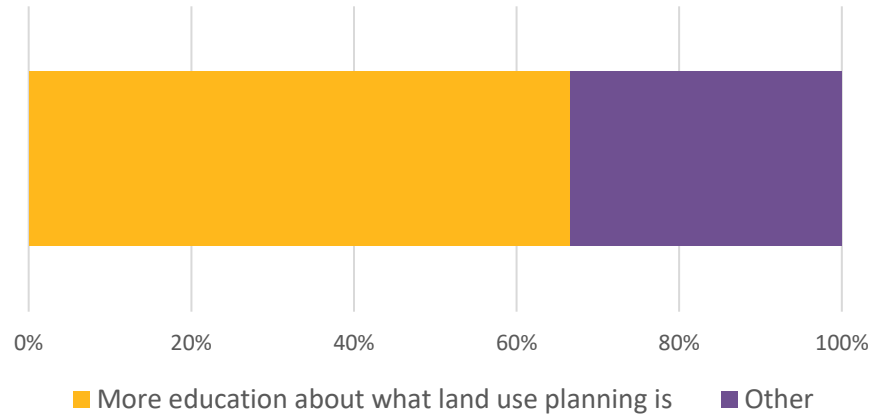
### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choices                                       | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 2     | 67% |
| More engagement to hear from community members       | 0     | 0%  |
| Begin the land use planning process for my community | 0     | 0%  |
| No further action                                    | 0     | 0%  |
| Other                                                | 1     | 33% |

Other:

- All but begin land use planning.



#### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choices                 | Average Response     |
|--------------------------------|----------------------|
| RDCK Project website           | Somewhat effective   |
| Newspaper ads or inserts       | Not at all effective |
| Email list                     | Not very effective   |
| Posters displayed in community | Not very effective   |
| Social media posts             | Somewhat effective   |
| Direct mail                    | Highly effective     |

#### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choices | TOTAL | %   |
|----------------|-------|-----|
| Yes            | 1     | 33% |
| No             | 2     | 67% |

#### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choices | TOTAL | %   |
|----------------|-------|-----|
| Yes            | 1     | 33% |
| No             | 2     | 67% |

## Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- Please don't confuse growth with community improvement. Area D needs thoughtful development, but we also need to protect the people, skills, families and businesses that already make the area function. Before approving more growth, RDCK should demonstrate that the necessary roads, emergency response, wildfire protection, transportation, communications, housing and other services can actually support it. "What kind of community do we want to be able to afford, protect and sustain twenty years from now?"

DRAFT

## Kaslo Corridor

3 responses received.

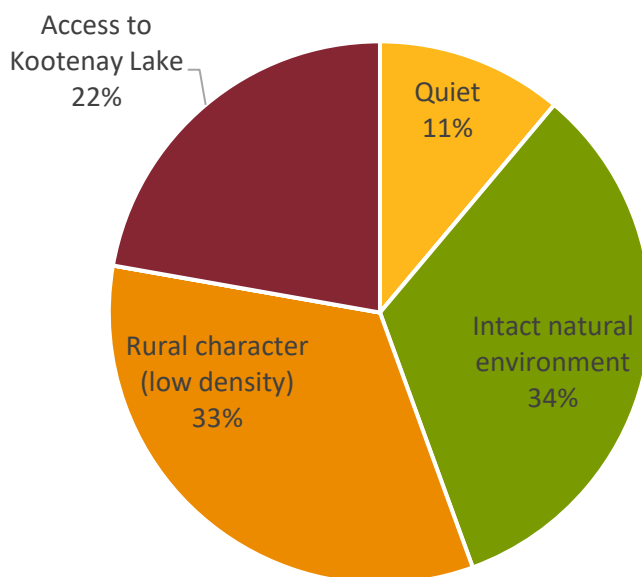
### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

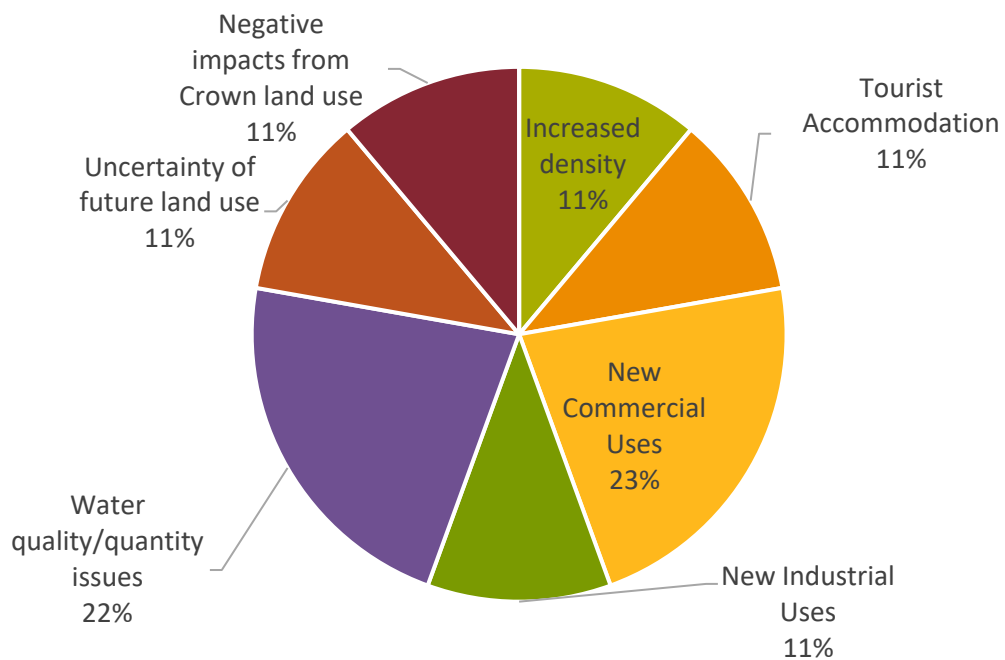
| Answer Choices                | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 1     | 11% |
| Pedestrian friendly           | 0     | 0%  |
| Intact natural environment    | 3     | 33% |
| Rural character (low density) | 3     | 33% |
| Residential use only          | 0     | 0%  |
| Neighbourliness               | 0     | 0%  |
| Access to Kootenay Lake       | 2     | 22% |
| Other                         | 0     | 0%  |



## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

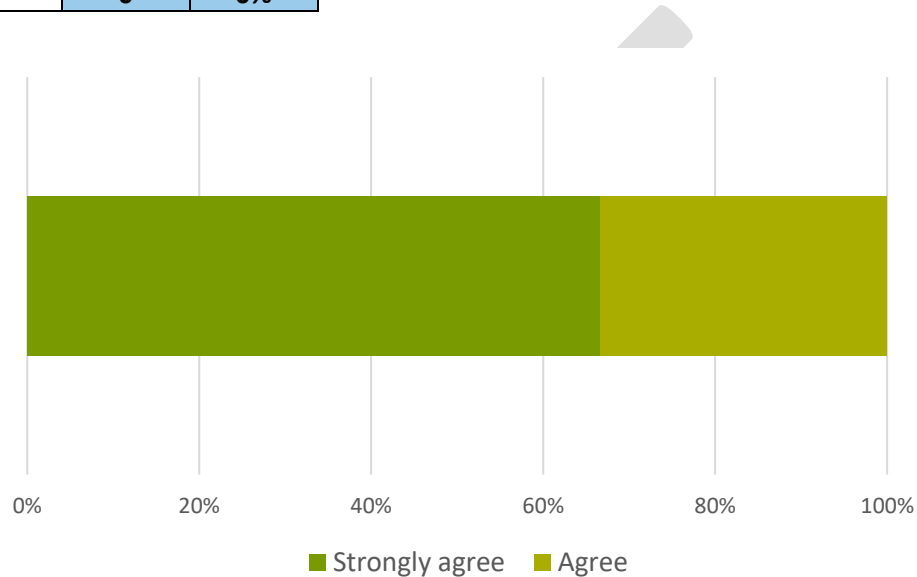
| Answer Choices                       | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 0     | 0%  |
| Noise                                | 0     | 0%  |
| Unsightliness                        | 0     | 0%  |
| Increased density                    | 1     | 11% |
| Tourist Accommodation                | 1     | 11% |
| New Commercial Uses                  | 2     | 22% |
| New Industrial Uses                  | 1     | 11% |
| Water quality/quantity issues        | 2     | 22% |
| Uncertainty of future land use       | 1     | 11% |
| Negative impacts from Crown land use | 1     | 11% |
| Other                                | 0     | 0%  |



### Question 3

Managing new development and growth effectively should be an important priority in your community:

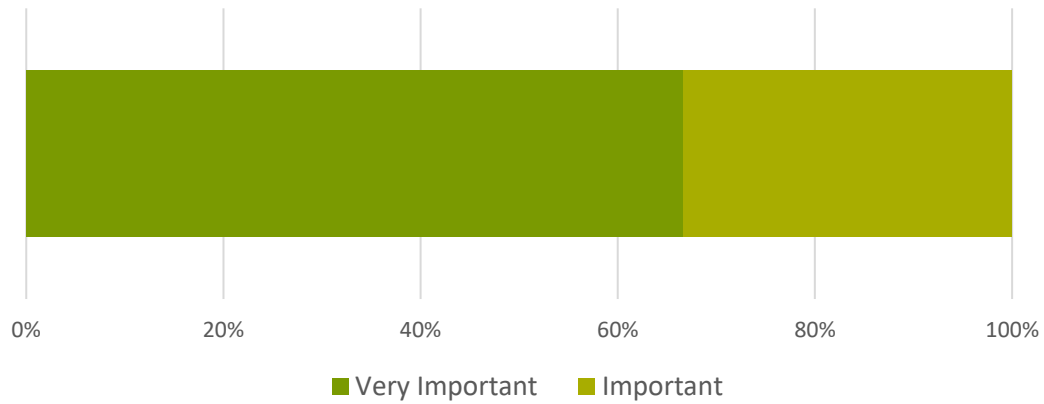
| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 2     | 67% |
| Agree             | 1     | 33% |
| Disagree          | 0     | 0%  |
| Strongly disagree | 0     | 0%  |
| No opinion        | 0     | 0%  |



### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choices     | TOTAL | %   |
|--------------------|-------|-----|
| Very Important     | 2     | 67% |
| Important          | 1     | 33% |
| Slightly important | 0     | 0%  |
| Not important      | 0     | 0%  |
| No opinion         | 0     | 0%  |



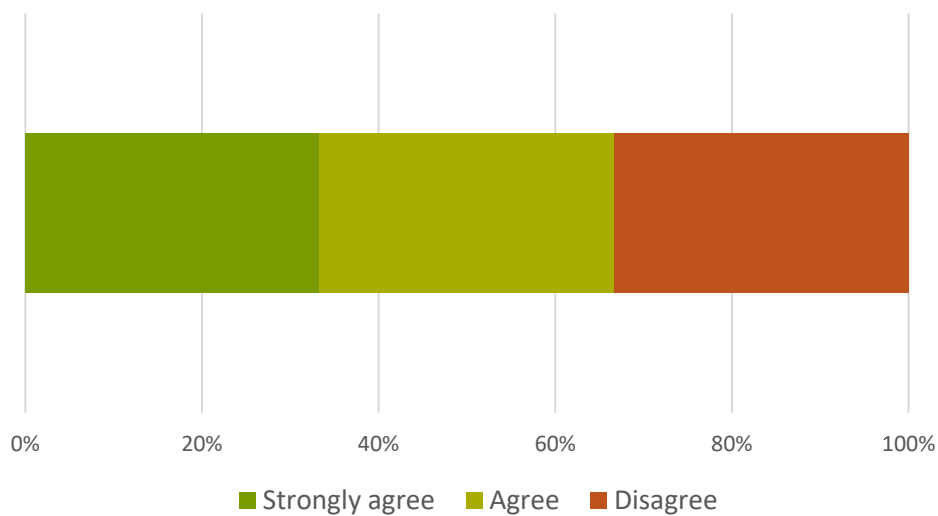
### Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

#### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 1     | 33% |
| Agree             | 1     | 33% |
| Disagree          | 1     | 33% |
| Strongly disagree | 0     | 0%  |
| No opinion        | 0     | 0%  |



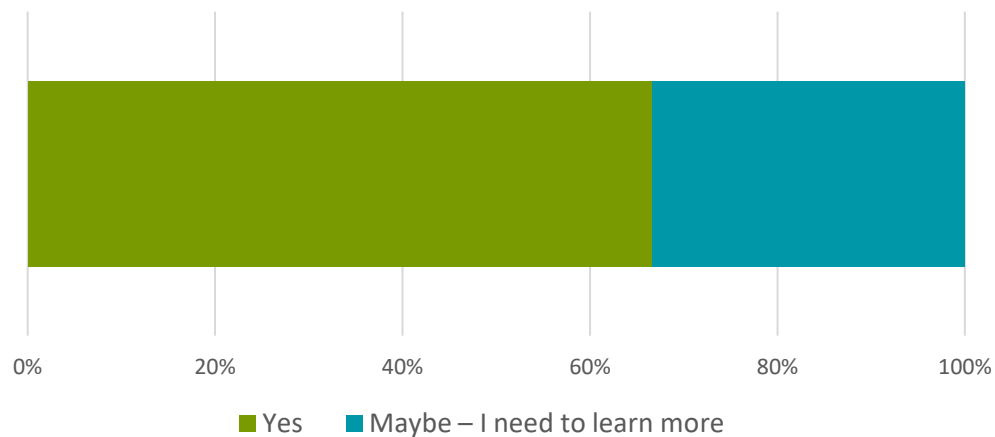
Is there anything you want to learn more about with respect to land use planning?

- Regardless of the consensus of residents, land use planning strategies are not clearly shared so that taxpayer input is weighed in the decision-making process.

#### Question 6

Do you support land use planning in Area D?

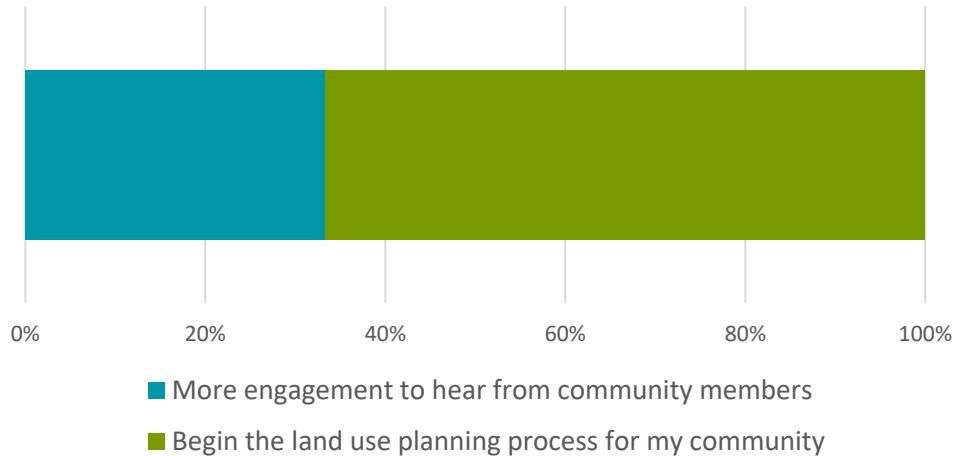
| Answer Choices                                              | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 2     | 67% |
| No                                                          | 0     | 0%  |
| Maybe – I need to discuss with my neighbours                | 0     | 0%  |
| Maybe – I need to learn more                                | 1     | 33% |
| Maybe – We need time as a community to explore this further | 0     | 0%  |
| Other                                                       | 0     | 0%  |



#### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choices                                       | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 0     | 0%  |
| More engagement to hear from community members       | 1     | 33% |
| Begin the land use planning process for my community | 2     | 67% |
| No further action                                    | 0     | 0%  |
| Other                                                | 0     | 0%  |



### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choices                 | Average Response   |
|--------------------------------|--------------------|
| RDCK Project website           | Not very effective |
| Newspaper ads or inserts       | Somewhat effective |
| Email list                     | Not very effective |
| Posters displayed in community | Somewhat effective |
| Social media posts             | Somewhat effective |
| Direct mail                    | Somewhat effective |

### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choices | TOTAL | %   |
|----------------|-------|-----|
| Yes            | 1     | 33% |
| No             | 2     | 67% |

### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choices | TOTAL | %    |
|----------------|-------|------|
| Yes            | 0     | 0%   |
| No             | 3     | 100% |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- Direct mail could be more effective if you didn't use the RDCK's awful templates and lighten up on the planning jargon. No disrespect to planners... It's a delicate balance to get people interested and engaged on this topic without making it seem controversial and people getting their pitchforks out.

## Lardeau

61 responses received.

### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

#### Question 1

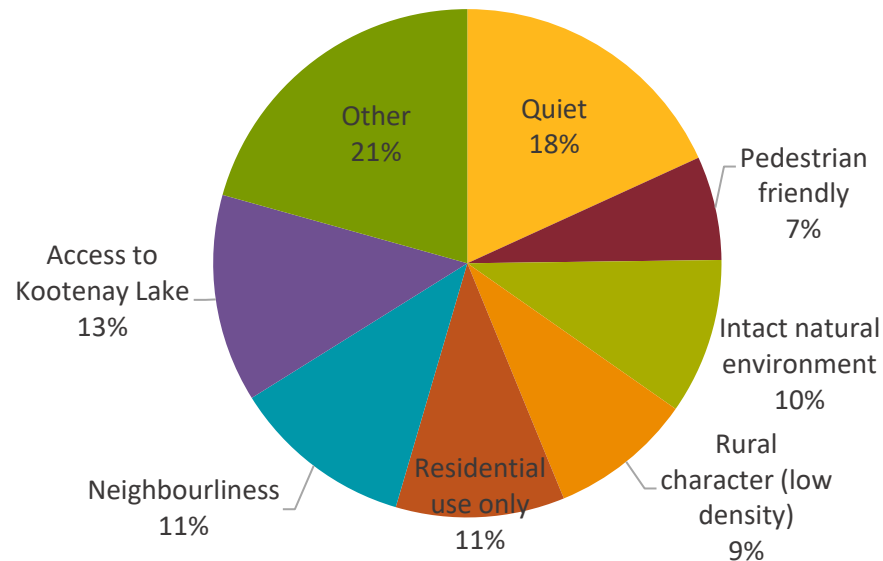
What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choices                | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 22    | 18% |
| Pedestrian friendly           | 8     | 7%  |
| Intact natural environment    | 12    | 10% |
| Rural character (low density) | 11    | 9%  |
| Residential use only          | 13    | 11% |
| Neighbourliness               | 14    | 12% |
| Access to Kootenay Lake       | 16    | 13% |
| Other                         | 25    | 21% |

Other:

- Quality of the highway
- We don't want and in 2021 told the RDCK we don't want zoning or OCP
- My wife and I do not want OCP or zoning in Lardeau
- Do not want to see an OCP or planning in our community
- No OCP or Zoning
- My wife and I do not support OCP and zoning in Lardeau at all...ever!
- I speak for our family here in Lardeau and we want absolutely no OCP's or this zoning thing!
- Happy the way it is
- Just leave things be as they are
- No bylaws OCP or zoning
- No government interference
- No land use planning
- We want no OCP zoning in Lardeau
- The community of Lardeau told you at the RDCK that none of us wants bylaws or zoning or OCP or planning of any kind!
- None
- All good here
- None
- All of these require rules and bylaws to regulate. Starts as OCP and land use planning. My souse and I do not want any of it!
- No zoning or OCP
- No zoning & no OCP!

- No OCP, No zoning
- No Land use planning in Lardeau
- No government involved planning
- No streetlights



Would you like to tell us more?

- The town of Lardeau is perfect the way it is. We do not need significant changes as it will take out the charm of the community.
- We like the community just the way it is with no need of planning & bylaws from the RDCK. The majority of the property owners have pride of ownership and respect for their neighbours.
- Lardeau has evolved over the years to become what it currently is. And should stay as it is.
- I want a small community that has low impact on the environment we live and recreate in. A friendly neighbourhood with low density makes it a special and unique place for all ages. No development.
- By making these three a priority it infers that the community remain low density, low impact development and maintaining natural environment.
- Seems we all want the same, yet we continue to disagree on how to secure to achieve or protect those values. One camp says, "leave it like it is" and the other says "doing nothing isn't an option". Change is inevitable. Seems a OCP vision at least solidifies our shared values. It doesn't mean we need to proceed to zoning.
- We do not need an OCP or zoning to keep what we have.
- Lardeau is nice the way it is
- Less tourism
- I generally like things as they are, I see little or no need for outside planning
- We enjoy using and seeing others enjoy the lake.
- I live in Lardeau and cherish the amount of protected natural lands and water there (RDCK park, crown land, provincial park). The quiet, residential aspect to this community lends to my enjoyment of living in such a beautiful place.
- No zoning or OCP in Lardeau

- OCP and Zoning are a big no for us here in Lardeau
- I don't like the idea of an OCP or zoning so would like Lardeau to stay the way it is.
- Our family does not want government interference in our little community of Lardeau as is what most residents here want. Only a handful of rule lovers...maybe the usual 5 want it but majority of us say NO to OCP and zoning in Lardeau. We told you that in 2021...why are you not listening. The stats indicated so on the last survey for Lardeau!
- Our family needs no OCP and zoning in Lardeau...never Evers.
- Don't want OCP
- Maintaining current property footage, keeping our town optimal for its residents, not for tourism.
- I'm wondering why 'Intact' natural environment was used and not just 'natural environment'. The 'natural' environment at Lardeau matters a lot to many people, but it is not 'intact', it is increasingly fragmented and degraded.
- Noise levels, ATVs, SeaDoos Erban, industrial development
- Things are great the way they are I am not in favour of any changes I am not in favour of add an OCP and or any bylaws.
- Our community is stable and controlled by the residents
- Lardeau...No Bylaws...No OCP...no zoning
- Our Lardeau community needs no bylaws or zoning or OCP
- Me and my mom and dad want no land use planning!
- We want no OCP zoning in Lardeau
- The community of Lardeau told you at the RDCK that none of us wants bylaws or zoning or OCP or planning of any kind!
- No planning please!
- All good here
- Long time residents here! We do not support land use planning!
- All of these require rules and bylaws to regulate. Starts as OCP and land use planning! My spouse and I do not want any of it!
- No zoning or OCP
- No zoning & no OCP
- Like in 2021 still don't want zoning or OCP.
- No land use planning in Lardeau
- No land use planning in Lardeau
- I wish I could pick them all
- 30 km/hr posted speed limit. Children learn how to ride bike here; Protect the natural environment by respecting the riparian zone even though you think you "own" it; Kootenay Lake public accesses are physically blocked to protect adjacent properties' privacy; Keep yard light illumination in the yard.

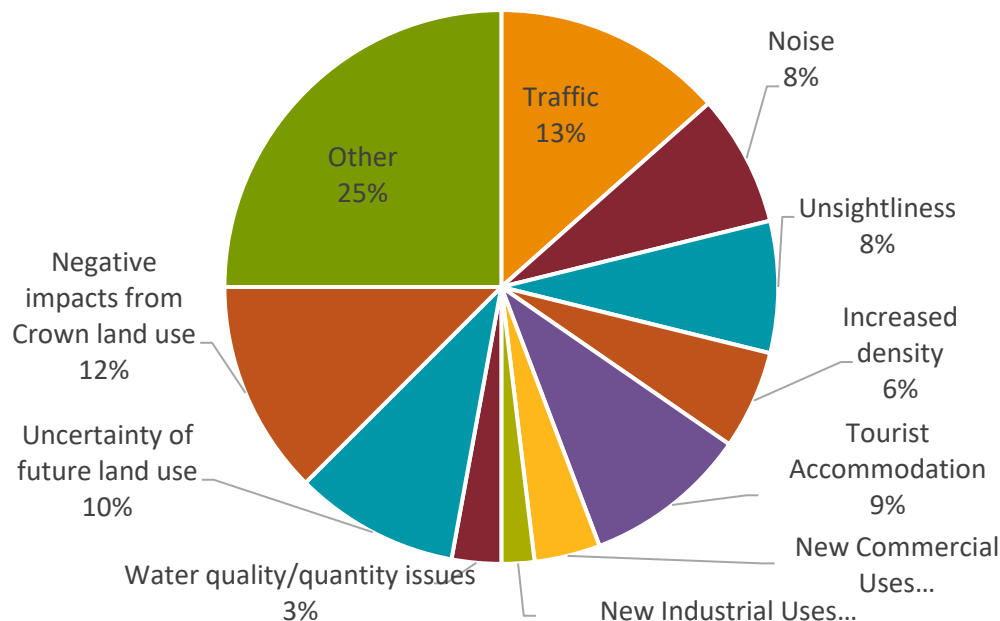
## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choices                       | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 14    | 13% |
| Noise                                | 8     | 8%  |
| Unsightliness                        | 8     | 8%  |
| Increased density                    | 6     | 6%  |
| Tourist Accommodation                | 10    | 10% |
| New Commercial Uses                  | 4     | 4%  |
| New Industrial Uses                  | 2     | 2%  |
| Water quality/quantity issues        | 3     | 3%  |
| Uncertainty of future land use       | 10    | 10% |
| Negative impacts from Crown land use | 13    | 13% |
| Other                                | 26    | 25% |

Other:

- See #4
- I have no concerns beyond increased logging
- No zoning or OCP in Lardeau
- Non...no zoning or OCP in Lardeau
- Do not want to see an OCP or zoning in Lardeau
- No OCP or Zoning
- We do not want zoning or OCP in Lardeau
- Our family needs no OCP's or zoning in Lardeau
- Nothing
- None
- No concerns
- No bylaws OCP or zoning
- No government interference
- No land use planning
- None!!!
- The community of Lardeau told you at the RDCK that none of us wants bylaws or zoning or OCP or planning of any kind!
- None
- All good here
- Long time residents here. We do not support land use planning!
- All of these require bylaws and it starts with OCP and planning. My spouse and I want none of it.
- No zoning or OCP
- RDCK overreach on zoning & OCP!
- No changes as we like it the way it is
- No government involved planning
- RV Camping. Air Quality.



Would you like to tell us more?

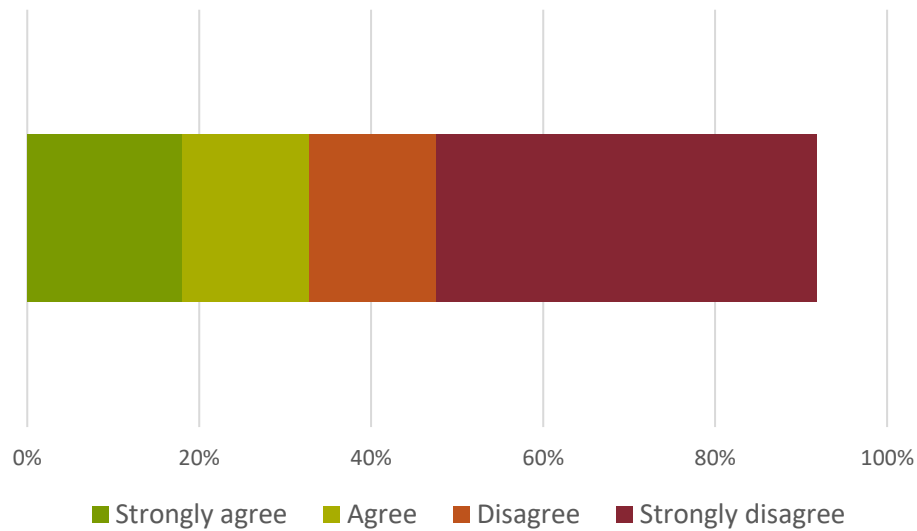
- None of the above choices for this question pertain to Lardeau at all so difficult to pick. Lardeau is small with very few bare land properties left to develop. Being at the end of Kootenay Lake with a depressed economy the whole area hasn't attracted any commercial developments other than back country skiing. There is a bit of logging but all the timber is trucked out of the area. The valley community lost the Cooper Creek store. The restaurant at Meadow Creek closed a few years ago but the store owners have tried opening it on a limited basis at different times. Also with the collapse of the Kokanee and the gill netting at the mouth of the Lardeau River the fishing has dropped off as well! At Lardeau there is really no physical room for new business development or increasing the boundaries of the community. We have an excellent water system and now with our wildfire preparedness system in place all done by our awesome community volunteers we are in a really good place as a community. We have the BC Building Code to oversee any new residential buildings.
- Increased traffic in the summer to the Regional Park and crown land.
- I feel all of the above have a degree of concern and should be carefully considered now and later. Depending on what how we move forward has significant impact on how I choose and chose to live here. No industrial or recreational businesses should ever be allowed in such a small community.
- Managing the organic development of services that benefit everyone in the community without taking away from the peaceful nature of the community is the desired paradigm. Leave us alone, don't tell us what to do, but protect us from ourselves seems to be the predominant, collective agreement and neighborly consideration keeps things working so far. Community hasn't been 'tested' so far.
- Development will happen - it isn't a question about "if" - it's about "when and what it will be". Think about it - Halo Nelson (Granite Pointe golf course development proposal); industrial project underway at Crescent Beach (between Nelson-Balfour); Development underway behind Balfour Superette; other examples. Ask yourself about the residents in those areas and whether they wish they should have been more pro active in voicing their objections.

- We say "leave us alone" and "leave it the way it is". There's no guaranty, but isn't at least a vision statement as to how we all feel about our community a way to solidify the message that we want things to stay the way they are? Isn't that what an OCP is?
- Yard maintenance and older buildings
- Lardeau is a low density residential / recreational area. Through the community water system the low density has been maintained (one residential service allowed to 50' frontage property). Another layer of planning would aid in maintaining the current nature of the community.
- We as a community in Lardeau said no to Zoning and OCP...so no zoning and OCP!
- We completed a survey as a community in 2021 during Covid and our Lardeau community said no...in fact 70%.... Today we say no to OCP and zoning!
- Same as above
- Our community in 2021 didn't want zoning and we don't want zoning or OCP in Lardeau now!
- No OCP's or zonings in Lardeau from our family!
- I want to see the trailers limited, making sure we don't allow anymore.
- Talk of increasing outsider land use is upsetting when our land can't handle it. Talk of 14 day camping on right of ways or lake front is upsetting.
- The increase of social nuisance behaviours related to land use (e.g., noise, lighting, burning, etc.) is a concern but it is hard to conceive how neighbourliness and consideration for others can be 'regulated' with land use planning. Although many are thoughtful and considerate, sometimes it takes only 1 nuisance behaviour to negatively impact the entire community.
- ATVs.
- Setbacks from property lines.
- Entitled people who think - Crown Land - we can do anything we want - it's public land. Park anything blocking driveways, start campfires, leaving them unattended, really loud music, etc.,
- There is only so many lots and not a risk of and development that would causes issues. Leave this area as is.
- This place has no room for development
- Lardeau...No bylaws...no OCP...no Zoning
- Our Lardeau community needs no bylaws, zonings or OCP
- Our family wants no land use planning!
- We want no OCP or zoning in Lardeau
- The community of Lardeau told you at the RDCK that none of us wants bylaws or zoning or OCP or planning of any kind!
- No planning please
- All good here
- Long time residents here. We do not support land use planning.
- All of these require bylaws and it starts with OCP and planning. My spouse and I want none of it.
- No zoning or OCP!
- No zoning or OCP! We told you this 3 years ago! Listen to your constituents!!
- No changes
- No land use planning in Lardeau
- No land use planning in Lardeau
- I would like to avoid all of them - just not 3
- If we are concerned about any of the above noise, traffic, and new commercial and industrial uses the creation of an OCP would give us some tools to protect the community from these future problems. Eliminate garbage burning barrels.

### Question 3

Managing new development and growth effectively should be an important priority in your community:

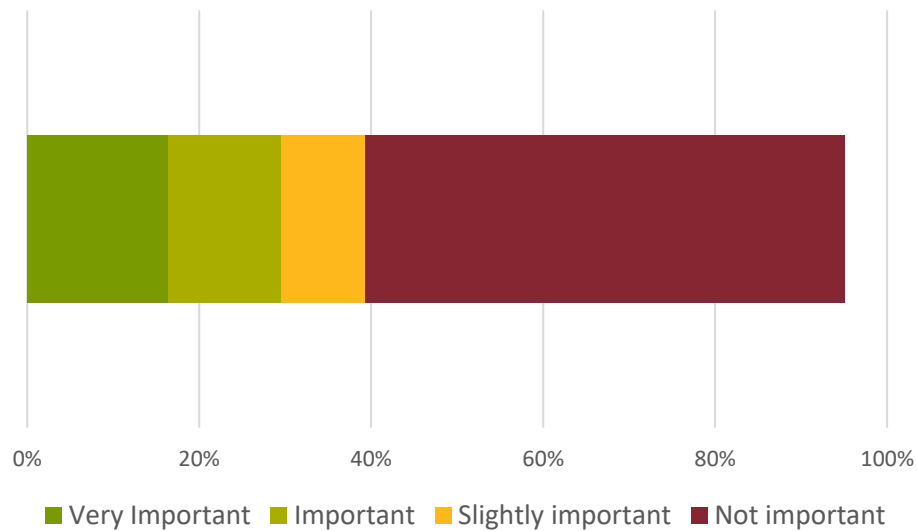
| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 11    | 18% |
| Agree             | 9     | 15% |
| Disagree          | 9     | 15% |
| Strongly disagree | 27    | 44% |
| No opinion        | 0     | 0%  |



### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choices     | TOTAL | %   |
|--------------------|-------|-----|
| Very Important     | 10    | 16% |
| Important          | 8     | 13% |
| Slightly important | 6     | 10% |
| Not important      | 34    | 56% |
| No opinion         | 0     | 0%  |



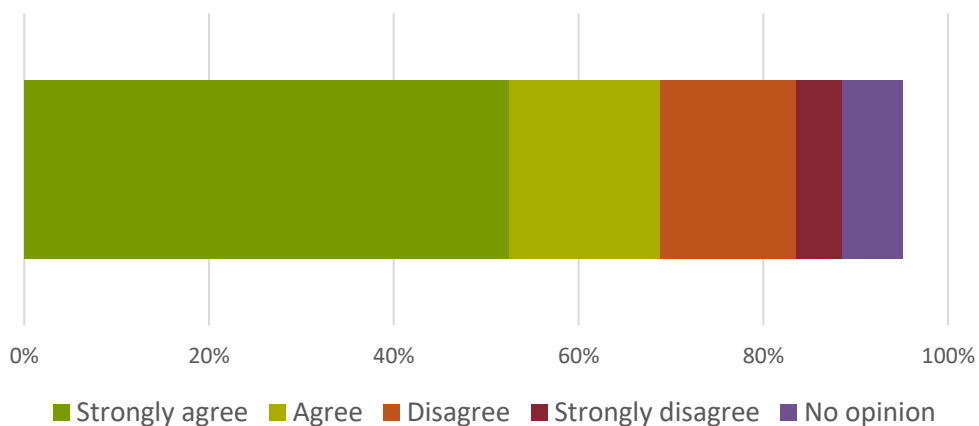
### Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

#### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 32    | 52% |
| Agree             | 10    | 16% |
| Disagree          | 9     | 15% |
| Strongly disagree | 3     | 5%  |
| No opinion        | 4     | 7%  |



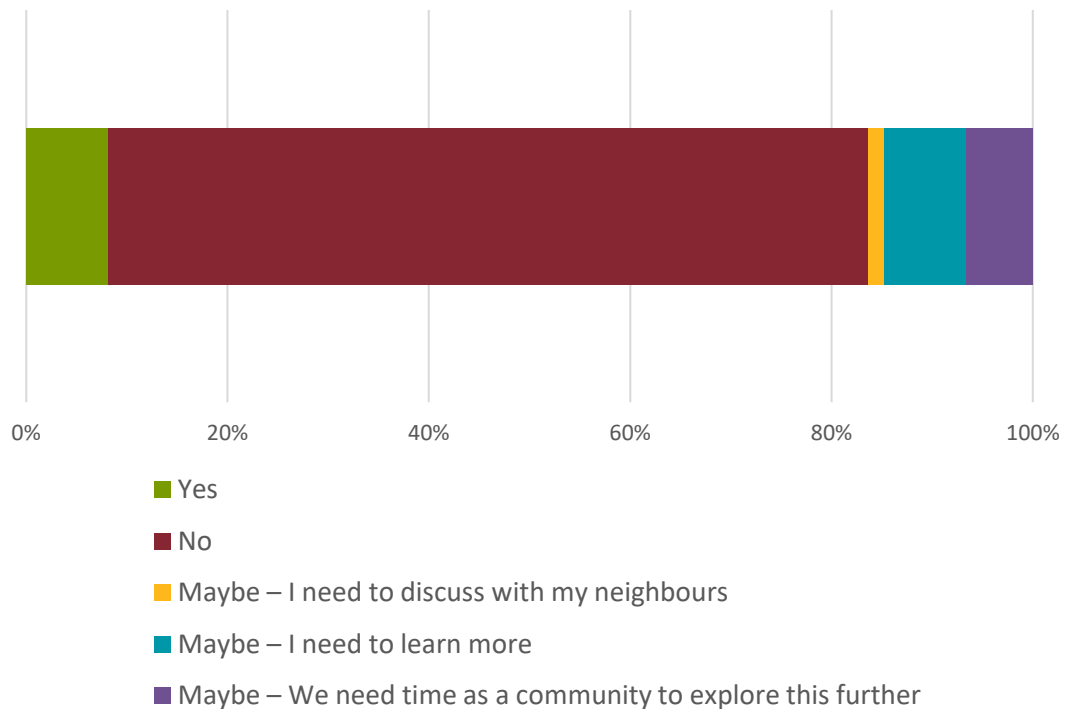
Is there anything you want to learn more about with respect to land use planning?

- Disagree with land use planning from RDCK
- The community operates efficiently without planning. I believe adding planning to the community will have a negative impact on the way the community operates.
- Open discussions and transparency of what is being considered for planning at every stage
- How planning can help safeguard differing values.
- How land use planning can help us, AS A COMMUNITY, protect the things we hold dear in this area (which seem to be shared values - as evidenced by the near unanimous response at the pop up meeting (July 29/26) to the question about whether we want to protect the crown land adjacent to the regional park).
- No, not at this time.
- Uses/ examples of planning tools (e.g. zoning), how these tools could work with existing community water services and fire protection services to come up with a comprehensive plan.
- Not at all...no zoning or OCP in Lardeau
- In 2021 we said no zoning or OCP in Lardeau and now in 2026...big huge no to OCP and zoning in Lardeau!
- No, I have all the information that I need
- More about how other communities have worked through the "we don't want no stinkin' planning" and agreed to learn how residents of Lardeau might benefit from a cooperative planning exercise.
- No
- No zoning or OCP in Lardeau!
- Nope. Our family wants no zonings or OCPs in Lardeau...ever!
- What is the process for revamping zoning? Pros and cons, costs, intended/unintended consequences of having an OCP
- No
- Yes, any planned future developments not yet public
- No
- No my opinion we do not need an OCP and or any new bylaws please leave in the current state
- I understand enough
- Lardeau...No Bylaws...No OCP...No zoning
- Nope! Learned enough to know we don't want land use planning in Lardeau
- Me and mom and dad wants no land use planning business from the RD!
- Nothing!!!!
- I have enough
- No planning please!!!
- All good here
- No nothing about your land use planning stuff at all!!!
- Nope need nothing more on land use planning as our community doesn't want it speaking to lots and lots of our neighbours!
- No zoning or OCP!
- Not at all! No OCP or zoning go away!
- Nope!
- No land use planning in Lardeau
- No land use planning or other globalist bullshit in Lardeau
- Why did you even mention zoning when people can't even discuss a community plan that may not even include zoning

### Question 6

Do you support land use planning in Area D?

| Answer Choices                                              | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 5     | 8%  |
| No                                                          | 46    | 75% |
| Maybe – I need to discuss with my neighbours                | 1     | 2%  |
| Maybe – I need to learn more                                | 5     | 8%  |
| Maybe – We need time as a community to explore this further | 4     | 7%  |
| Other                                                       | 0     | 0%  |



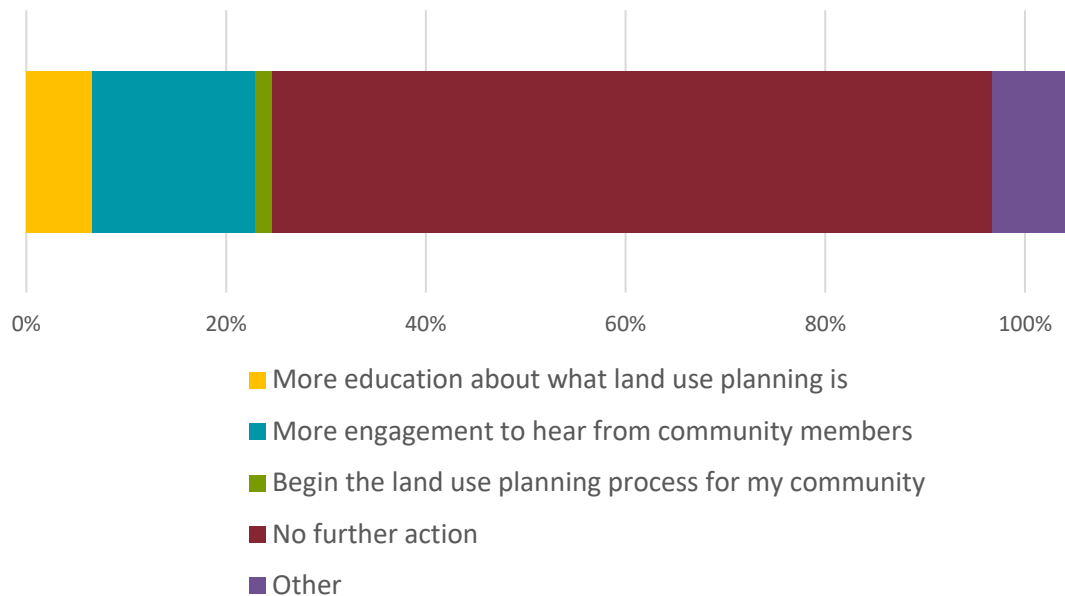
### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choices                                       | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 4     | 7%  |
| More engagement to hear from community members       | 10    | 16% |
| Begin the land use planning process for my community | 1     | 2%  |
| No further action                                    | 44    | 72% |
| Other                                                | 5     | 8%  |

Other:

- I think we need a mediator



#### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choices                 | AVERAGE              |
|--------------------------------|----------------------|
| RDCK Project website           | Not very effective   |
| Newspaper ads or inserts       | Not at all effective |
| Email list                     | Not very effective   |
| Posters displayed in community | Not at all effective |
| Social media posts             | Somewhat effective   |
| Direct mail                    | Not very effective   |

#### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choices | TOTAL | %   |
|----------------|-------|-----|
| Yes            | 40    | 66% |
| No             | 15    | 25% |

#### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choices | TOTAL | %   |
|----------------|-------|-----|
| Yes            | 43    | 70% |
| No             | 14    | 23% |

## Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- Open houses in July and August 2026 are in the future?
- Our community is doing great we require zero input from sources outside our community
- Lardeau effectively manages without the need for community planning. I believe this is a service that will not do the community justice, will create unnecessary tension and increase taxation amounts with no real benefit.
- Lardeau is great just the way it is
- Lardeau does not need land use planning.
- Good luck
- There is no real concern or need at this time for land use planning in Lardeau. I feel the topic of it seems to be upsetting to most of the residents I've talked with
- Not necessary
- It seems most of us agree on the values we wish to preserve in this community, yet we disagree on how to achieve them. Based on the July 2026 community meeting and the survey results from 2021, there seems to be a strong sense that doing nothing is the way to proceed, as evidenced by the oft repeated "leave it the way it is". I sense that many of us are reluctant to have more government in our lives (as I am). On the other hand, in my many years on this rock (I'm an old dog), I've never witnessed a good long term outcome by "doing nothing". Change is inevitable. And Lardeau is a gem. It's worth having an open mind.
- Lardeau does not need it.
- I am fine with the way things are now
- I like things the way they are.
- I do not believe it is necessary at this time
- We currently do not need planning, zoning, or bylaws, or more RDCK development involvement
- I believe this is a strong community that for the most part and most people work together to meet the needs of the community. There a small number of members that do not speak directly to their neighbours about problems and often take action without the neighbours knowledge. These same members complain about poor communication in the community. Otherwise, I feel the majority work well together and are very supportive of one another.
- I am very cognizant of the need for community engagement and would like to see more opportunities in my community. The people within the community of Lardeau has differing opinions on this, and more education and awareness, paired with constructive communication and opportunities for feedback / consensus, would make a huge difference in the quality of relationship for the future, both within the community and between residents and the RDCK. Your pop-ups were an amazing first step. Thank you!
- We do not want zoning or OCP in Lardeau!
- We want no land use planning in Lardeau...so no OCP or zoning in Lardeau
- The community of Lardeau indicated in 2021 that they did not want an OCP or zoning and here we go again 4 years later telling you the same thing. We do not want to see government interference or changes in our community and hopefully we don't have to go through this again in another 4 years. Please leave Lardeau out of the OCP and future zoning.
- The RDCK isn't asking for any specific changes to Lardeau. The opinions of those who claim to know what the community is or wants may not differ much from those of trained land-use professionals, but how will we know unless we participate in further discussion and consideration of land-use planning? Without these discussions, it seems likely, if not inevitable, that harmful changes experienced elsewhere in BC will be repeated here.
- We went through this 4 years ago and I still feel the same way Please leave Lardeau out of the OCP an we don't want any further planning or zoning.

- Please no OCP and planning in Lardeau! My wife and I do not support OCP and planning in Lardeau!
- Our family here in Lardeau wants no planning, OCP's and zonings in our community! It's a hard no! We are just fine as is here in Lardeau!
- I think the regional park should be extended to Davis Creek. I don't want to encourage overnight camping there. We also need to ensure that trees aren't being removed without a process, guidelines, etc. especially on the waterfront.
- Do not want OCP or zoning
- Our town is too small for outsiders to enforce or decide land use. Keep it local and private
- I'd like to see an opportunity for the community to have a discussion with the RDCK/facilitators about what they like, what they'd like to avoid in the future, and how they envision their community in 5, 10, 25 years. I'm curious what people mean when they say they "like it the way it is" (what is 'it?'), "we can make our own decisions" (who is 'we' and which 'decisions'?)
- Set backs from High Water Mark - currently 15 Meters from the surveyed HWM including accretions, increasing to 30 as per the general lake, would decrease values of existing properties & plans to build up to our current limitations.
- No community plan needed
- I am strongly opposed to Land use planning being introduced to my community.
- Stop doing this
- Lardeau...No Bylaws...No OCP...No zoning
- We don't want no bylaws, zonings or OCP's in Lardeau! And I mean ever!
- Me and my mom and my dad want no land use planning!
- We want no OCP or zoning in Lardeau
- The community of Lardeau told you at the RDCK that none of us wants bylaws or zoning or OCP or planning of any kind!
- No planning please
- All good in our community! My partner and I DO NOT want land use planning in our community now or ever for that matter!
- As long term residents in Lardeau, we do not want land use planning now or at any time in the future.
- It's frustrating to my spouse and I as long term Lardeau residents that we just did this 5 years ago and again 8 years ago. We didn't attend the evening session at meadow creek hall but we heard you were told in no uncertain terms that people don't want zoning. Yet here we are again. My spouse and I have spoke with many in our community and the silent majority who most of us are, do not want land use planning. These silent majority, including my spouse and I do not want your land use planning, do not want your OCP, do not want your zoning and do not want your bylaws! Time to get the message and put this matter to bed because no matter what complaints you get from a few, the majority will tell you there are no problems in Lardeau. It is for absolute and not as describe.
- No zoning and no OCP for Lardeau!
- We told you in 2021 no zoning & no OCP! Please stop! We as a community don't want it. We say NO to OCP and zoning.
- In 2021 Lardeau said no to OCP & zoning. Silly we have to go through this again. Still don't want OCP or zoning.
- No land use planning in Lardeau
- The community of Lardeau supports the possibility of extending the Regional Park Boundary of the Lardeau Park to include the crown land down to Davis Creek. PLEASE!! Thank you!
- "I like Lardeau as it is." "No zoning. Lardeau should stay as is." "No changes necessary." If we could discuss what it is we like about Lardeau maybe we could understand how to protect it in the future after we are gone. Things change! It would be sad if my great grandchildren who may be living in the house I leave for

them say "What were they thinking not to protect the things we love about Lardeau!" Planning is needed to protect and preserve public property. Planning is needed to protect our community from pollution, air, water, light and noise.

DRAFT

## Loki Lots

1 response received.

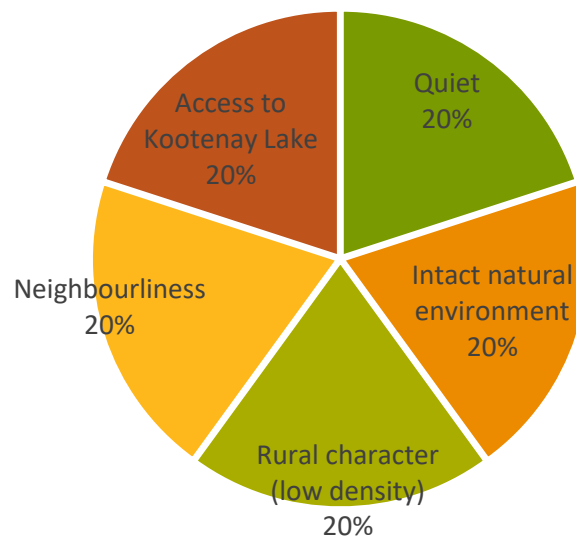
### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

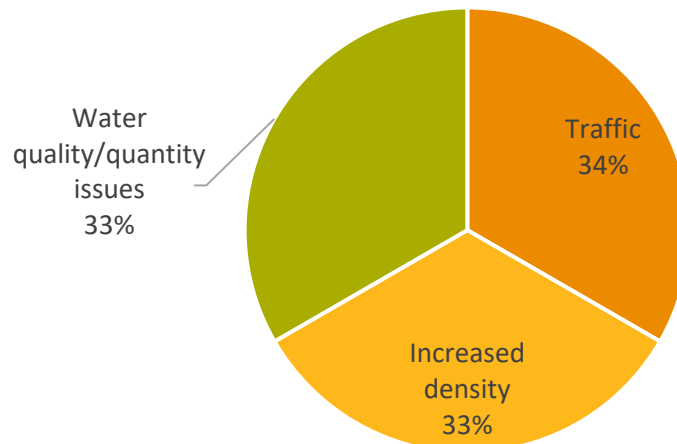
| Answer Choices                | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 1     | 20% |
| Pedestrian friendly           | 0     | 0%  |
| Intact natural environment    | 1     | 20% |
| Rural character (low density) | 1     | 20% |
| Residential use only          | 0     | 0%  |
| Neighbourliness               | 1     | 20% |
| Access to Kootenay Lake       | 1     | 20% |
| Other                         | 0     | 0%  |



### Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

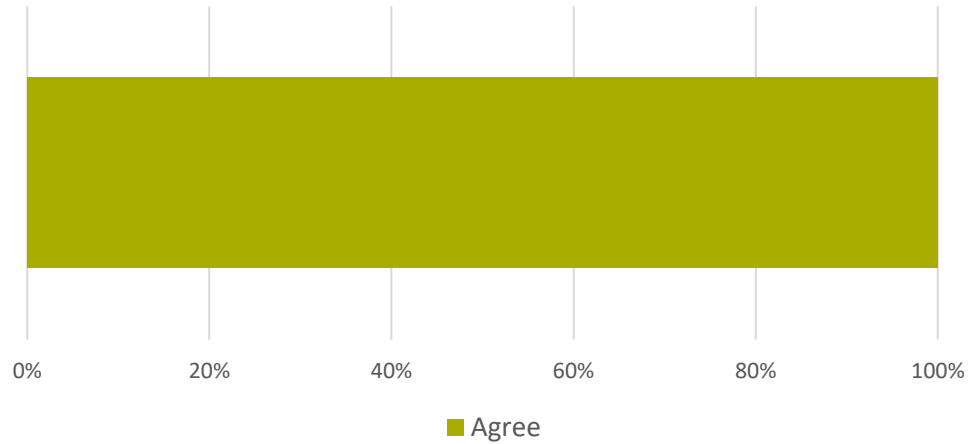
| Answer Choices                       | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 1     | 33% |
| Noise                                | 0     | 0%  |
| Unsightliness                        | 0     | 0%  |
| Increased density                    | 1     | 33% |
| Tourist Accommodation                | 0     | 0%  |
| New Commercial Uses                  | 0     | 0%  |
| New Industrial Uses                  | 0     | 0%  |
| Water quality/quantity issues        | 1     | 33% |
| Uncertainty of future land use       | 0     | 0%  |
| Negative impacts from Crown land use | 0     | 0%  |
| Other                                | 0     | 0%  |



### Question 3

Managing new development and growth effectively should be an important priority in your community:

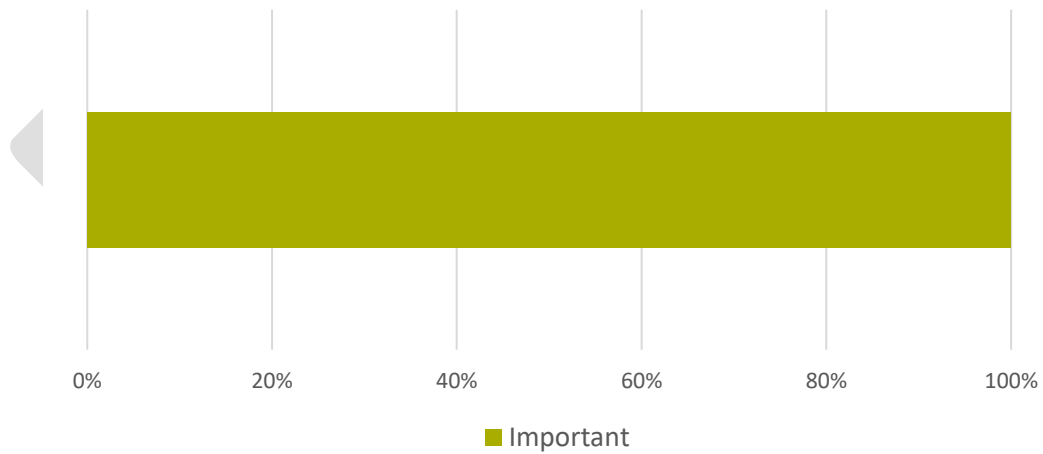
| Answer Choices    | TOTAL | %    |
|-------------------|-------|------|
| Strongly agree    | 0     | 0%   |
| Agree             | 1     | 100% |
| Disagree          | 0     | 0%   |
| Strongly disagree | 0     | 0%   |
| No opinion        | 0     | 0%   |



#### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choices     | P1 | TOTAL | %    |
|--------------------|----|-------|------|
| Very Important     |    | 0     | 0%   |
| Important          | 1  | 1     | 100% |
| Slightly important |    | 0     | 0%   |
| Not important      |    | 0     | 0%   |
| No opinion         |    | 0     | 0%   |



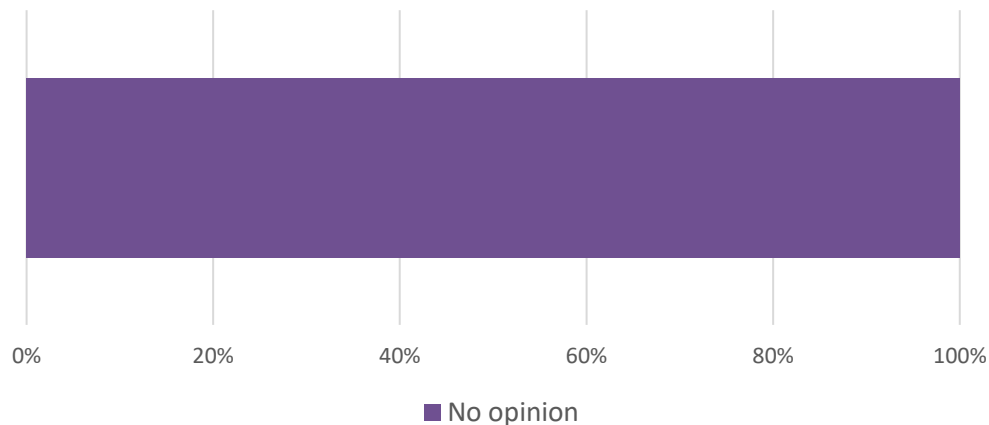
## Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

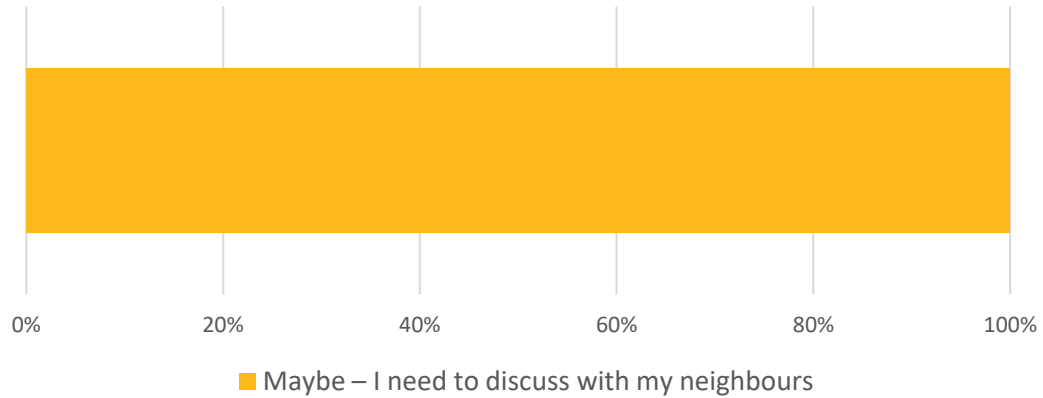
| Answer Choices    | TOTAL | %    |
|-------------------|-------|------|
| Strongly agree    | 0     | 0%   |
| Agree             | 0     | 0%   |
| Disagree          | 0     | 0%   |
| Strongly disagree | 0     | 0%   |
| No opinion        | 1     | 100% |



### Question 6

Do you support land use planning in Area D?

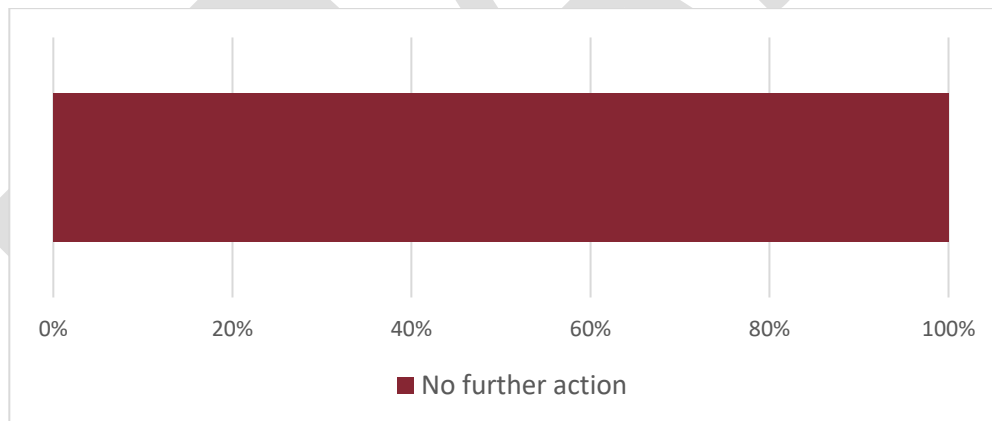
| Answer Choices                                              | TOTAL | %    |
|-------------------------------------------------------------|-------|------|
| Yes                                                         | 0     | 0%   |
| No                                                          | 0     | 0%   |
| Maybe – I need to discuss with my neighbours                | 1     | 100% |
| Maybe – I need to learn more                                | 0     | 0%   |
| Maybe – We need time as a community to explore this further | 0     | 0%   |
| Other                                                       | 0     | 0%   |



### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choices                                       | TOTAL | %    |
|------------------------------------------------------|-------|------|
| More education about what land use planning is       | 0     | 0%   |
| More engagement to hear from community members       | 0     | 0%   |
| Begin the land use planning process for my community | 0     | 0%   |
| No further action                                    | 1     | 100% |
| Other                                                | 0     | 0%   |



### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choices           | Average Response   |
|--------------------------|--------------------|
| RDCK Project website     | Somewhat effective |
| Newspaper ads or inserts | Somewhat effective |
| Email list               | Highly effective   |
| Community Meetings       | Highly effective   |

#### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choices | TOTAL | %    |
|----------------|-------|------|
| Yes            | 0     | 0%   |
| No             | 1     | 100% |

#### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choices | TOTAL | %    |
|----------------|-------|------|
| Yes            | 1     | 100% |
| No             | 0     | 0%   |

#### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- Thanks for including the communities.

## Meadow Creek

6 responses received.

### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

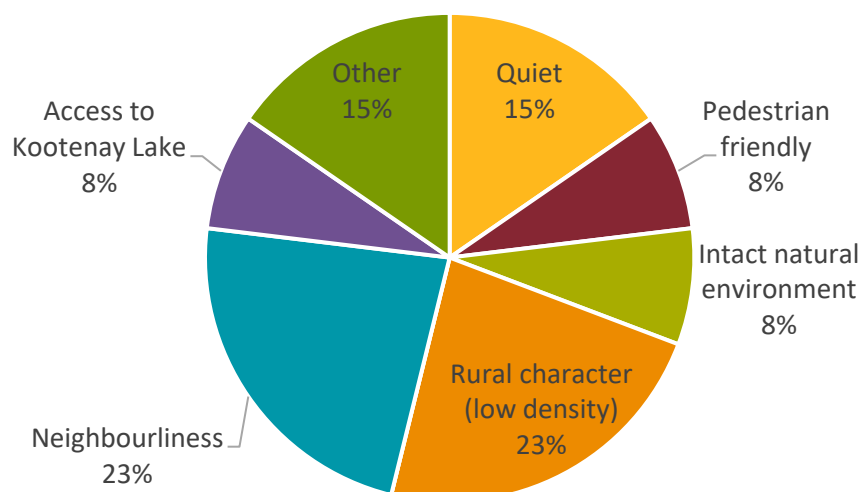
#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choices                | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 2     | 15% |
| Pedestrian friendly           | 1     | 8%  |
| Intact natural environment    | 1     | 8%  |
| Rural character (low density) | 3     | 23% |
| Residential use only          | 0     | 0%  |
| Neighbourliness               | 3     | 23% |
| Access to Kootenay Lake       | 1     | 8%  |
| Other                         | 2     | 15% |

Other:

- No bylaws governing land use for residents
- Privacy, property autonomy, and neighbours respecting each other's independence



Would you like to tell us more?

- What I value most is the quiet, low-density rural character of the area, along with privacy and the freedom residents currently have to use and enjoy their own properties. I would not want rural living to become more regulated or treated like a conventional residential neighbourhood
- Privacy. People don't live up here to have their properties administered and watched by a person who either doesn't live here them selves, or have anything to do with community other the collect a wage. Neighbors should NOT have the ability to tell other what they can and cannot do on PRIVATE property
- The ten scariest words in the English language are "I am from the government and am here to help". We've told you over and over we don't want your "help", kindly fuck off.

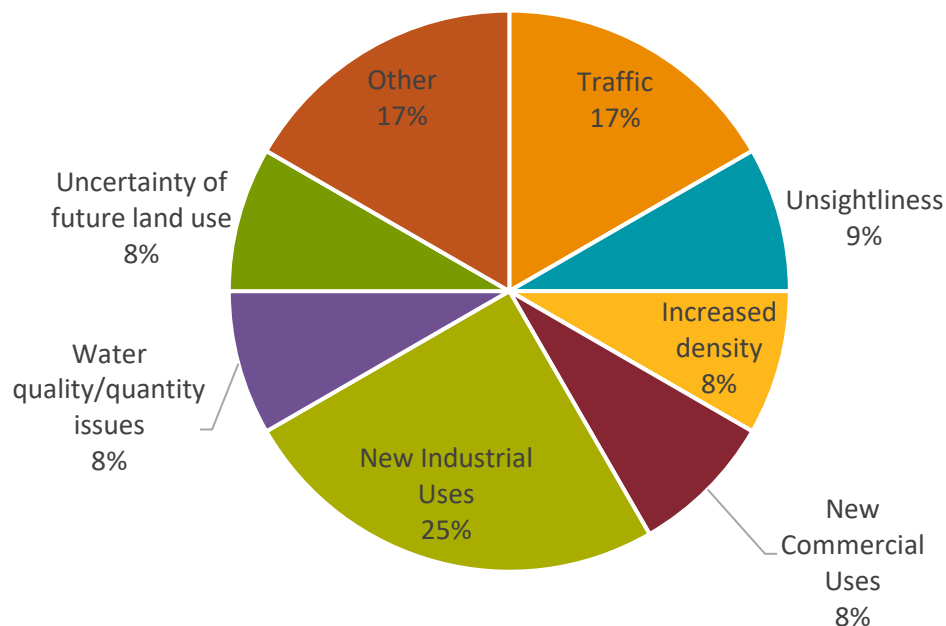
## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choices                       | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 2     | 17% |
| Noise                                | 0     | 0%  |
| Unsightliness                        | 1     | 8%  |
| Increased density                    | 1     | 8%  |
| Tourist Accommodation                | 0     | 0%  |
| New Commercial Uses                  | 1     | 8%  |
| New Industrial Uses                  | 3     | 25% |
| Water quality/quantity issues        | 1     | 8%  |
| Uncertainty of future land use       | 1     | 8%  |
| Negative impacts from Crown land use | 0     | 0%  |
| Other                                | 2     | 17% |

Other:

- Loss of rural property autonomy through unnecessary land-use regulation or zoning
- Land use is up to the discretion of the property owner



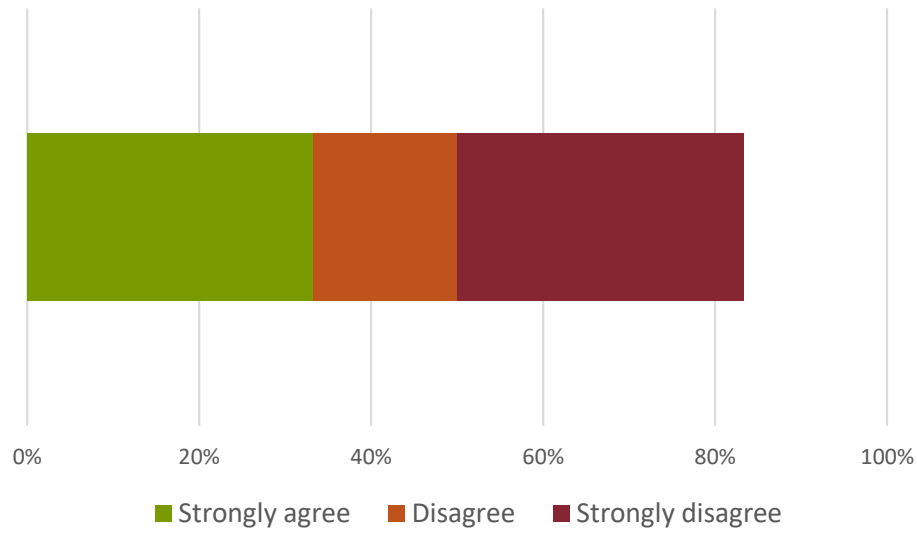
Would you like to tell us more?

- My concern is the introduction of land-use controls that unnecessarily restrict existing rural properties and uses. I value the current low-density, mixed-use rural character of the area and believe residents should retain substantial freedom over their own property.
- Its slippery slope when governments and or organizations start telling people what they can or cannot do it with his or her property. Where does it end ? Who gets to decide. If people want regulation and heavy over site, move to an urban area. Some people showing up to a meeting, does not speak for all of us.
- I am fully in support of the regional district working to improve the ecosystem health along our shorelines, particularly concerning homeowners with lakefront property, while supporting public access.
- The ten scariest words in the English language are "I am from the government and am here to help". We've told you over and over we don't want your "help", kindly fuck off

### Question 3

Managing new development and growth effectively should be an important priority in your community:

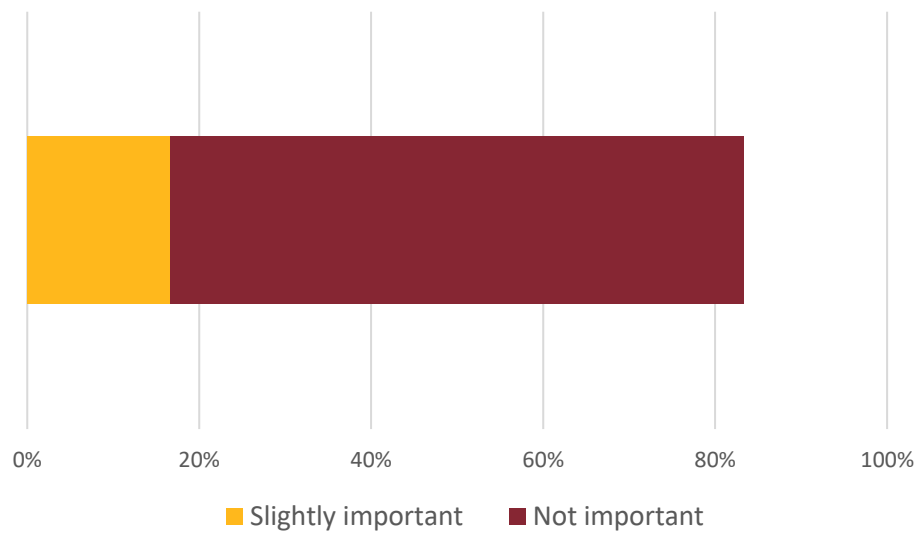
| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 2     | 33% |
| Agree             | 0     | 0%  |
| Disagree          | 1     | 17% |
| Strongly disagree | 2     | 33% |
| No opinion        | 0     | 0%  |



#### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choices     | TOTAL | %   |
|--------------------|-------|-----|
| Very Important     | 0     | 0%  |
| Important          | 0     | 0%  |
| Slightly important | 1     | 17% |
| Not important      | 4     | 67% |
| No opinion         | 0     | 0%  |



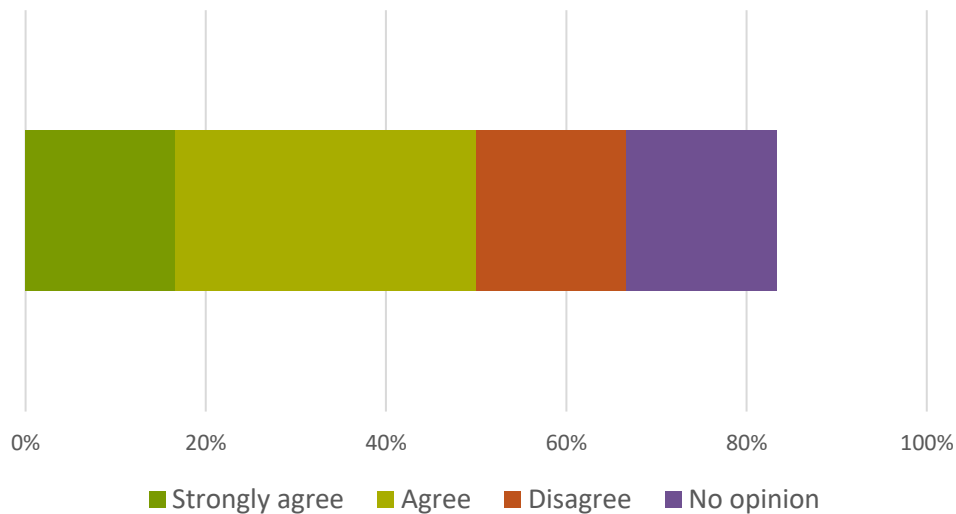
## Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 1     | 17% |
| Agree             | 2     | 33% |
| Disagree          | 1     | 17% |
| Strongly disagree | 0     | 0%  |
| No opinion        | 1     | 17% |



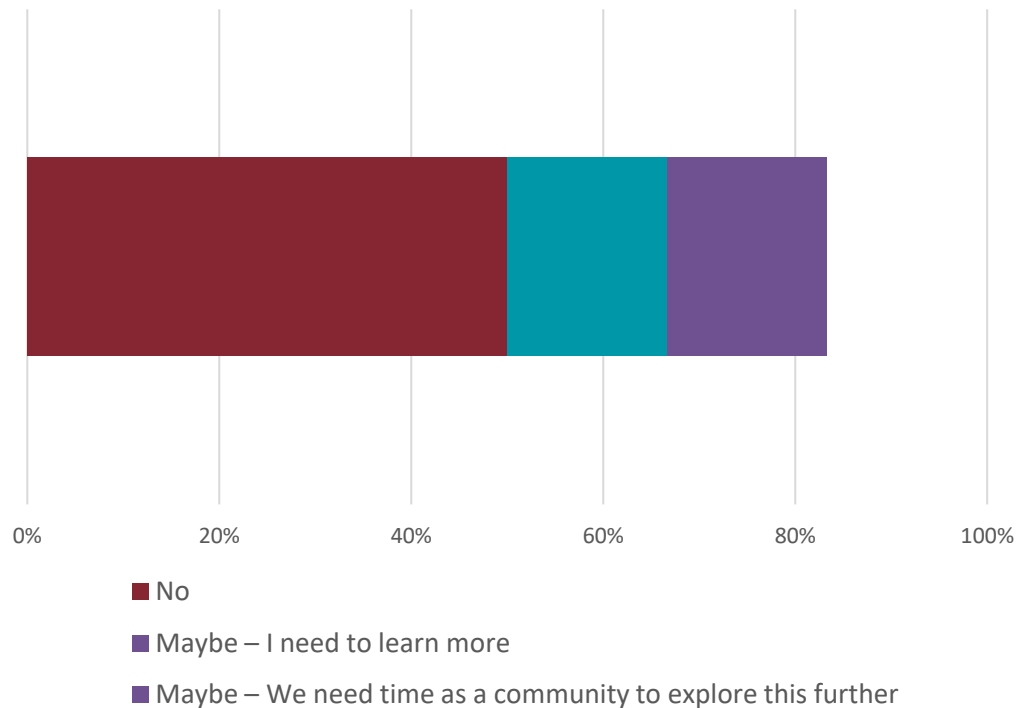
Is there anything you want to learn more about with respect to land use planning?

- How would zoning affect existing property uses, home-based businesses, outbuildings, animals, and future changes to properties that become legally non-conforming? Also, how will it work for zoning if one community's opinions are split. Is it majority survey support? Attendance at meetings? Board discretion? A formal vote?
- The ten scariest words in the English language are "I am from the government and am here to help". We've told you over and over we don't want your "help", kindly fuck off

### Question 6

Do you support land use planning in Area D?

| Answer Choices                                              | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 0     | 0%  |
| No                                                          | 3     | 50% |
| Maybe – I need to discuss with my neighbours                | 0     | 0%  |
| Maybe – I need to learn more                                | 1     | 17% |
| Maybe – We need time as a community to explore this further | 1     | 17% |
| Other                                                       | 0     | 0%  |



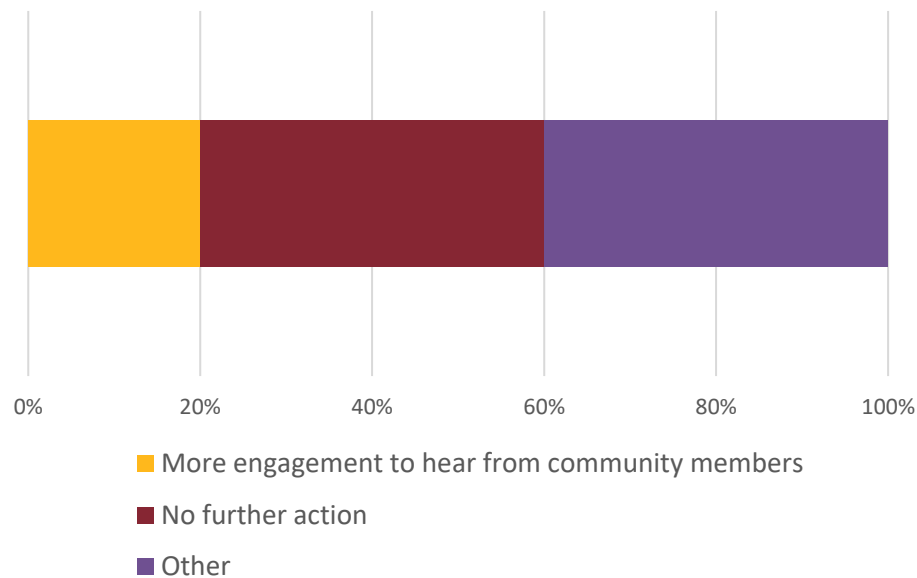
### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choices                                       | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 0     | 0%  |
| More engagement to hear from community members       | 1     | 20% |
| Begin the land use planning process for my community | 0     | 0%  |
| No further action                                    | 2     | 40% |
| Other                                                | 2     | 40% |

Other:

- Publish the survey results, but take no further steps toward land-use planning in communities that do not demonstrate clear support for it.
- To really consider the burden of rules and regulations on the average resident. Of the people I know who are in favour of planning they are all older retired people who own their own homes and are generally wealthier. Of the young families and lower income folks we know they are already more than squeezed enough, and there is some likelihood that zoning will make it even harder for these people to have a place to live to have a means of earning income and generally get by. I don't think zoning should be implemented so that the wealthiest residence can complain about the poorest, which I understand to be a large generalization but I know there is some truth to it. So my suggestion for the regional district is to try to engage the younger folks (50 and under) so that any zoning in the future is not driven by older folks who will not inherit the outcome.



### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choices                 | Average Response   |
|--------------------------------|--------------------|
| RDCK Project website           | Somewhat effective |
| Newspaper ads or inserts       | Somewhat effective |
| Email list                     | Somewhat effective |
| Posters displayed in community | Somewhat effective |
| Social media posts             | Somewhat effective |
| Direct mail                    | Somewhat effective |

### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choices | TOTAL | %   |
|----------------|-------|-----|
| Yes            | 3     | 50% |
| No             | 2     | 33% |

### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choices | TOTAL | %   |
|----------------|-------|-----|
| Yes            | 0     | 0%  |
| No             | 5     | 83% |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- Leave it alone. The last thing we need is more government control over ANYTHING! Leave us alone.
- I value Meadow Creek's existing rural, low-density character and the degree of property autonomy that comes with living in an unzoned rural community. I do not support introducing zoning or additional land-use controls unless there is clear, demonstrated support from the residents of the specific community affected.
- Rural character should not be interpreted as "residential use only." Home-based businesses, workshops, secondary dwellings, animals, gardens, outbuildings and other mixed rural uses can all be legitimate parts of rural life. I would be concerned about regulations that gradually make rural properties function more like residential properties within a municipality.
- I support reasonable building, septic, health and safety requirements where applicable. However, ordinary and reasonable uses or improvements to private rural property should not unnecessarily become discretionary land-use decisions requiring rezoning, variances, public objection processes or additional layers of red tape.
- Any new land-use regulation should be based on a clearly demonstrated, community-specific problem and should be narrowly tailored to address that problem. I do not support introducing broad restrictions simply to prevent hypothetical future conflicts when the existing system is functioning adequately.
- If new planning tools are ever considered, existing lawful uses and reasonable improvements to existing properties should be protected and should not be unnecessarily restricted or made more difficult through new regulatory requirements.
- I am also concerned about creating systems where ordinary property decisions can become opportunities for neighbour disputes or repeated complaints. Most rural neighbours respect one another's independence. Regulations should address demonstrable health, safety or serious nuisance issues when necessary without giving individual neighbours undue influence over otherwise reasonable uses of someone else's property.
- Privacy, flexibility and independence in the use of private land are important parts of rural living. Maintaining the existing level of property autonomy is itself a legitimate land-use preference and should be treated as such, rather than opposition to additional planning being characterized simply as resistance to change.
- I am concerned that relying heavily on voluntary surveys and public meeting attendance may not provide a representative measure of community support. Residents with demanding work schedules, caregiving

responsibilities or other commitments may have less opportunity to participate, while those with more flexible schedules can be disproportionately represented. Surveys and public meetings are valuable consultation tools, but they should not by themselves be treated as a mandate for a major long-term change in how private property may be used. Before zoning or other significant new land-use controls are introduced, I believe each affected community should have a clear, formal and accessible opportunity to vote on the question.

- If individual communities within Area D clearly want additional planning tools, they should be able to consider them. However, communities that do not demonstrate clear support for zoning or additional land-use controls should be allowed to retain the existing system. Any decision to proceed should reflect the wishes of residents in the specific community affected rather than assuming every Area D community has the same needs or priorities."
- We are over governed hard enough as is. This is not why we live up here to have more oversight
- I am in favour of zoning where it concerns education and support to protect our ecosystem. I am very cautious of zoning, becoming a means for homeowners to negatively impact their neighbours by targeting people who are lower income, who may be living in campers or may not have a fenced yard for their dog or simply can't afford the time and money it takes to deal with the building department and are building without permits. So, simply put: I'm concerned that the negative impact of people ratting out their neighbours may be greater than the potential positive impact of preventing people from wrecking the public lakeshore to get a sandy beach.
- The ten scariest words in the English language are "I am from the government and am here to help". We've told you over and over we don't want your "help", kindly fuck off.

## Mirror Lake

5 responses received.

### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

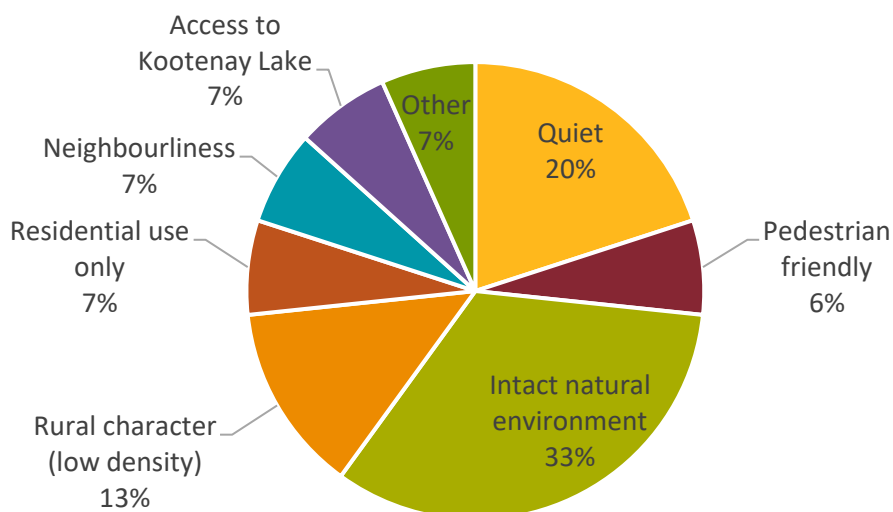
#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choices                | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 3     | 20% |
| Pedestrian friendly           | 1     | 7%  |
| Intact natural environment    | 5     | 33% |
| Rural character (low density) | 2     | 13% |
| Residential use only          | 1     | 7%  |
| Neighbourliness               | 1     | 7%  |
| Access to Kootenay Lake       | 1     | 7%  |
| Other                         | 1     | 7%  |

Other:

- Mix of agricultural, home businesses, and ability of families to build additional housing e.g. mother in law suites, carriage houses.



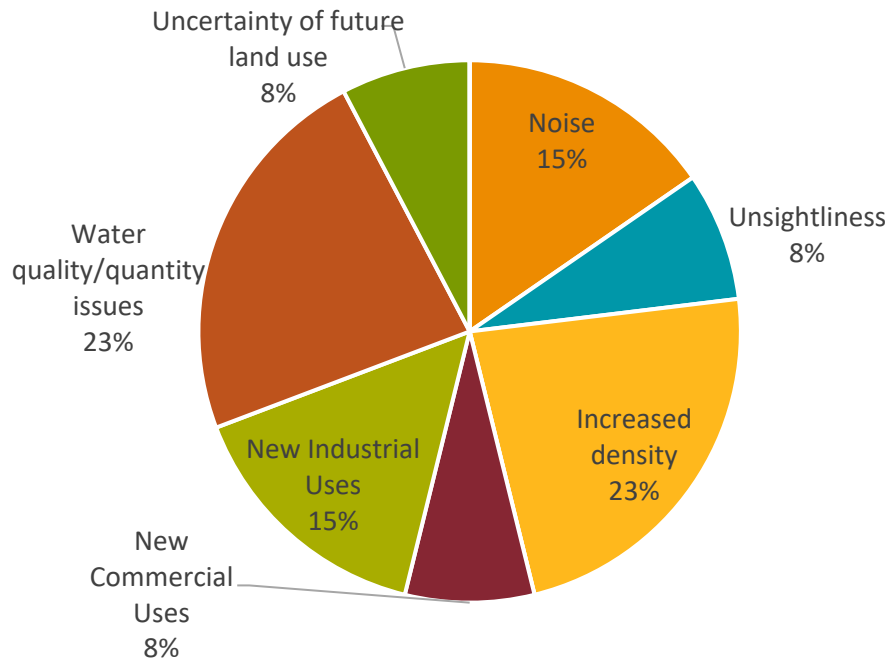
Would you like to tell us more?

- The mix of uses that property owners can currently undertake e.g. crop agriculture, small animals, small businesses - as well as 'satellite dwellings' - keeps Mirror Lake from becoming an enclave for wealthy people from away. most of the people that live here now could not afford to buy here again, but it is good to have some options to enhance affordability for those that are here.
- Important to ensure low density, and that commercial developments be limited to what makes sense in a given area. A commercial outfit accommodating over 20 people makes it challenging to abide by the priorities listed above when appropriate land planning isn't considered.
- The list above has more than 3 items one could consider critical to maintaining the quality of life in any of our rural communities. I would hope the government can effectively act to preserve the natural environment while a spirit of community and neighbourliness can self regulate most of the rest; though experience tells us it only takes one bad apple or self-focused owner to destroy the delicate balance.

## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choices                       | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 0     | 0%  |
| Noise                                | 2     | 15% |
| Unsightliness                        | 1     | 8%  |
| Increased density                    | 3     | 23% |
| Tourist Accommodation                | 0     | 0%  |
| New Commercial Uses                  | 1     | 8%  |
| New Industrial Uses                  | 2     | 15% |
| Water quality/quantity issues        | 3     | 23% |
| Uncertainty of future land use       | 1     | 8%  |
| Negative impacts from Crown land use | 0     | 0%  |
| Other                                | 0     | 0%  |



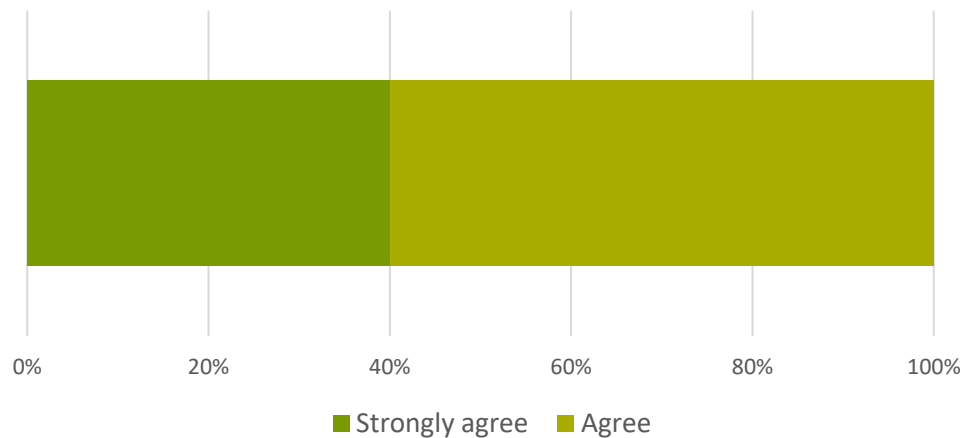
Would you like to tell us more?

- 1. while the highway traffic is an issue with summer quality of life, it is not an in-community issue . 2. new industrial uses or even some commercial uses could pose a problem with noise or with unsightliness -- on the other hand, as we will have to FireSmart sooner or later, it will likely get fairly ugly, fairly soon. 3. one thing that would greatly improve transportation options for Mirror Lake would be a safe active transportation route to Kaslo!! something that would accommodate ebikes, scooters, pedestrians -- there are dangerous pinch points at the corner by the mailboxes .... it is a combination of excessive speed but also some drivers still actively endanger 'roadside users' ... I notice that we have pedestrian residents here, but also as our community ages even more, it would be good to have e-scooter options. the vespa or rideable type would support aging in place. even just a route that bypasses the sharp corner via the campground and up into the old industrial storage park would help -- there is an existing pathway but it would need permissions.
- Increased density for commercial use on a single property causes traffic, unsightliness, noise, increased trespassing, speeding vehicles not aware of pedestrians, and destruction of the intact natural environment. Density for commercial use needs to be limited to ensure it matches the property size and takes into consideration neighbouring properties, wildlife, water usage, septic system overuse.
- Broadly I'm using Noise to cover off the persistent intrusion from speeding traffic and any threat of new commercial or industrial uses. The sound magnification from two lakes means even small amounts of noise can significantly impact the peace.

### Question 3

Managing new development and growth effectively should be an important priority in your community:

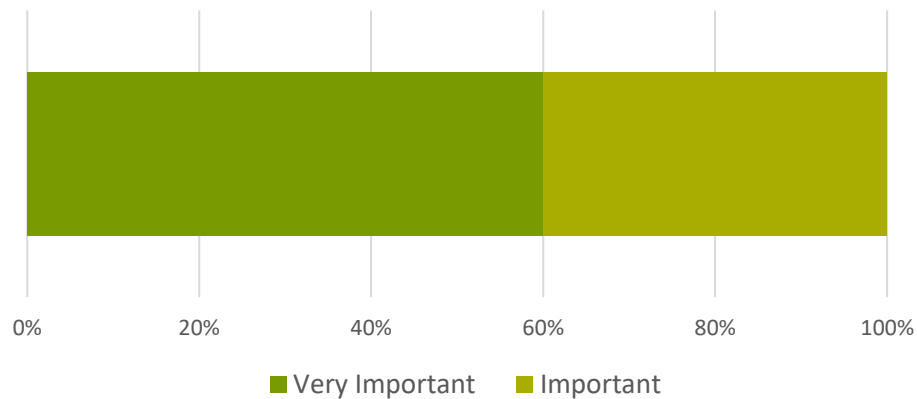
| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 2     | 40% |
| Agree             | 3     | 60% |
| Disagree          | 0     | 0%  |
| Strongly disagree | 0     | 0%  |
| No opinion        | 0     | 0%  |



### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choices     | 48 | 55 | 93 | 94 | P2 | TOTAL | %   |
|--------------------|----|----|----|----|----|-------|-----|
| Very Important     |    | 1  |    | 1  | 1  | 3     | 60% |
| Important          | 1  |    | 1  |    |    | 2     | 40% |
| Slightly important |    |    |    |    |    | 0     | 0%  |
| Not important      |    |    |    |    |    | 0     | 0%  |
| No opinion         |    |    |    |    |    | 0     | 0%  |



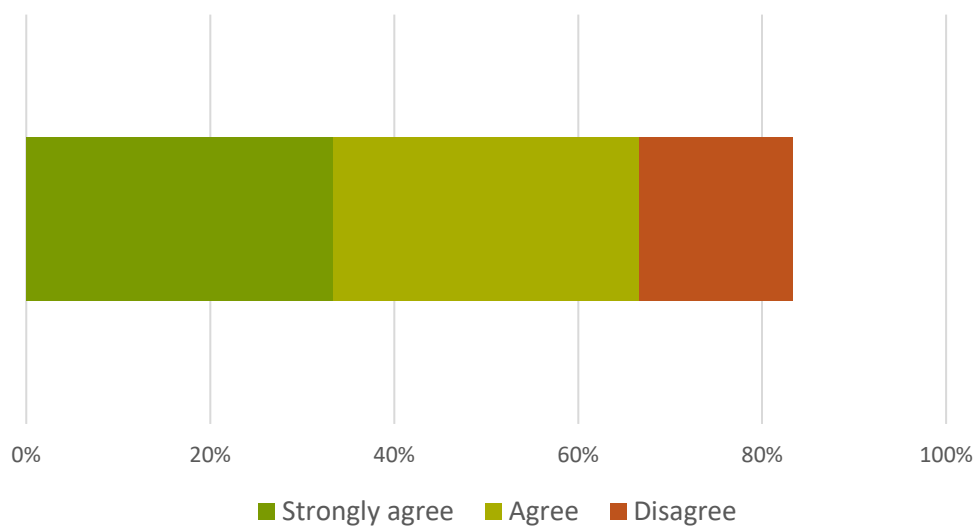
### Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

#### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 2     | 33% |
| Agree             | 2     | 33% |
| Disagree          | 1     | 17% |
| Strongly disagree | 0     | 0%  |
| No opinion        | 0     | 0%  |



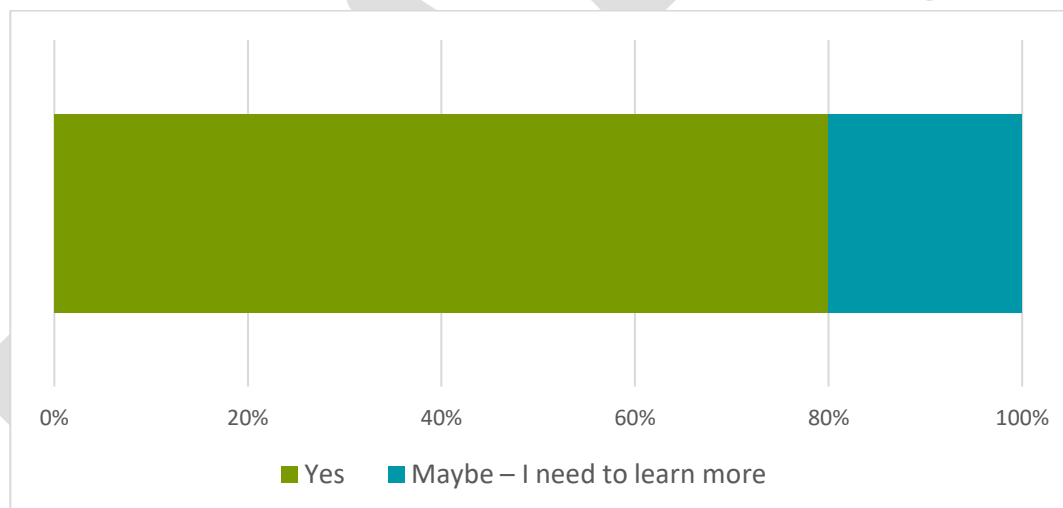
Is there anything you want to learn more about with respect to land use planning?

- Not at this time :)
- Despite being involved in the prior telephone discussions on planning, I received no further information until the mail out for this survey. Only then did I discover there were detailed responses to prior consultation posted. I would hope that this time round the communication of information gathered is more effective and sooner.

#### Question 6

Do you support land use planning in Area D?

| Answer Choices                                              | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 4     | 80% |
| No                                                          | 0     | 0%  |
| Maybe – I need to discuss with my neighbours                | 0     | 0%  |
| Maybe – I need to learn more                                | 1     | 20% |
| Maybe – We need time as a community to explore this further | 0     | 0%  |
| Other                                                       | 0     | 0%  |



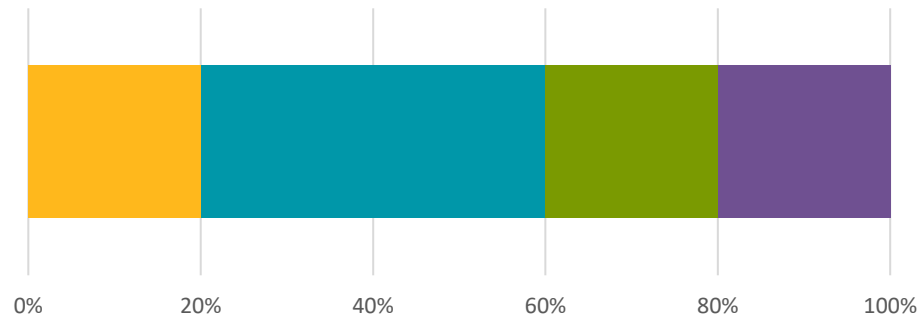
#### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choices                                       | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 1     | 20% |
| More engagement to hear from community members       | 2     | 40% |
| Begin the land use planning process for my community | 1     | 20% |
| No further action                                    | 0     | 0%  |
| Other                                                | 1     | 20% |

Other:

- Really depends on what the survey results say, my guess is that it would need more engagement



- More education about what land use planning is
- More engagement to hear from community members
- Begin the land use planning process for my community
- Other

#### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choices                 | Average Response   |
|--------------------------------|--------------------|
| RDCK Project website           | Not very effective |
| Newspaper ads or inserts       | Not very effective |
| Email list                     | Highly effective   |
| Posters displayed in community | Not very effective |
| Social media posts             | Somewhat effective |
| Direct mail                    | Highly effective   |

#### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choices | TOTAL | %   |
|----------------|-------|-----|
| Yes            | 3     | 60% |
| No             | 2     | 40% |

#### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choices | TOTAL | %   |
|----------------|-------|-----|
| Yes            | 3     | 60% |
| No             | 2     | 40% |

## Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- For Mirror Lake -- with the Boil Water Advisory and the position of Interior Health of acceptable levels of treatment and the acceptability of in-home treatment ... it is likely that the Boil Water Advisory will continue to control subdivision, and to a lesser extent, land use. I still think that as there are some substantially large parcels with some substantial water licenses, that it is useful to do land use planning. I would not want to see the 1960s approach to zoning (large lot single family no secondary dwellings no secondary uses) ... but I would like to see some limitations on use, with an approval process for new commercial or even potentially new small industrial -- honey candles south, sort of thing. I would really like a safe route to Kaslo, I used to admire my dad riding his scooter or his ebike, deaf as a post, with the trucks whizzing by and the motorbikes going 130 kmh ... but I would not call it 'safe'.
- Five years to advance from initial conversations to a survey with still no concrete plan except collect more information seems like there is insufficient focus. I understand from the prior results published there are significant differences of opinion in the Area. Perhaps aligned between those of us in currently more visited areas and those further up the lake or away from the main corridor. I would have expected more consultation and sooner based on the need to bridge those two differing opinion groups.
- My concerns are around water and water use. I'm not exactly sure how that fits into land use planning.

**Murphy Creek**  
0 responses received.

DRAFT

## Pine Ridge

5 responses received.

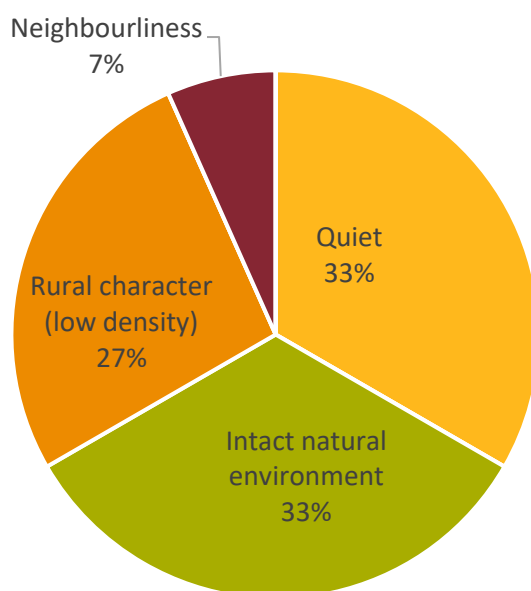
### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choice                 | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 5     | 33% |
| Pedestrian friendly           | 0     | 0%  |
| Intact natural environment    | 5     | 33% |
| Rural character (low density) | 4     | 27% |
| Residential use only          | 0     | 0%  |
| Neighbourliness               | 1     | 7%  |
| Access to Kootenay Lake       | 0     | 0%  |
| Other                         | 0     | 0%  |



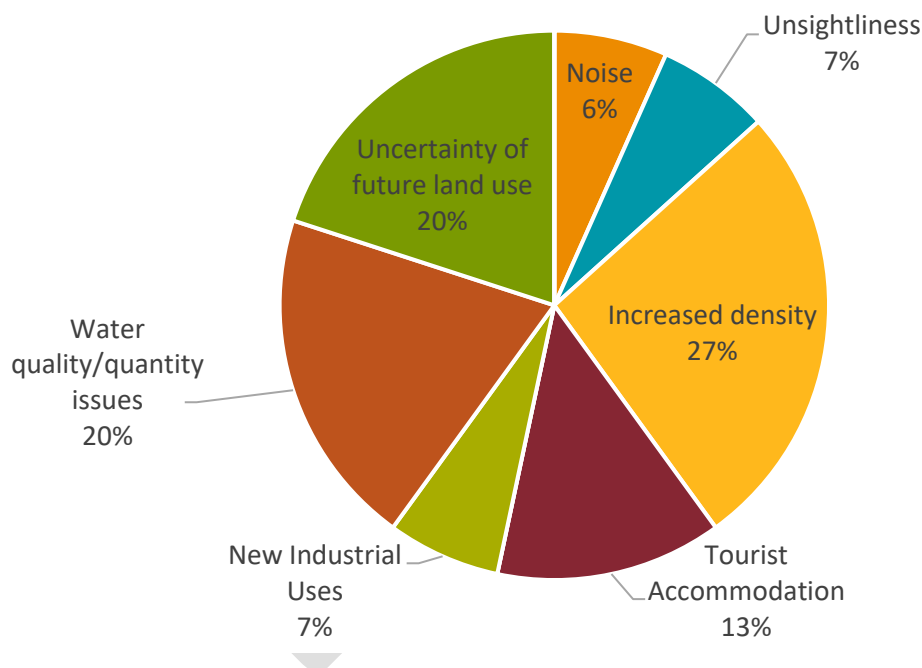
Would you like to tell us more?

- No, Speaks for itself.
- Stop developing and Albertans from buying up all our properties and lakeshore. i.e. higher taxes for out of province residents.

## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choice                        | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 0     | 0%  |
| Noise                                | 1     | 7%  |
| Unsightliness                        | 1     | 7%  |
| Increased density                    | 4     | 27% |
| Tourist Accommodation                | 2     | 13% |
| New Commercial Uses                  | 0     | 0%  |
| New Industrial Uses                  | 1     | 7%  |
| Water quality/quantity issues        | 3     | 20% |
| Uncertainty of future land use       | 3     | 20% |
| Negative impacts from Crown land use | 0     | 0%  |
| Other                                | 0     | 0%  |



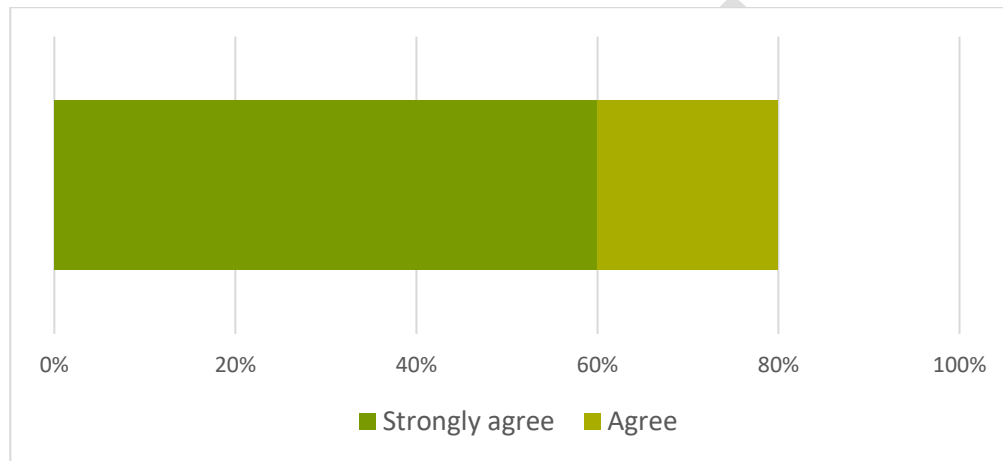
Would you like to tell us more?

- No.
- Motorcycle noise on highway through Kaslo needs to be controlled/enforced. Illegal pipes and excessive noise for 60% of bikes passing through town.

### Question 3

Managing new development and growth effectively should be an important priority in your community:

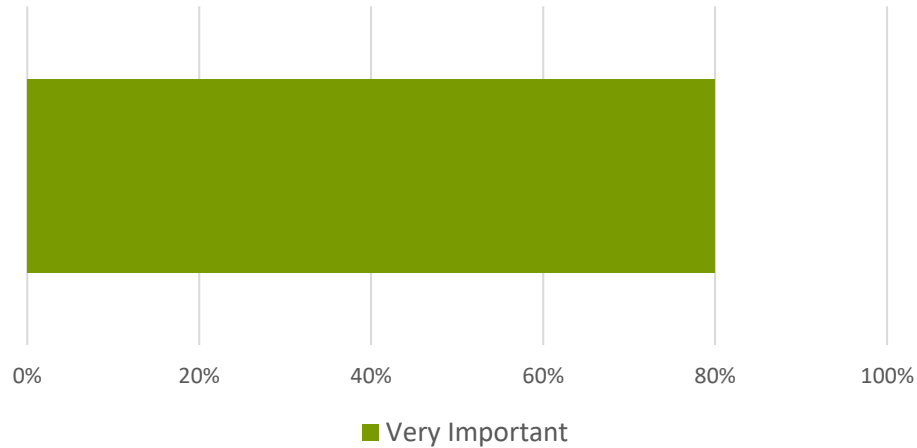
| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 3     | 60% |
| Agree             | 1     | 20% |
| Disagree          | 0     | 0%  |
| Strongly disagree | 0     | 0%  |
| No opinion        | 0     | 0%  |



### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choice      | TOTAL | %   |
|--------------------|-------|-----|
| Very Important     | 4     | 80% |
| Important          | 0     | 0%  |
| Slightly important | 0     | 0%  |
| Not important      | 0     | 0%  |
| No opinion         | 0     | 0%  |



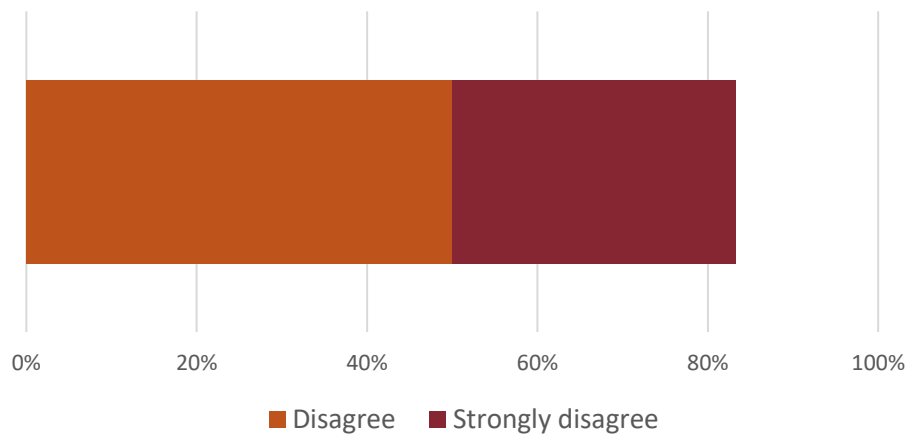
### Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

#### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 0     | 0%  |
| Agree             | 0     | 0%  |
| Disagree          | 3     | 50% |
| Strongly disagree | 2     | 33% |
| No opinion        | 0     | 0%  |



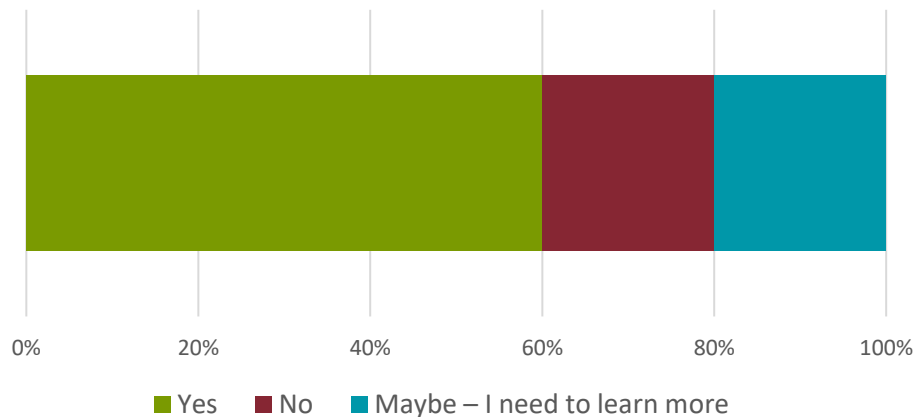
Is there anything you want to learn more about with respect to land use planning?

- Too many bureaucratic catch phrases to really understand any of it.
- Shore pollution.
- Future land use plans for neighbouring crown land.

#### Question 6

Do you support land use planning in Area D?

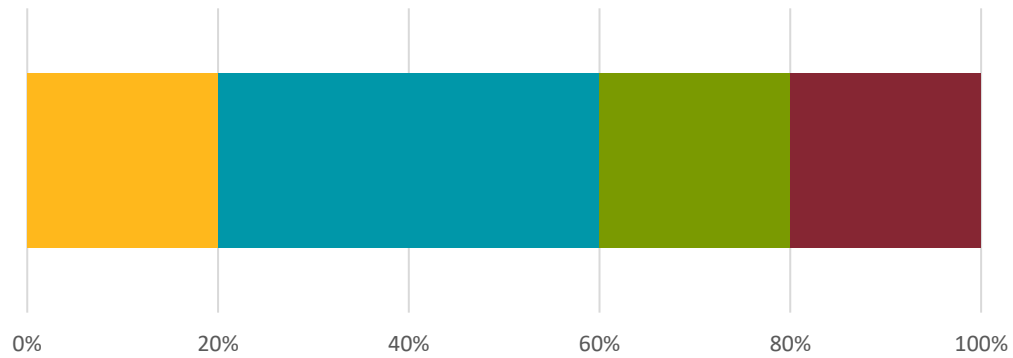
| Answer Choice                                               | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 3     | 60% |
| No                                                          | 1     | 20% |
| Maybe – I need to discuss with my neighbours                | 0     | 0%  |
| Maybe – I need to learn more                                | 1     | 20% |
| Maybe – We need time as a community to explore this further | 0     | 0%  |
| Other                                                       | 0     | 0%  |



#### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choice                                        | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 1     | 20% |
| More engagement to hear from community members       | 2     | 40% |
| Begin the land use planning process for my community | 1     | 20% |
| No further action                                    | 1     | 20% |
| Other                                                | 0     | 0%  |



- More education about what land use planning is
- More engagement to hear from community members
- Begin the land use planning process for my community
- No further action

#### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choice                  | Average Response   |
|--------------------------------|--------------------|
| RDCK Project website           | Somewhat effective |
| Newspaper ads or inserts       | Somewhat effective |
| Email list                     | Somewhat effective |
| Posters displayed in community | Not very effective |
| Social media posts             | Not very effective |
| Direct mail                    | Somewhat effective |

#### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choice | TOTAL | %   |
|---------------|-------|-----|
| Yes           | 2     | 40% |
| No            | 3     | 60% |

#### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choice | TOTAL | %    |
|---------------|-------|------|
| Yes           | 0     | 0%   |
| No            | 5     | 100% |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- We need less government.

DRAFT

## Poplar Creek

2 responses received.

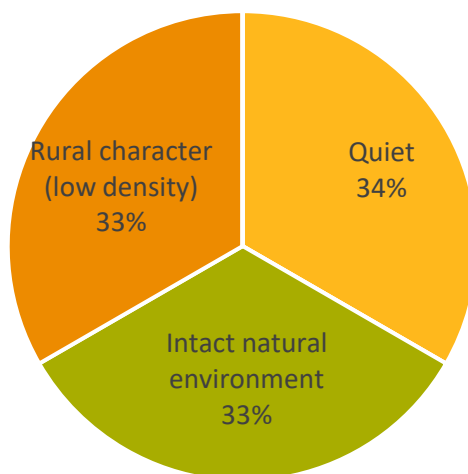
### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choices                | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 2     | 33% |
| Pedestrian friendly           | 0     | 0%  |
| Intact natural environment    | 2     | 33% |
| Rural character (low density) | 2     | 33% |
| Residential use only          | 0     | 0%  |
| Neighbourliness               | 0     | 0%  |
| Access to Kootenay Lake       | 0     | 0%  |
| Other                         | 0     | 0%  |



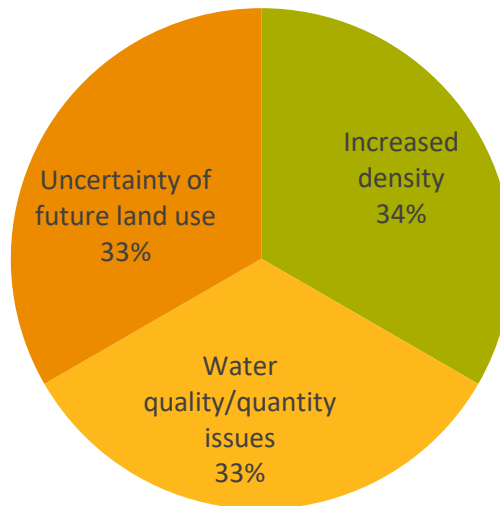
Would you like to tell us more?

- Freedom of land use.

### Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

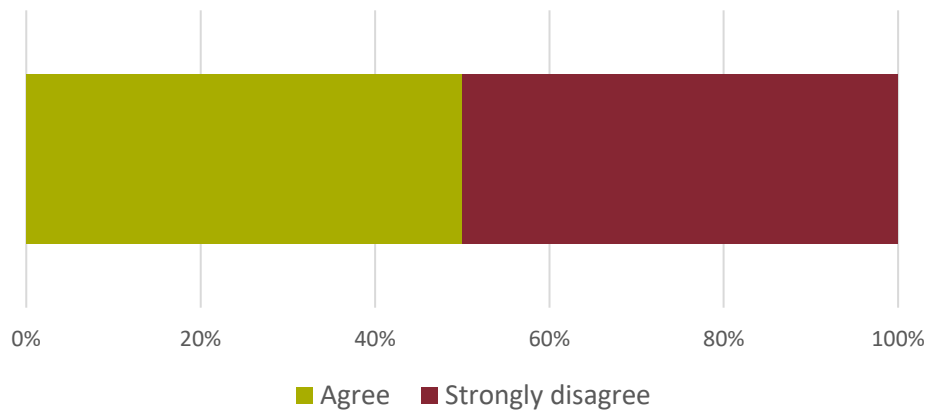
| Answer Choices                       | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 0     | 0%  |
| Noise                                | 0     | 0%  |
| Unsightliness                        | 0     | 0%  |
| Increased density                    | 1     | 33% |
| Tourist Accommodation                | 0     | 0%  |
| New Commercial Uses                  | 0     | 0%  |
| New Industrial Uses                  | 0     | 0%  |
| Water quality/quantity issues        | 1     | 33% |
| Uncertainty of future land use       | 1     | 33% |
| Negative impacts from Crown land use | 0     | 0%  |
| Other                                | 0     | 0%  |



### Question 3

Managing new development and growth effectively should be an important priority in your community:

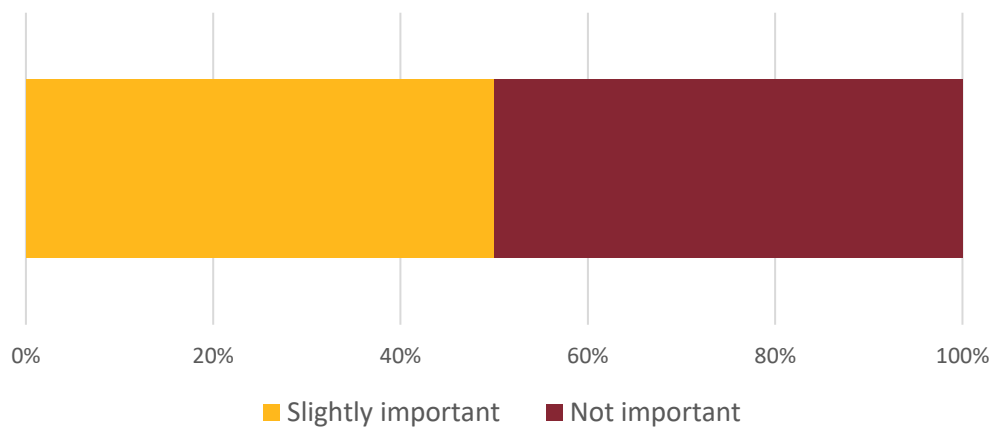
| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 0     | 0%  |
| Agree             | 1     | 50% |
| Disagree          | 0     | 0%  |
| Strongly disagree | 1     | 50% |
| No opinion        | 0     | 0%  |



#### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choices     | 4 | 99 | TOTAL | %   |
|--------------------|---|----|-------|-----|
| Very Important     |   |    | 0     | 0%  |
| Important          |   |    | 0     | 0%  |
| Slightly important | 1 |    | 1     | 50% |
| Not important      |   | 1  | 1     | 50% |
| No opinion         |   |    | 0     | 0%  |



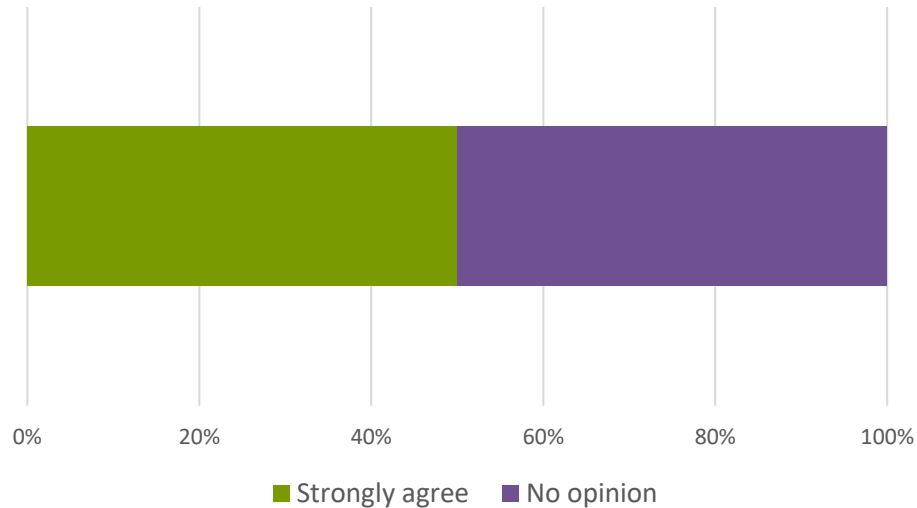
## Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

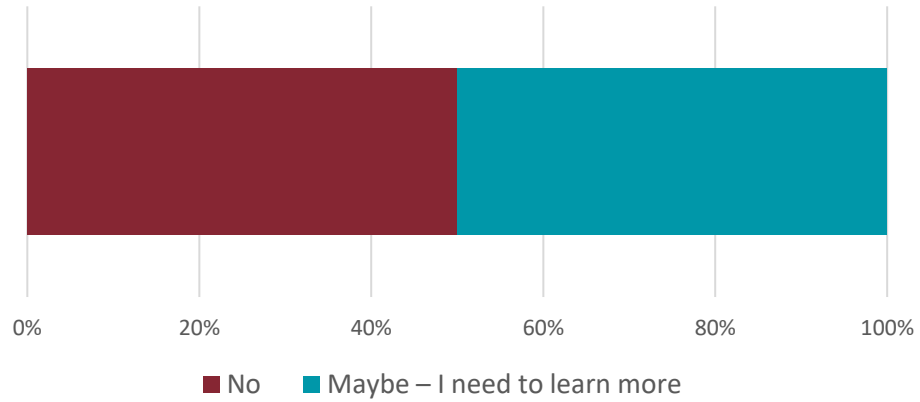
| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 1     | 50% |
| Agree             | 0     | 0%  |
| Disagree          | 0     | 0%  |
| Strongly disagree | 0     | 0%  |
| No opinion        | 1     | 50% |



### Question 6

Do you support land use planning in Area D?

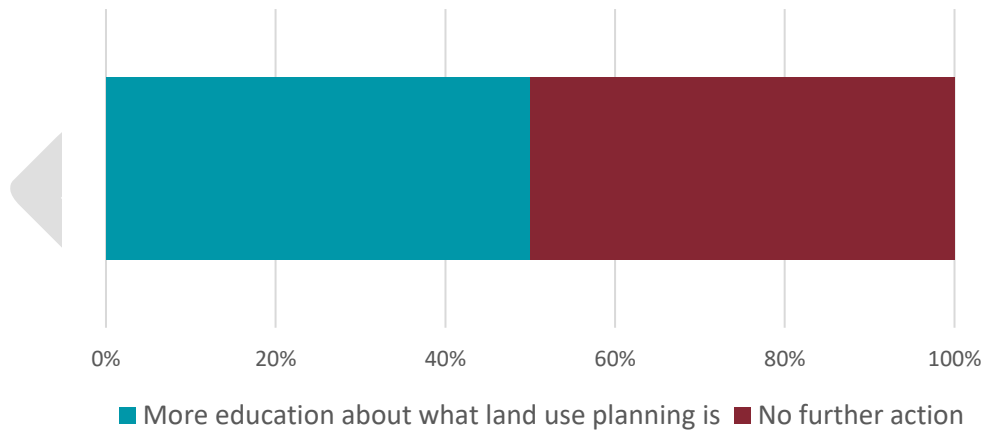
| Answer Choices                                              | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 0     | 0%  |
| No                                                          | 1     | 50% |
| Maybe – I need to discuss with my neighbours                | 0     | 0%  |
| Maybe – I need to learn more                                | 1     | 50% |
| Maybe – We need time as a community to explore this further | 0     | 0%  |
| Other                                                       | 0     | 0%  |



### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

|                                                      | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 1     | 50% |
| More engagement to hear from community members       | 0     | 0%  |
| Begin the land use planning process for my community | 0     | 0%  |
| No further action                                    | 1     | 50% |
| Other                                                | 0     | 0%  |



### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choices                 | Average Response     |
|--------------------------------|----------------------|
| RDCK Project website           | Not very effective   |
| Newspaper ads or inserts       | Not at all effective |
| Email list                     | Highly effective     |
| Posters displayed in community | Somewhat effective   |
| Social media posts             | Highly effective     |
| Direct mail                    | Highly effective     |

### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choices | TOTAL | %    |
|----------------|-------|------|
| Yes            | 0     | 0%   |
| No             | 2     | 100% |

### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choices | TOTAL | %    |
|----------------|-------|------|
| Yes            | 0     | 0%   |
| No             | 2     | 100% |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- Land use planning is not an effective use of Regional Government funding in such a remote rural area. Growth is minimal to nil, so imposing guidelines and restrictions on growth is not a necessary intervention. Most residents and land owners in this region appreciate the current state of the area and it's governance.

**Retallack**

0 responses received.

DRAFT

## Schroeder Creek

13 responses received.

### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

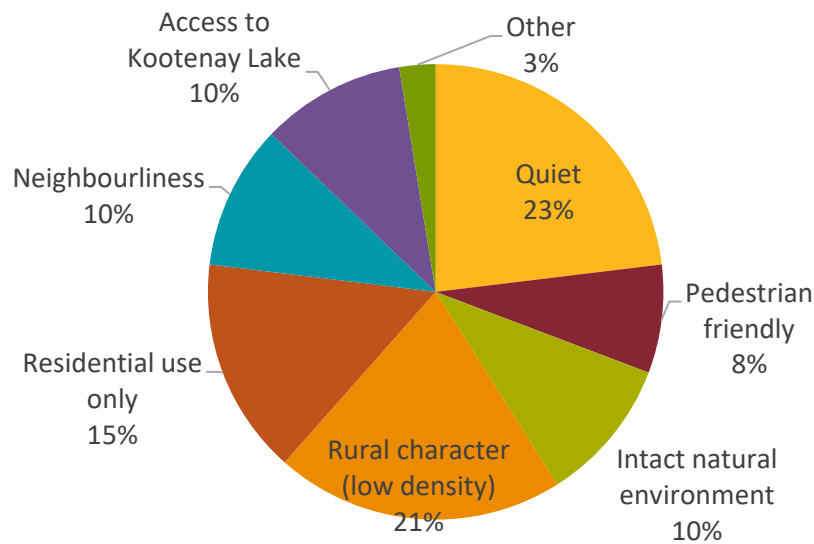
#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choices                | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 9     | 23% |
| Pedestrian friendly           | 3     | 8%  |
| Intact natural environment    | 4     | 10% |
| Rural character (low density) | 8     | 21% |
| Residential use only          | 6     | 15% |
| Neighbourliness               | 4     | 10% |
| Access to Kootenay Lake       | 4     | 10% |
| Other                         | 1     | 3%  |

Other:

- Minimal bylaw interference.



Would you like to tell us more?

- Not really, there is nothing you have control over that I would see as a benefit.
- I would like to see Schroeder Point be left to be like it is now as far as what we can do with our properties. I would like to see less foot and car traffic caused by the adjoining campground next door, which this could possibly be addressed via a private community campaign as Schroeder Point residents cannot access campground but campers use our main residential road as a racetrack and playground, which in turn causes a lot of noise and safety issues. Many do not respect boundaries, especially with the need to have all dogs on leashes and not picking up their droppings. Zoning might not be a bad thing as long as the bylaws that come with it are not restrictive to our quality of life.
- Any use other than single family residential will unacceptably increase density, noise, and traffic.
- I appreciate the fact there are minimum lights at night. I like the darkness the stillness that night brings. So a definite NO to street lighting...
- We moved from Kelowna 12 years ago to get away from the noise, traffic, building projects, etc. it was a relief to move here to this quiet environment, nature, close access to the water for fishing, swimming. We love how Schroeder Creek and surrounding area maintain the Kootenay quiet environment.
- Home business that are only within the home and do not cause excess traffic, heavy machinery, noise or cause disruptions to other residents.

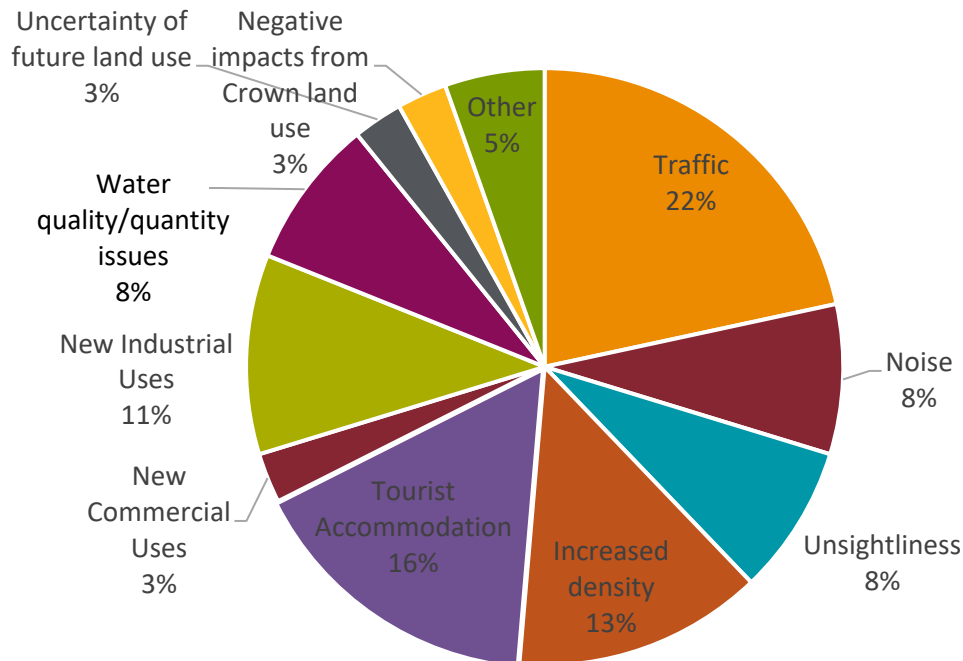
## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choices                       | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 8     | 22% |
| Noise                                | 3     | 8%  |
| Unsightliness                        | 3     | 8%  |
| Increased density                    | 5     | 14% |
| Tourist Accommodation                | 6     | 16% |
| New Commercial Uses                  | 1     | 3%  |
| New Industrial Uses                  | 4     | 11% |
| Water quality/quantity issues        | 3     | 8%  |
| Uncertainty of future land use       | 1     | 3%  |
| Negative impacts from Crown land use | 1     | 3%  |
| Other                                | 2     | 5%  |

Other:

- Mail boxes are in an undesirable location.
- Conflict amongst residents - unproductive gossip and banter.
- Public access use.



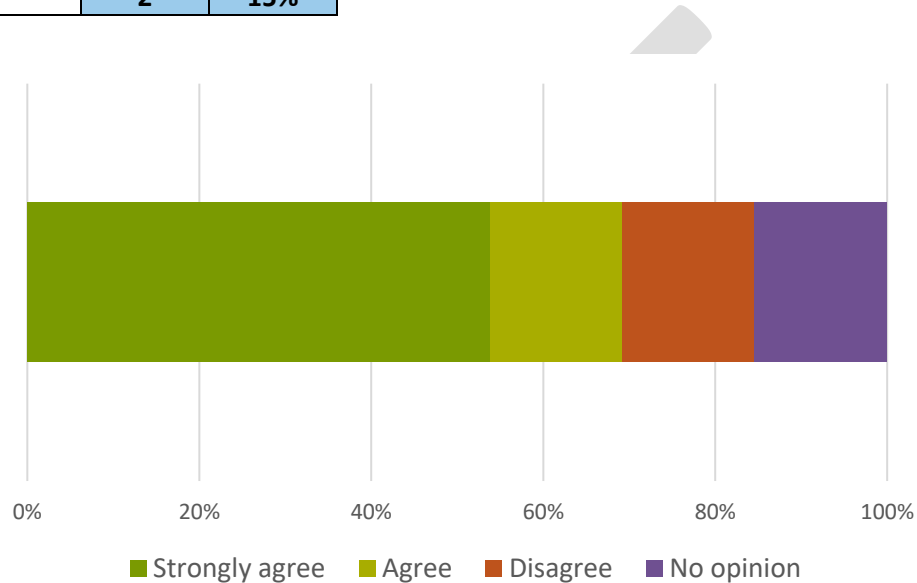
Would you like to tell us more?

- Not in your scope, but a speed reduction on the highway going past the neighborhood would make it safer and reduce noise. The mailboxes should be moved to a location where the road allowance is maintained.
- Public access points to Kootenay lake are over crowded, parking situations are unmanaged for extended periods (weeks, months) abandoned vehicles. Can't even use it as it's become parking lots for people that access east shores that don't have road access.
- There are many short term rental units in Schroeder Point which causes increase traffic, noise, density and privacy for adjoining neighbors. I certainly do not want to see more of this.
- Home based that involve fabrication, noise or increased traffic, or multi unit residential or hotel accommodations would be unacceptable.
- I'm not in favour of the resort next to the community. Imho it is a negative drain on our resources. Particularly the yearly resident tends to be the volunteer that is overwhelmed. Water resources are stretched in the high/hot season and the resort unfairly pays their share. Firefighting again has covered the RV resort by the residents. I'd like the resort to rely 100% on this as it's a liability to the community.
- Public access use at Orr Road should be rehabilitated to relieve growing pressure at Schroeder.
- It is upsetting to see the number of vacant homes that are owned by people that do not live here. Then you see people on FB asking for accommodation and nowhere for them to live. Having a neighbour with an Airbnb is extremely noisy and inconsiderate. Should have rules that it not be allowed in rural areas.
- Due to cross lake communities traffic and parking issues disrupt the community. Campers have no regard for properties of community residents by trespassing, pets not on leash and driving unnecessarily through the community

### Question 3

Managing new development and growth effectively should be an important priority in your community:

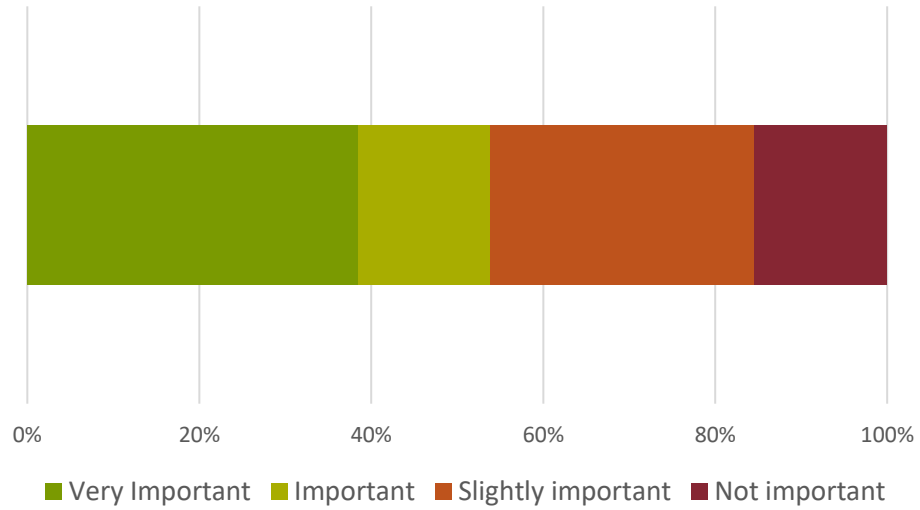
| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 7     | 54% |
| Agree             | 2     | 15% |
| Disagree          | 2     | 15% |
| Strongly disagree | 0     | 0%  |
| No opinion        | 2     | 15% |



### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choices     | TOTAL | %   |
|--------------------|-------|-----|
| Very Important     | 5     | 38% |
| Important          | 2     | 15% |
| Slightly important | 4     | 31% |
| Not important      | 2     | 15% |
| No opinion         | 0     | 0%  |



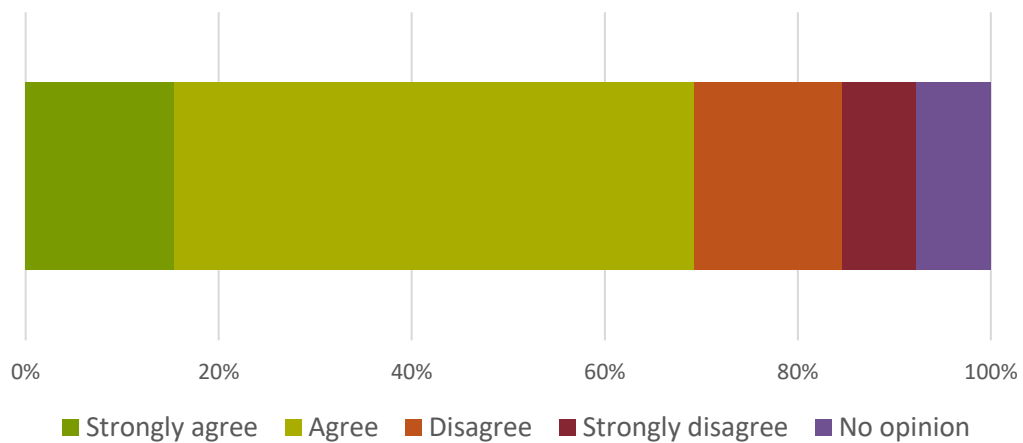
### Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

#### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choices    | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 2     | 15% |
| Agree             | 7     | 54% |
| Disagree          | 2     | 15% |
| Strongly disagree | 1     | 8%  |
| No opinion        | 1     | 8%  |



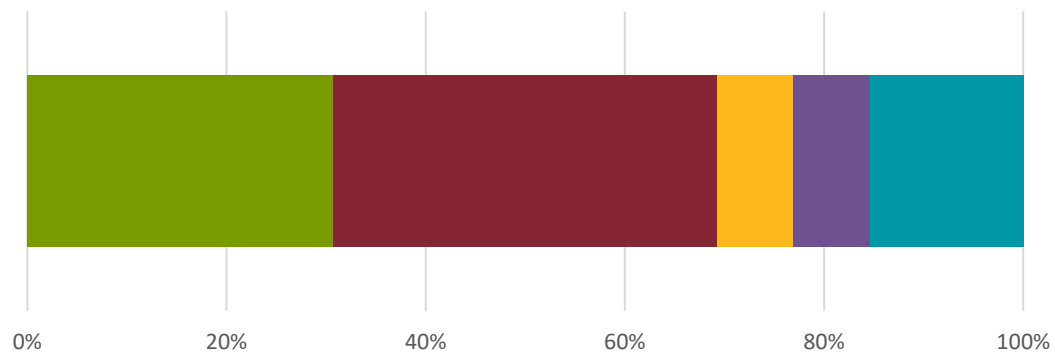
Is there anything you want to learn more about with respect to land use planning?

- No, we moved out here because there were no additional rules and regulations enforced through bylaws.
- If zoning happens what are the next steps for the details regarding that zoning, and the bylaws that come with it. Who will enforce them?
- One major area of concern is the public access at the end of Bickel Road. The users of this area do not respect signage, speed into the community, and leave unsightly items in the area for storage. It makes this area at times unusable for residents or visitors. If the RDCK is to approve more building permits across the lake they need to ensure that they have adequate parking and boating access. Schroeder Creek access, because it is free should not be their go to."
- What does the long term future look like for N Kootenay Lake? What potential is there for job creation and employment? How many residents can the area accommodate? Where are privately owned or crown land parcels available for sale or lease? Will Highway 31 between Meadow Creek and Trout Lake be upgraded to accommodate increased tourism and residential development?
- I'm in favour of a better understanding but would want a community led effort and by in before any external source was engaged
- Having commercial business in an area meant for residential, is not viable.

#### Question 6

Do you support land use planning in Area D?

| Answer Choices                                              | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 4     | 31% |
| No                                                          | 5     | 38% |
| Maybe – I need to discuss with my neighbours                | 1     | 8%  |
| Maybe – I need to learn more                                | 1     | 8%  |
| Maybe – We need time as a community to explore this further | 2     | 15% |
| Other                                                       | 0     | 0%  |



- Yes
- No
- Maybe – I need to discuss with my neighbours
- Maybe – I need to learn more
- Maybe – We need time as a community to explore this further

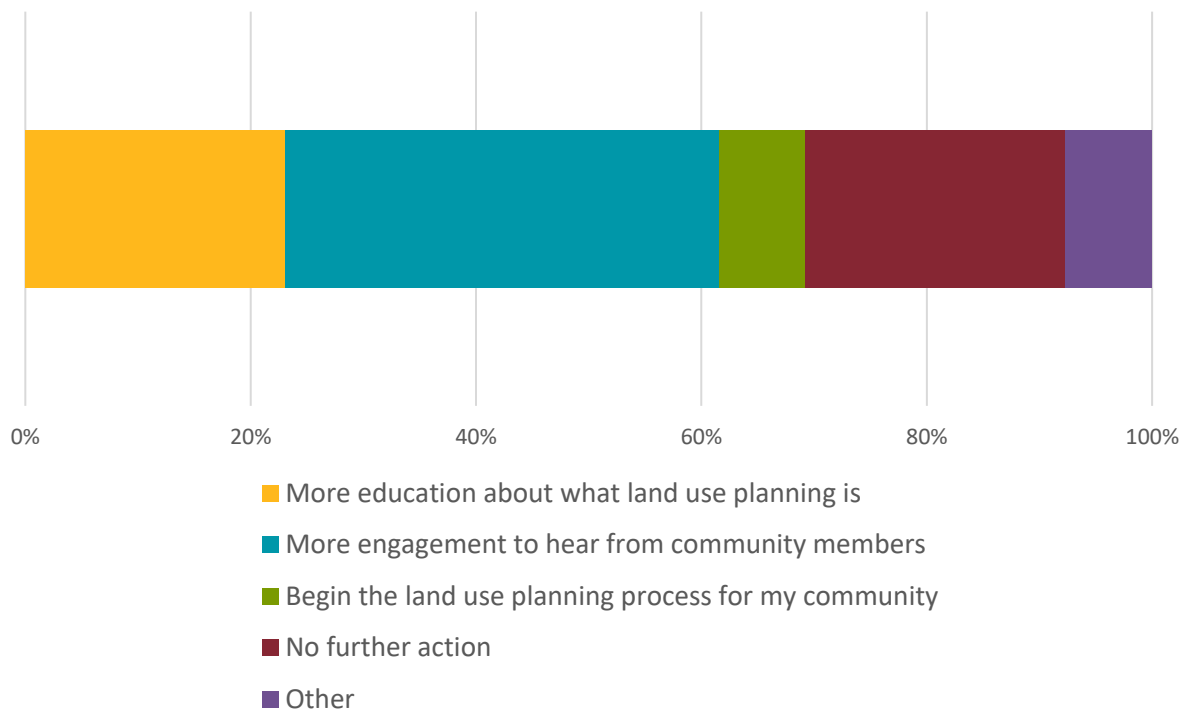
### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choices                                       | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 3     | 23% |
| More engagement to hear from community members       | 5     | 38% |
| Begin the land use planning process for my community | 1     | 8%  |
| No further action                                    | 3     | 23% |
| Other                                                | 1     | 8%  |

Other:

- Full community support before any action.



### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choices                 | Average Response   |
|--------------------------------|--------------------|
| RDCK Project website           | Not very effective |
| Newspaper ads or inserts       | Not very effective |
| Email list                     | Highly effective   |
| Posters displayed in community | Somewhat effective |
| Social media posts             | Somewhat effective |
| Direct mail                    | Highly effective   |

### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choices | TOTAL | %   |
|----------------|-------|-----|
| Yes            | 8     | 62% |
| No             | 5     | 38% |

### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choices | TOTAL | %   |
|----------------|-------|-----|
| Yes            | 9     | 69% |
| No             | 4     | 31% |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- Nothing new that you don't already know about. Thanks for coming out.
- Some residents are worried about possible commercial development along the North East side of Schroeder Point where there is a 15 acre parcel that is undeveloped. Zoning should not be based solely on the adjoining residential lots as they knew they were buying next to undeveloped land. The owner of that property should be able to do whatever they want with it. For environmental impact purposes it would never be approved for an industrial anything, therefore the most that could happen is multi residential, residential or campground. I see no issues with that as long as a traffic impact assessment was done and the developer built proper roads and their own water system. This area has changed quite a lot in the past 10 years with new housing starts and increase in short term rentals, but all have managed to deal with it without government interference. Sometimes residents need to have patience to allow time for residents to develop their properties and clean them up so that all lots fit in to our vision.
- One of the main issues here that some residents think we need zoning, is that they have too much time on their hands and get into everyone's business. They snoop, trespass, report building infractions, gossip, etc. If all residents just minded their own business, zoning would not be needed."
- I believe a vocal minority is against all planning and regulation. Unfortunately their voices are the loudest and/or most influential.
- Does land use planning increase or decrease the value of residential properties?
- Generally Not in favour of zoning but open to a discussion.
- We have a large property behind our house at Schroeder Creek. We are hoping that whoever owns the property will not use it for commercial use, hotel, shopping mall, etc.
- Land use planning is only effective with strong response to violations. If there is insufficient resources to address violators then what is the point of land use planning.

## Shutty Bench

1 response received.

### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

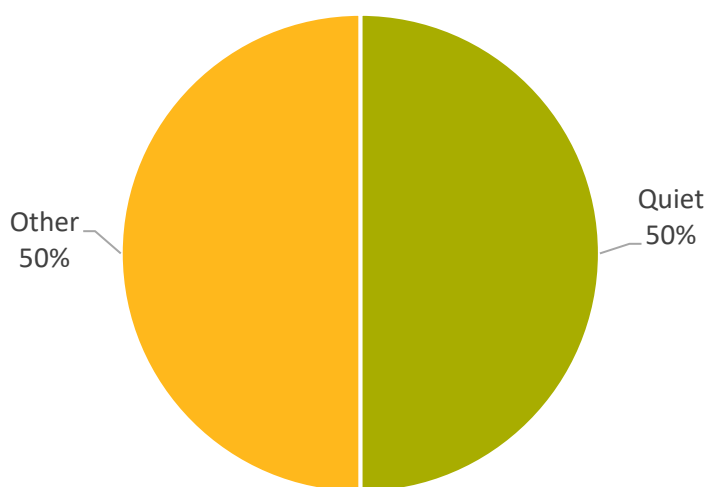
#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choices                | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 1     | 50% |
| Pedestrian friendly           | 0     | 0%  |
| Intact natural environment    | 0     | 0%  |
| Rural character (low density) | 0     | 0%  |
| Residential use only          | 0     | 0%  |
| Neighbourliness               | 0     | 0%  |
| Access to Kootenay Lake       | 0     | 0%  |
| Other                         | 1     | 50% |

Other:

- No zoning bylaws.



Would you like to tell us more?

- It's unnecessary to implement new zoning by laws as Area D is perfectly fine as it is without further unnecessary RDCK involvement.

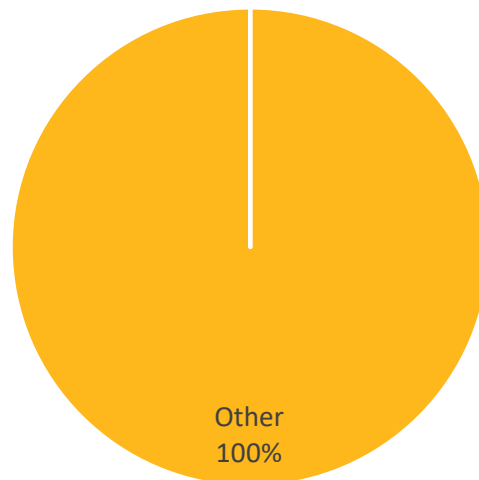
## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choices                       | TOTAL | %    |
|--------------------------------------|-------|------|
| Traffic                              | 0     | 0%   |
| Noise                                | 0     | 0%   |
| Unsightliness                        | 0     | 0%   |
| Increased density                    | 0     | 0%   |
| Tourist Accommodation                | 0     | 0%   |
| New Commercial Uses                  | 0     | 0%   |
| New Industrial Uses                  | 0     | 0%   |
| Water quality/quantity issues        | 0     | 0%   |
| Uncertainty of future land use       | 0     | 0%   |
| Negative impacts from Crown land use | 0     | 0%   |
| Other                                | 1     | 100% |

Other:

- Unnecessary by laws governing happy residents that enjoy peaceful lifestyle without zoning restrictions.



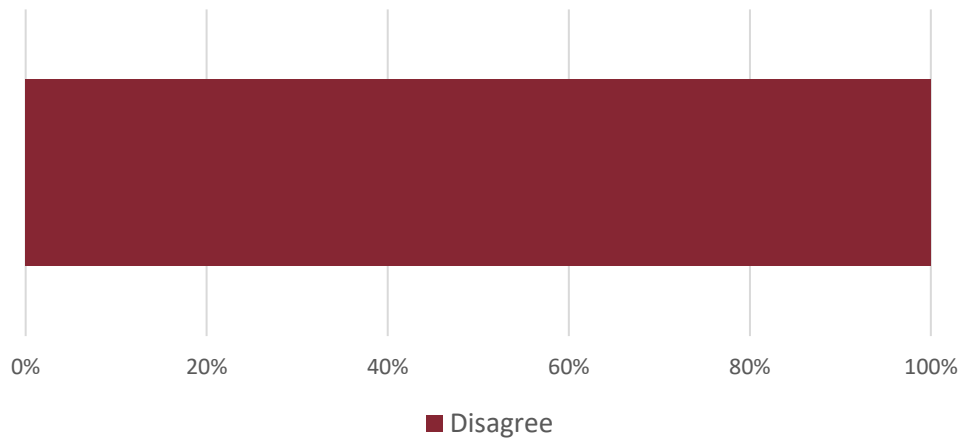
Would you like to tell us more?

- I purchased my un-zoned property deliberately because it was un-zoned. The definition of owning something freehold means that it is yours and you can do what you want with it so I feel that this un-zoning reflects that perfectly. I do not see any need to zone area D and add unnecessary by laws. If RDCK are dictating what happens on private property then the land should not be sold as private freehold property title with property taxes, rather leased.

### Question 3

Managing new development and growth effectively should be an important priority in your community:

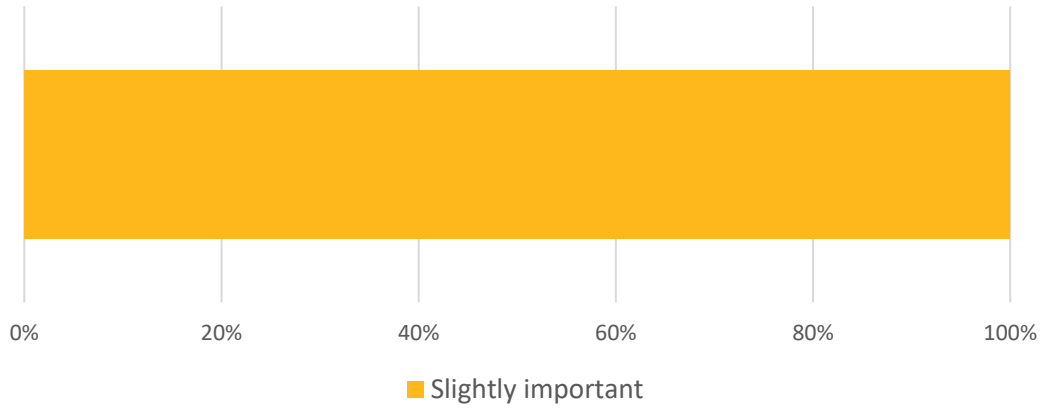
| Answer Choices    | 8 | TOTAL | %    |
|-------------------|---|-------|------|
| Strongly agree    |   | 0     | 0%   |
| Agree             |   | 0     | 0%   |
| Disagree          | 1 | 1     | 100% |
| Strongly disagree |   | 0     | 0%   |
| No opinion        |   | 0     | 0%   |



### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choices     | TOTAL | %    |
|--------------------|-------|------|
| Very Important     | 0     | 0%   |
| Important          | 0     | 0%   |
| Slightly important | 1     | 100% |
| Not important      | 0     | 0%   |
| No opinion         | 0     | 0%   |



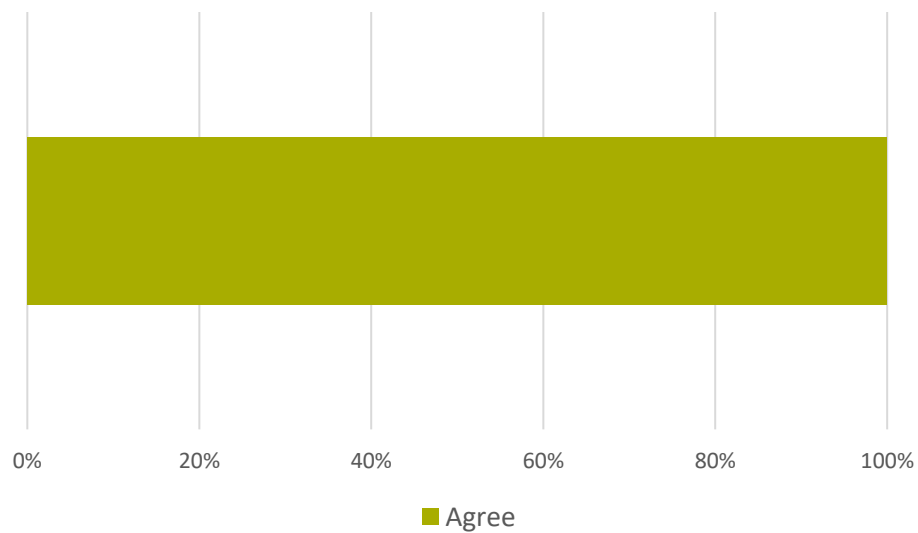
### Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

#### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

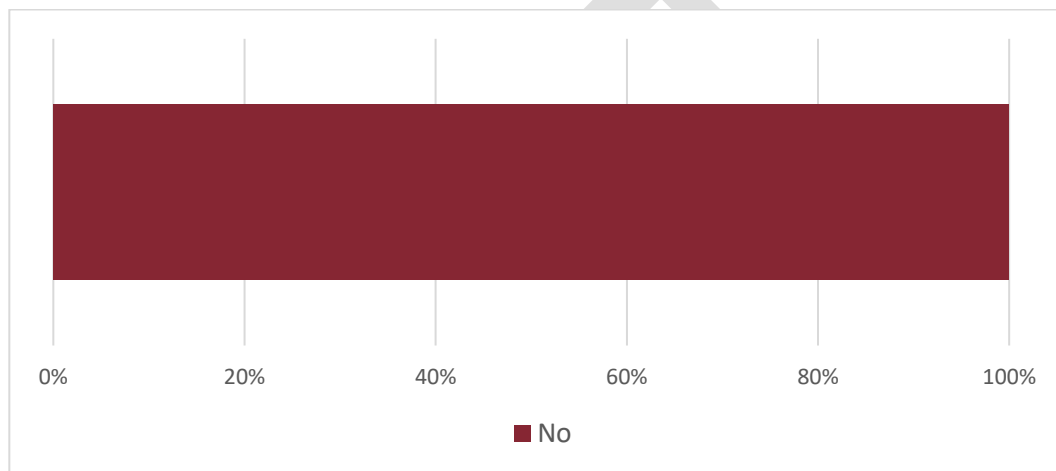
| Answer Choices    | 8 | TOTAL | %    |
|-------------------|---|-------|------|
| Strongly agree    |   | 0     | 0%   |
| Agree             | 1 | 1     | 100% |
| Disagree          |   | 0     | 0%   |
| Strongly disagree |   | 0     | 0%   |
| No opinion        |   | 0     | 0%   |



### Question 6

Do you support land use planning in Area D?

| Answer Choices                                              | TOTAL | %    |
|-------------------------------------------------------------|-------|------|
| Yes                                                         | 0     | 0%   |
| No                                                          | 1     | 100% |
| Maybe – I need to discuss with my neighbours                | 0     | 0%   |
| Maybe – I need to learn more                                | 0     | 0%   |
| Maybe – We need time as a community to explore this further | 0     | 0%   |
| Other                                                       | 0     | 0%   |



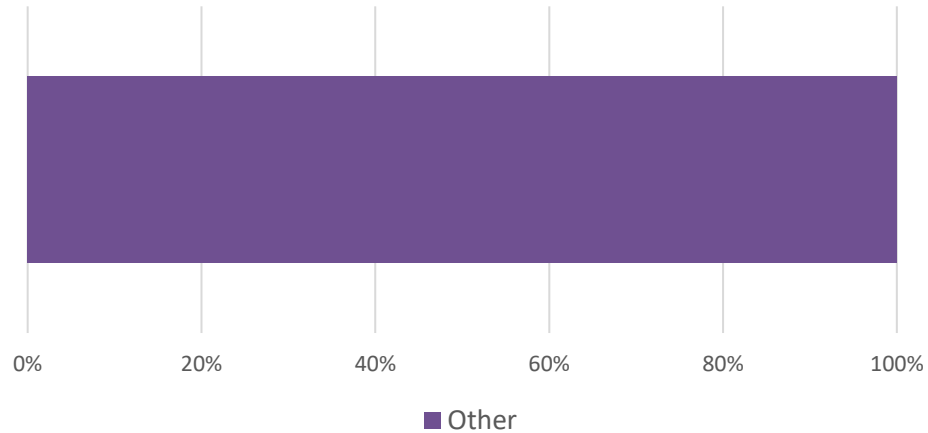
### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choices                                       | TOTAL | %    |
|------------------------------------------------------|-------|------|
| More education about what land use planning is       | 0     | 0%   |
| More engagement to hear from community members       | 0     | 0%   |
| Begin the land use planning process for my community | 0     | 0%   |
| No further action                                    | 0     | 0%   |
| Other                                                | 1     | 100% |

Other:

- Leave Area D as it is and cease and desist proposed “land use planning” activities



### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choices                 | Average Response     |
|--------------------------------|----------------------|
| RDCK Project website           | Somewhat effective   |
| Newspaper ads or inserts       | Not at all effective |
| Email list                     | Somewhat effective   |
| Posters displayed in community | Not at all effective |
| Social media posts             | Somewhat effective   |
| Direct mail                    | Highly effective     |

### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choices | TOTAL | %    |
|----------------|-------|------|
| Yes            | 0     | 0%   |
| No             | 1     | 100% |

### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choices | TOTAL | %    |
|----------------|-------|------|
| Yes            | 1     | 100% |
| No             | 0     | 0%   |

### Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- One of our Area D principles is to respect the peaceful enjoyment of our private property and “land use planning” goes against this priority.

## South Fork

0 responses received.

DRAFT

## Woodbury

13 responses received.

### Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below.

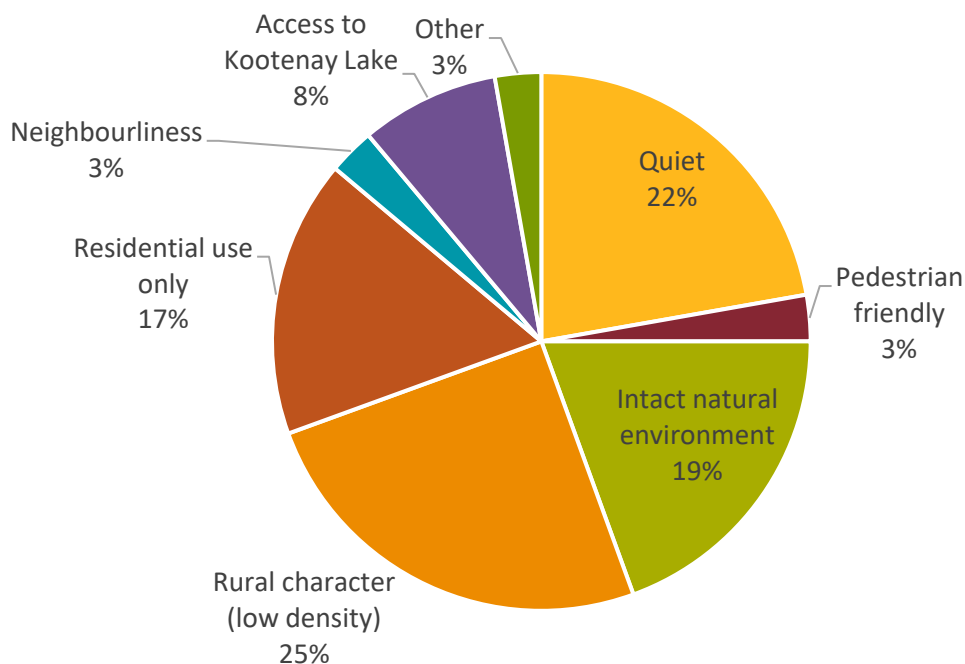
#### Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

| Answer Choice                 | TOTAL | %   |
|-------------------------------|-------|-----|
| Quiet                         | 8     | 22% |
| Pedestrian friendly           | 1     | 3%  |
| Intact natural environment    | 7     | 19% |
| Rural character (low density) | 9     | 25% |
| Residential use only          | 6     | 17% |
| Neighbourliness               | 1     | 3%  |
| Access to Kootenay Lake       | 3     | 8%  |
| Other                         | 1     | 3%  |

Other:

- Multi-faceted and strong cultural community



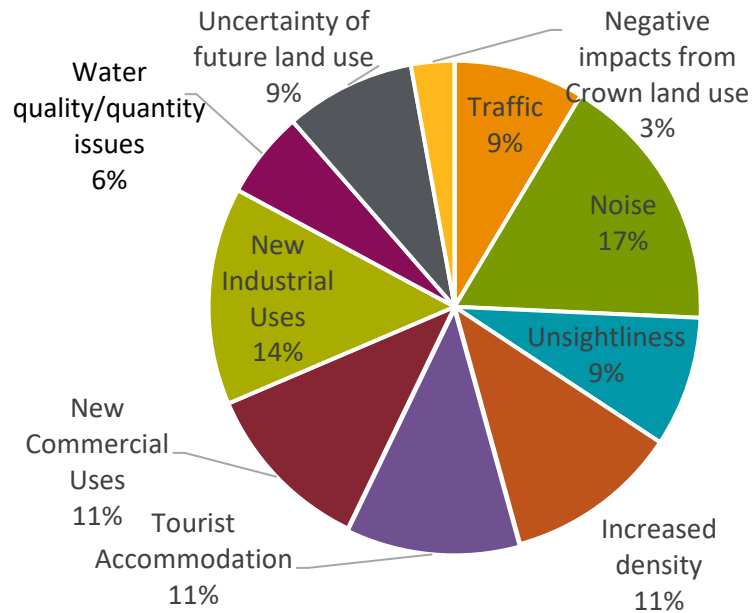
Would you like to tell us more?

- I do not want this area to be developed into a high density area. I would like to keep the charm of a small lake community with individual dwellings.
- I'm not sure if it's even possible to limit the number/size of Air BnB's in our community but it would sure be nice if we could. One in our neighbourhood has stopped operating and the reduction to traffic noise/speeding is very noticeable.
- I would like the community to remain a residential, rural environment with limited vehicular traffic. Commercial or high density residential developments should not be permitted.
- The heart of any community is its interconnectedness through recreation, shared love of the place, social interconnections through the arts, and working towards shared accomplishments for the community. This builds a tight-knit social fabric.
- We must recognize that Woodbury Village is nearly entirely older people and retirees, so the "set in our ways" and grumpiness that goes along with it should be checked before embarking on some rules that might not be wanted in the future or restrictive to subsequent generations and technologies.
- Change is inevitable over time but always we should be aware that we are the stewards of this land and make decisions about land use that respect the forest, the water and the air. These considerations should never be lost even as we also consider how to maintain the values that make this such a wonderful place to live.
- We moved here to be away from traffic, noise and density. We don't want this to community to be affected by commercial businesses that draw traffic, create noise, or change the residential feel of the neighborhood.
- The beach in Woodbury village is public and on crown land. Why is it gated/ locked and keys distributed to some locals only? Please explain.

## Question 2

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

| Answer Choice                        | TOTAL | %   |
|--------------------------------------|-------|-----|
| Traffic                              | 3     | 9%  |
| Noise                                | 6     | 17% |
| Unsightliness                        | 3     | 9%  |
| Increased density                    | 4     | 11% |
| Tourist Accommodation                | 4     | 11% |
| New Commercial Uses                  | 4     | 11% |
| New Industrial Uses                  | 5     | 14% |
| Water quality/quantity issues        | 2     | 6%  |
| Uncertainty of future land use       | 3     | 9%  |
| Negative impacts from Crown land use | 1     | 3%  |
| Other                                | 0     | 0%  |



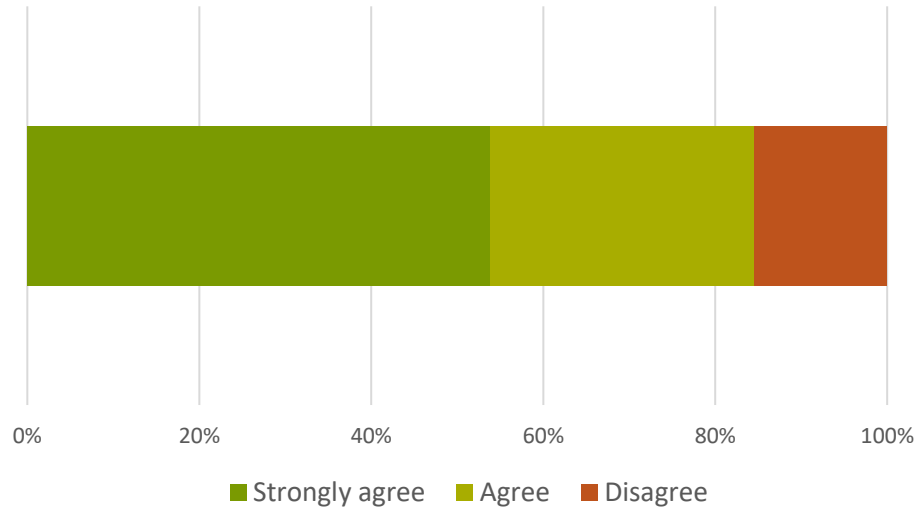
Would you like to tell us more?

- Commercial and industrial land use would ruin the rural waterfront environment we currently enjoy. The area has a special character that would be destroyed by any commercial enterprise.
- Woodbury Village is by and large developed to the full extent already, except for the part of the upper land parcel (Woodbury Ridge) which has its own private, gravel road and is removed and separate from the Village and the paved Woodbury Village Road. It seems that some of the old people in the Village want to control things that do not affect them or, out of ignorance, are scared and want to impose restrictions on others.
- Though we don't really know the changes that may come in the future, I would like to see land use regulation discussed, decided upon and implemented.
- We do not want scrap car yards, towing companies, recycling facilities, auto repair shops, wood mills, firewood processing businesses or other similar businesses setting up here that draw traffic congestion and create noise and change the residential feel of this neighborhood.
- Lots in Woodbury village have legal restrictions on property titles such as no trailers, non painted metal roofs which devalue our expensive homes. Why allowed?

### Question 3

Managing new development and growth effectively should be an important priority in your community:

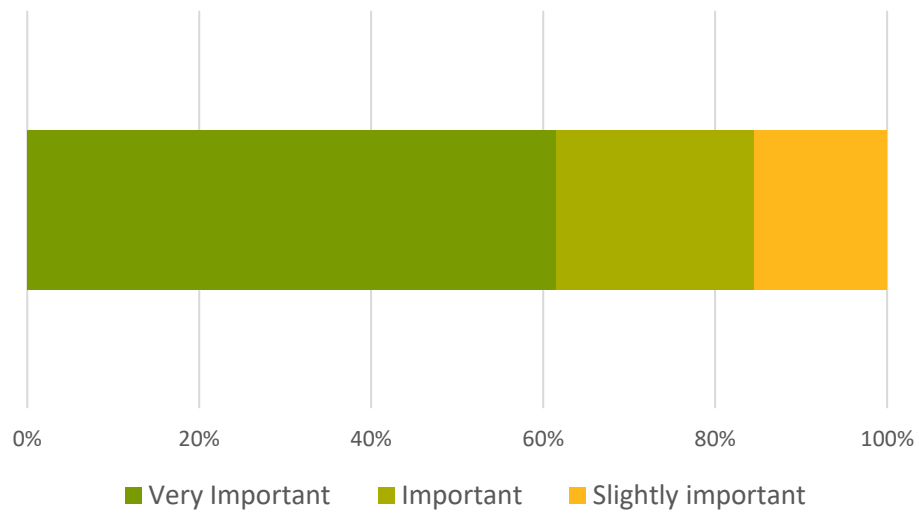
| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 7     | 54% |
| Agree             | 4     | 31% |
| Disagree          | 2     | 15% |
| Strongly disagree | 0     | 0%  |
| No opinion        | 0     | 0%  |



#### Question 4

How important is the need to control the types of land use and location of new development in your community?

| Answer Choice      | TOTAL | %   |
|--------------------|-------|-----|
| Very Important     | 8     | 62% |
| Important          | 3     | 23% |
| Slightly important | 2     | 15% |
| Not important      | 0     | 0%  |
| No opinion         | 0     | 0%  |



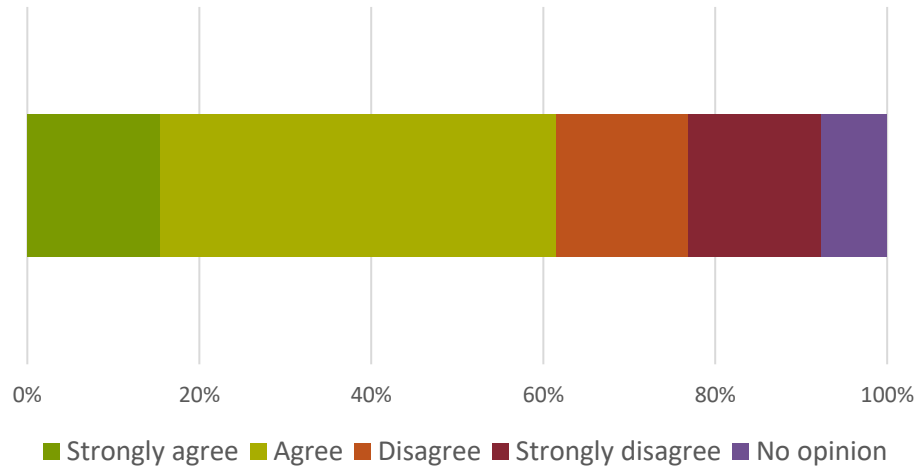
## Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

### Question 5

Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

| Answer Choice     | TOTAL | %   |
|-------------------|-------|-----|
| Strongly agree    | 2     | 15% |
| Agree             | 6     | 46% |
| Disagree          | 2     | 15% |
| Strongly disagree | 2     | 15% |
| No opinion        | 1     | 8%  |



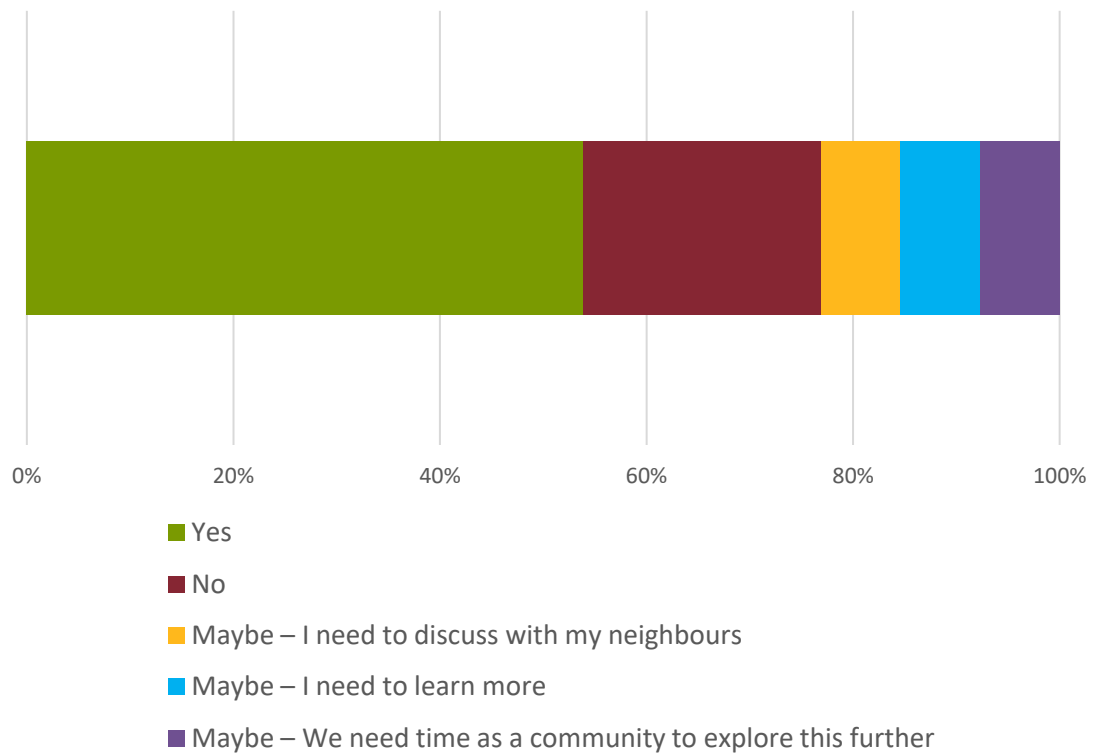
Is there anything you want to learn more about with respect to land use planning?

- Future plans/considerations
- Intended plans for rezoning other than for low density residential use
- How to effectively implement land use plans.
- You have good information on the website
- Lots of elderly residents here want to zone based on self interest. They themselves have moved in and now want to shut others out and limit growth. How can we decide what is needed for future locals and what right do we have to decide for our future generations.
- The Woodbury CAC has no role in land use planning. They are an advisory committee for the water system only.
- What the process is to implement land use zoning.

### Question 6

Do you support land use planning in Area D?

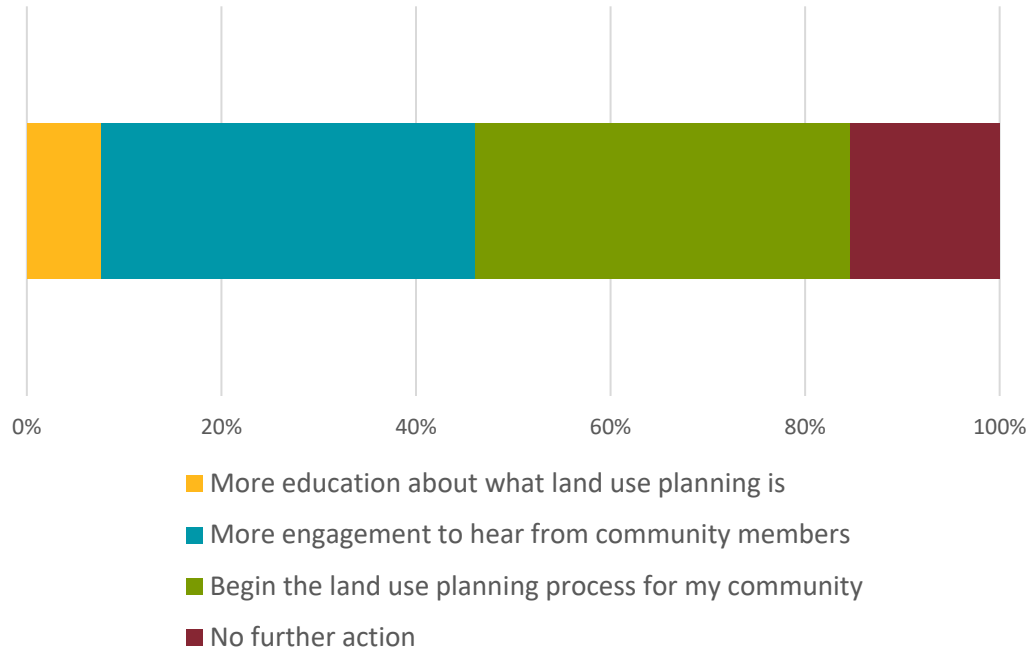
| Answer Choice                                               | TOTAL | %   |
|-------------------------------------------------------------|-------|-----|
| Yes                                                         | 7     | 54% |
| No                                                          | 3     | 23% |
| Maybe – I need to discuss with my neighbours                | 1     | 8%  |
| Maybe – I need to learn more                                | 1     | 8%  |
| Maybe – We need time as a community to explore this further | 1     | 8%  |
| Other                                                       | 0     | 0%  |



### Question 7

What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

| Answer Choice                                        | TOTAL | %   |
|------------------------------------------------------|-------|-----|
| More education about what land use planning is       | 1     | 8%  |
| More engagement to hear from community members       | 5     | 38% |
| Begin the land use planning process for my community | 5     | 38% |
| No further action                                    | 2     | 15% |
| Other                                                | 0     | 0%  |



#### Question 8

What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

| Answer Choice                  | Average Response     |
|--------------------------------|----------------------|
| RDCK Project website           | Not very effective   |
| Newspaper ads or inserts       | Not at all effective |
| Email list                     | Highly effective     |
| Posters displayed in community | Not very effective   |
| Social media posts             | Not very effective   |
| Direct mail                    | Somewhat effective   |

#### Question 10

Did you attend the Community Conversations held in March and April 2021?

| Answer Choice | TOTAL | %   |
|---------------|-------|-----|
| Yes           | 5     | 38% |
| No            | 8     | 62% |

#### Question 11

Did you attend any of the pop-ups and open houses in July and August 2026?

| Answer Choice | TOTAL | %   |
|---------------|-------|-----|
| Yes           | 7     | 54% |
| No            | 6     | 46% |

## Question 12

Is there anything else you would like to tell us about land use planning in Area D?

- I do not want any large industrial or high density residential buildings built in this area. I would like to keep the charm of a small lake community where it is quiet and maintains its' natural beauty
- I would suggest that the pop-ups and open houses be held either spring or fall. The reason I'm not attending the Woodbury Village pop-up is that it is at 1:00 in the afternoon, on pavement, on a 30 plus degree day.
- People have properties in Woodbury to be amongst nature and away from traffic and noise. Land use planning that affects these benefits to the property not only diminish the reason behind owning those properties, but also affect the community and neighbourliness as a whole. Land use planning should be discouraged in the area, and will have a negative impact on tourism.
- Many people have moved to the Kootenays in the last ten years. I think it's time to have more structure to our planning to handle the increased population pressure on the environment and our small communities.
- Cannot help but sense this is a bit of a political "I'm doing something for you" exercise which is pushed by the elected rep to maintain popularity among her favorite voters.
- Noise is our biggest concern, which drives our interest in controlling density, commercial/industrial development, or the kinds of resort development that tends to noisy parties, such as campgrounds. We have no issue with resort-type developments such as Mountain Trek or Sentinel that are quiet. Another thing we'd want to protect against is smell, such as cannabis processing industry. Thank you for asking!
- Thank you...please start the process..
- We would support land use planning for Woodbury. Putting restrictions on new commercial businesses. Allowing home based low impact businesses such as: Air B & B, Bed and Breakfast, rental suite, low density residential for new developments.
- Share that Ainsworth regretted their zoning decision. CAC needs to stick to their role, they have ruined the community.

## Appendix 2: Phase 1 Engagement Materials

The following materials were used in Phase 1 engagement activities and are attached:

- Brochure
- Planning 101 Circular
- Open House Posters
- Community Survey

DRAFT

## We Need to Hear From You

Your input matters! The more community members we hear from the more successful this project will be.

## Take Our Community Survey

Tell us about your community and what you want its future to look like.



## Join Our Project E-Mail List

Sign up to stay in the loop and have updates sent straight to you.



Scan the QR codes or visit:

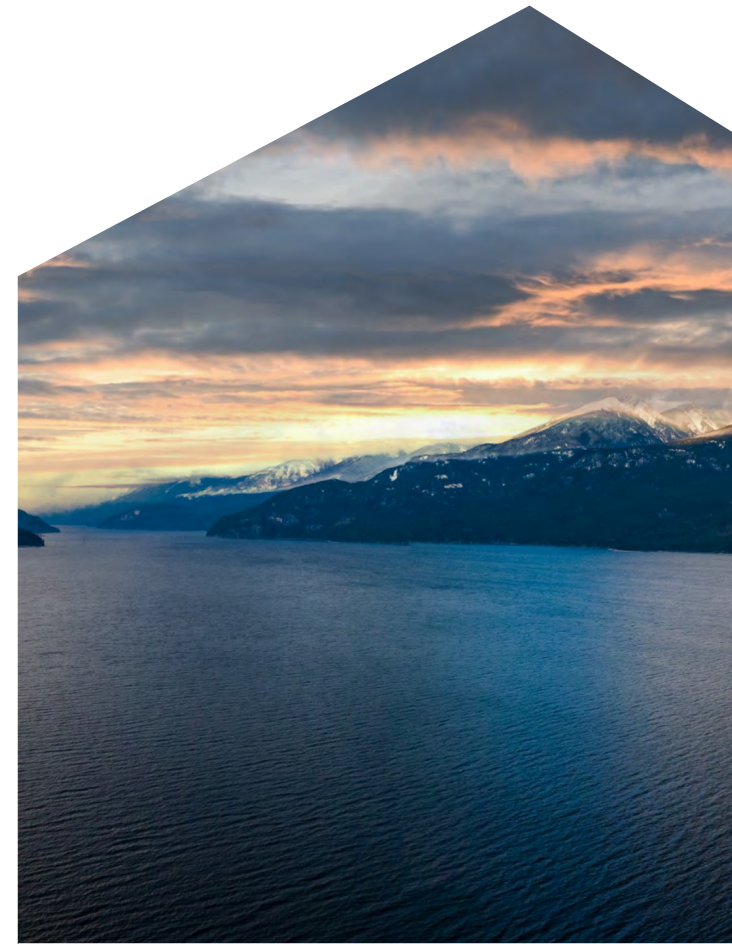
**[engage.rdck.ca/projects/  
area-d-planning/](https://engage.rdck.ca/projects/area-d-planning/)**



**[engage.rdck.ca](https://engage.rdck.ca)**

Phone: 250.352.1536 | Email: [plandept@rdck.ca](mailto:plandept@rdck.ca)  
Toll Free: 1.800.268.7325 (BC)

# Area D Community Planning



**[engage.rdck.ca](https://engage.rdck.ca)**

## What's Happening?

RDCK's Planning Department is launching the Area D Community Planning project and wants to hear from residents about the future of their communities.

The goal of this project is to create new opportunities for community land use discussions between the RDCK and Area D Community members - to learn about different planning tools and to listen to communities about their needs regarding land use.

With community direction, the RDCK planning department can work towards updating Area D's Land Use Bylaw focusing on updating and expanding planning tools such as zoning to additional communities that want them.

## Why Are We Doing This?

The process and adoption of Area D's current land use bylaw in 2009 and zoning in Ainsworth in 2016 were the last time communities have had a say about land use planning for their area.

Area D has changed over the last decade. Communities are experiencing new development pressures, housing challenges, environmental concerns, water resources issues, and changing expectations about how land should be used.

With communities expressing increasing pressures, this is a good time to ask if land use planning is a tool communities would like or not.

## Process

It is essential that this project is a community-driven process. To facilitate this, the project has been split into 3 phases.

### Phase 1: Listening & Learning

*Summer—Fall 2026*

We are currently at Phase 1.

Phase 1 is intended to check back in with Area D communities and build off work completed in 2021.

As time has passed and community priorities and concerns may have shifted, this phase will:

- Refresh planning knowledge
- Get communities engaged
- Understand community needs
- Determine communities (if any) that have a desire for planning tools

### Phase 2: Drafting

*Winter—Spring 2027*

What should planning look like?

Phase 2 will work with interested communities on the drafting of new planning tools where desired.

### Phase 3: Refining

*Summer—Fall 2027*

Are we getting this right?

Phase 3 will bring draft planning regulations back to Phase 2 communities for their feedback.

## Find Out More

The project engage webpage is home for all the information you need.

- Find more information on the project & Area D
- Learn about community planning—what exists now and what tools are available
- Stay in the loop for the latest on the project and community events



[engage.rdck.ca/projects/area-d-planning/](https://engage.rdck.ca/projects/area-d-planning/)

## Have Questions?

### Contact Us:

Dana Hawkins, Planner

Telephone: 250-352-8153

Email: [dhawkins@rdck.bc.ca](mailto:dhawkins@rdck.bc.ca)

Visit: 202 Lakeside Drive, Nelson, BC



# Area D Community Planning

## LAND USE PLANNING 101: THE COMMUNITY PLANNING TOOLKIT

### Official Community Plan

**A plan describing the long term vision of a community through objectives and policies.**

An Official Community Plan (OCP) is a statement of the objectives and policies of the local government respecting land use in the area covered by the OCP.

OCPs include policies on:

- Housing
- Commercial, industrial, institutional, agricultural, recreational & public utility land uses
- Natural environment
- Sand & gravel resources
- Hazards
- Infrastructure such as road, sewer & water systems
- Public facilities including schools & parks
- Greenhouse gas emissions

The making of an OCP is a collaborative process with extensive consultation with the public, local business owners, community associations, nonprofits, First Nations, school districts, and other government agencies.

The purpose of an OCP is to guide future land use decisions by local and provincial governments for the next 10 to 20 years. The strength of an OCP is that all bylaws adopted after the OCP must be aligned with its policies. OCPs themselves only regulate land use with Development Permit Areas.

### Zoning Bylaw

**A regulatory bylaw to govern growth and land use activities.**

Zoning implements the land use planning visions expressed in an OCP. Zoning bylaws regulate how land, buildings and other structures may be used. Zoning bylaws may divide the whole or part of an area into zones, name each zone and establish the boundaries of those zones.

The following may be regulated within a zone:

- Use and density of land, buildings and other structures
- Siting, size and dimensions of buildings and other structures and permitted uses
- Location of uses on the land and within buildings and other structures
- Shape, dimensions and area of all parcels of land created by subdivision

## TOOLS THAT APPLY IF THERE IS AN OCP/ ZONING BYLAW

### Development Permits

**A permit for locations that need special treatment for certain purposes.**

Development permit areas identify locations that need special treatment for certain purposes such as:

- Protection of the natural environment
- Protection of development from hazards
- Protection of farming
- Form and character of development
- Achieving climate action goals for energy conservation, water conservation and the reduction of greenhouse gas emissions

Local governments may designate a development permit area for any of the purposes above in an OCP by describing the special conditions or objectives that justify the designation and specifying guidelines for how proposed development in that area can address the special conditions or objectives.

### Temporary Use Permits

**A permit for short term land uses that don't comply with land use regulations.**

Temporary Use Permits (TUP's) may be issued to allow a use of land, on a temporary basis, not otherwise permitted in the Zoning Bylaw. TUP's are intended to provide flexibility to achieve short-term economic and social goals. TUP's may be issued for a period up to 3 years and may be renewed once. The local government can include conditions for environmental protection, post-development site restoration, noise abatement, duration of operation hours and season, duration of permitted use, traffic management, parking, performance security, and buffers and screens to reduce potential land use impacts.

## TOOLS THAT APPLY REGARDLESS OF AN OCP/ZONING BYLAW

### Floodplain Management Bylaw

**A regulatory bylaw for building in a floodplain or non standard flood and erosion area.**

The purpose of the bylaw is to reduce or prevent injury, human trauma and loss of life, and to minimize property damage during flood events.

The bylaw designates the floodplain with mapping and delineation of natural hazards and regulates setbacks from watercourses and flood construction levels for building. It also identifies areas where further qualified professional reporting is needed.

### Subdivision Bylaw

**A regulatory bylaw for the requirements of subdivision.**

The bylaw sets the standards and specifications for works and services such as access, water supply, and sewage when subdividing.

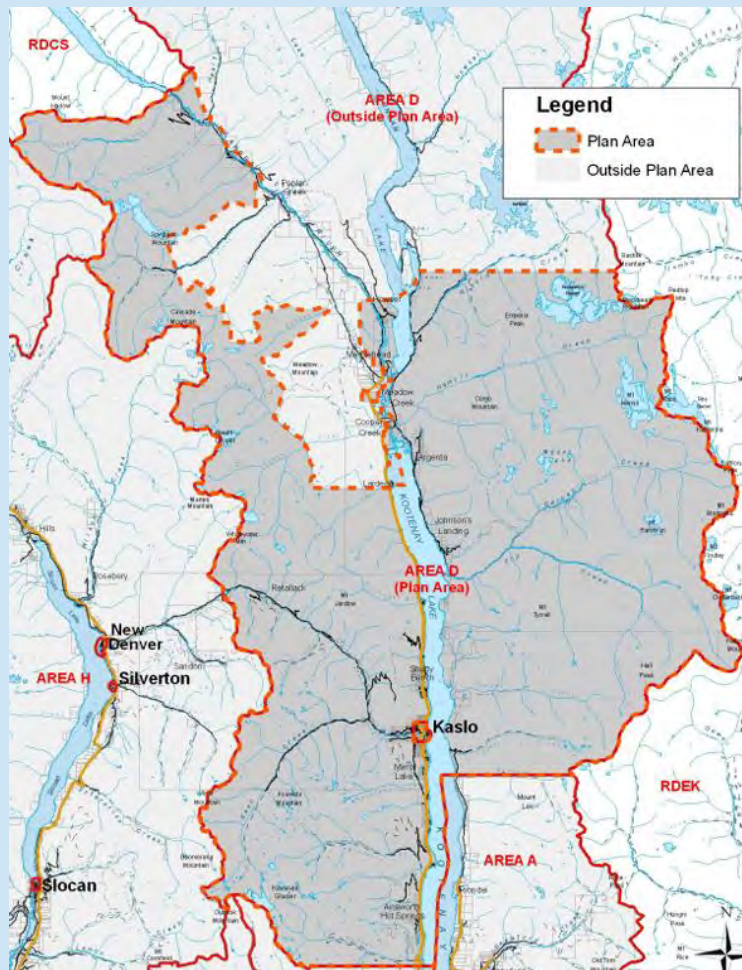
## Agricultural Land Reserve

### Provincial regulation to protect farming.

ALR lands are governed by the Agricultural Land Commission (ALC) to preserve agricultural land and encourage farming in BC. ALC Legislation regulates land use, subdivision and deposit/removal of soil in the ALR. These regulations can be on their own or in addition to local government regulations like zoning.

## WHAT BYLAWS ARE CURRENTLY IN MY AREA?

Electoral Area 'D' Land Use Bylaw No. 2435, 2016 contains an Official Community Plan (OCP) and Zoning Bylaw for Area D. The OCP covers the southern portion of Area D (grey area). Only the townsite of Ainsworth has zoning. The Subdivision Bylaw and Floodplain Management Bylaw apply everywhere.



Help Shape the Future of Area D

Take the Survey | Attend an Event | Subscribe for Updates

<https://engage.rdck.ca/projects/area-d-planning/>

# Area D Community Planning

## Welcome.

The goal of this project is to create new opportunities for community land use discussions between the RDCK and Area D Community members - to learn about different planning tools and to listen to communities about their needs regarding land use.

With community direction, the RDCK planning department can work towards updating the Area D Comprehensive Land Use Bylaw focusing on updating and expanding planning tools such as zoning to any additional communities that want them.

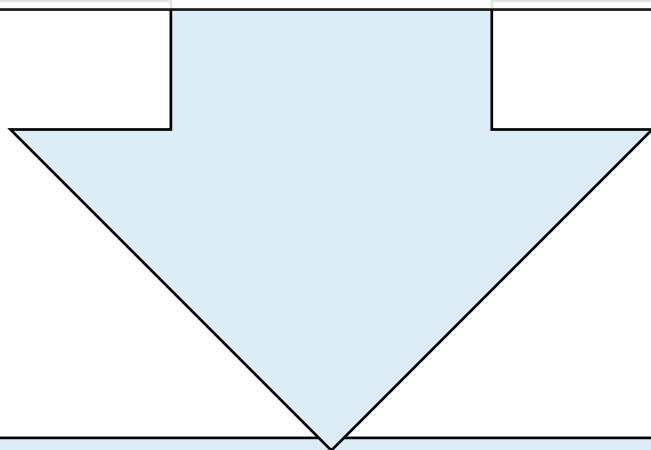
The purpose of this Open House is to:

- Start a dialogue with communities
- Increase understanding about what planning is
- Learn about community needs
- Determine communities (if any) that have a desire for planning tools



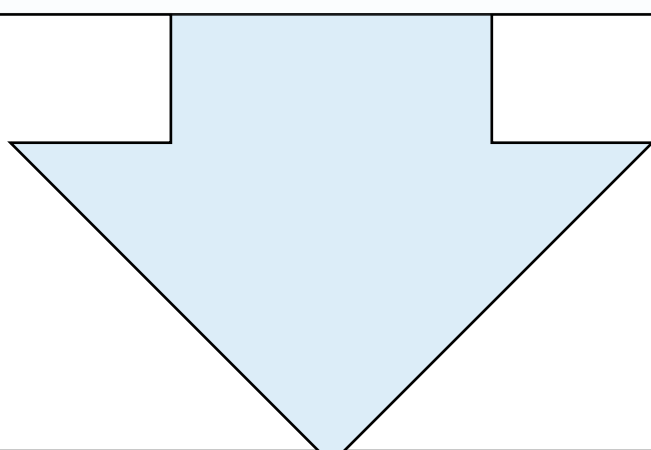
Phase 1: Listening & Learning  
Summer – Fall 2026

What is planning? What problems could planning solve?  
Where should planning happen?



Phase 2: Drafting  
Winter - Spring 2027

What should planning look like?  
Drafting of new planning tools where desired.



Phase 3: Refining  
Summer - Fall 2027

Are we getting this right?



*Help Shape the Future of Area D*

# Official Community Plan or OCP

## A plan describing the long-term vision of a community.

An Official Community Plan (OCP) is a statement of the objectives and policies of the local government respecting land use in the area covered by the OCP.

OCPs include policies on:

- ✓ Housing
- ✓ Commercial, industrial, institutional, agricultural, recreational & public utility land uses
- ✓ Natural environment
- ✓ Hazards
- ✓ Infrastructure such as road, sewer & water systems
- ✓ Public facilities including schools & parks
- ✓ Greenhouse gas emissions
- ✓ Sand & gravel deposits

The purpose of an OCP is to guide future land use decisions by local and provincial governments for the next 10 to 20 years. The strength of an OCP is that all bylaws adopted after the OCP must be aligned with its policies. OCPs themselves only regulate land use with Development Permit Areas.



*Help Shape the Future of Area D*

# Development Permit Areas or DPAs

## A permit for locations that need special treatment.

Development Permit Areas (DPAs) identify locations that need special treatment for certain purposes such as:



Protection of the natural environment



Protection of development from hazards



Protection of farming



Form and character of development



Achieving climate action goals for energy conservation, water conservation and the reduction of greenhouse gas emissions

Local governments may designate a Development Permit Area for any of the purposes above in an Official Community Plan and create guidelines for how proposed development in that area can address the special conditions.



*Help Shape the Future of Area D*

# Zoning Bylaw

## A bylaw regulating growth and land use activities.

Zoning implements the land use planning visions expressed in an Official Community Plan. Zoning Bylaws regulate how land, buildings and other structures may be used by dividing the whole or part of an area into zones and creating regulations for each zone.

RDCK zones include residential, agricultural, commercial, industrial, and recreational areas. If no zoning was in place any use could go anywhere.

The following may be regulated within a zone:

- ✓ Use and density of land, buildings, and other structures

*This not this, here not there e.g. a hotel in a designated commercial zone or how many dwelling units a residential property can have.*

- ✓ Siting, size, and dimensions of buildings and other structures and permitted uses

*Where can I put it? How big? How tall? e.g. a maximum height and footprint for a garage to match the character of a neighbourhood.*

- ✓ Shape, dimensions and area of all parcels of land created by subdivision

*Create the pattern of parcels on the land e.g. allowing small lots where there are community services and large lots where there is agriculture.*



*Help Shape the Future of Area D*

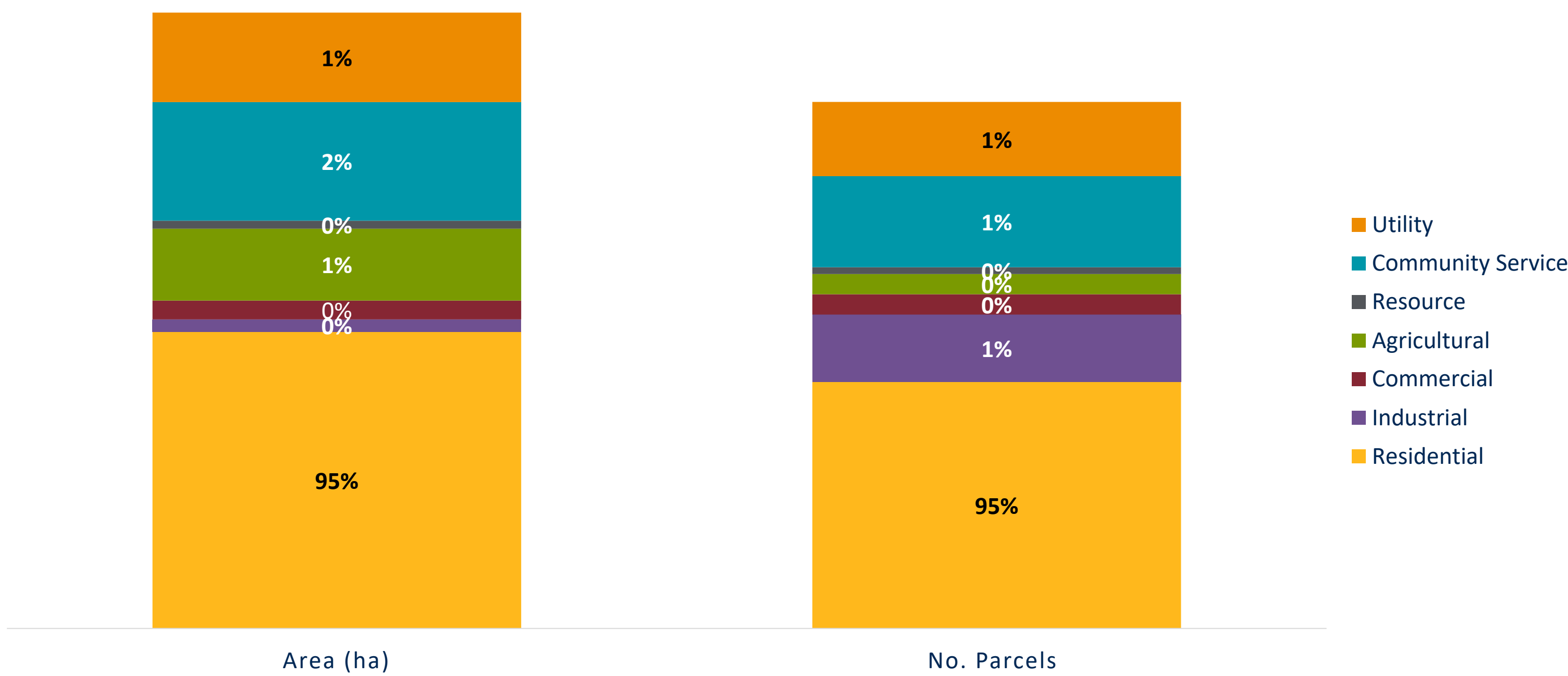
# Land Use & Growth

## Community Context:

### What Do We Know About Land Use in Area D?

- Area D is RDCK’s largest electoral area with a total land area of 5,781.11 km<sup>2</sup>.
- There are 2,143 privately owned parcels in Area D - a total of 6,864 ha or 1% of the land base.
- Of these lands the vast majority (95%) is classified as residential lands.

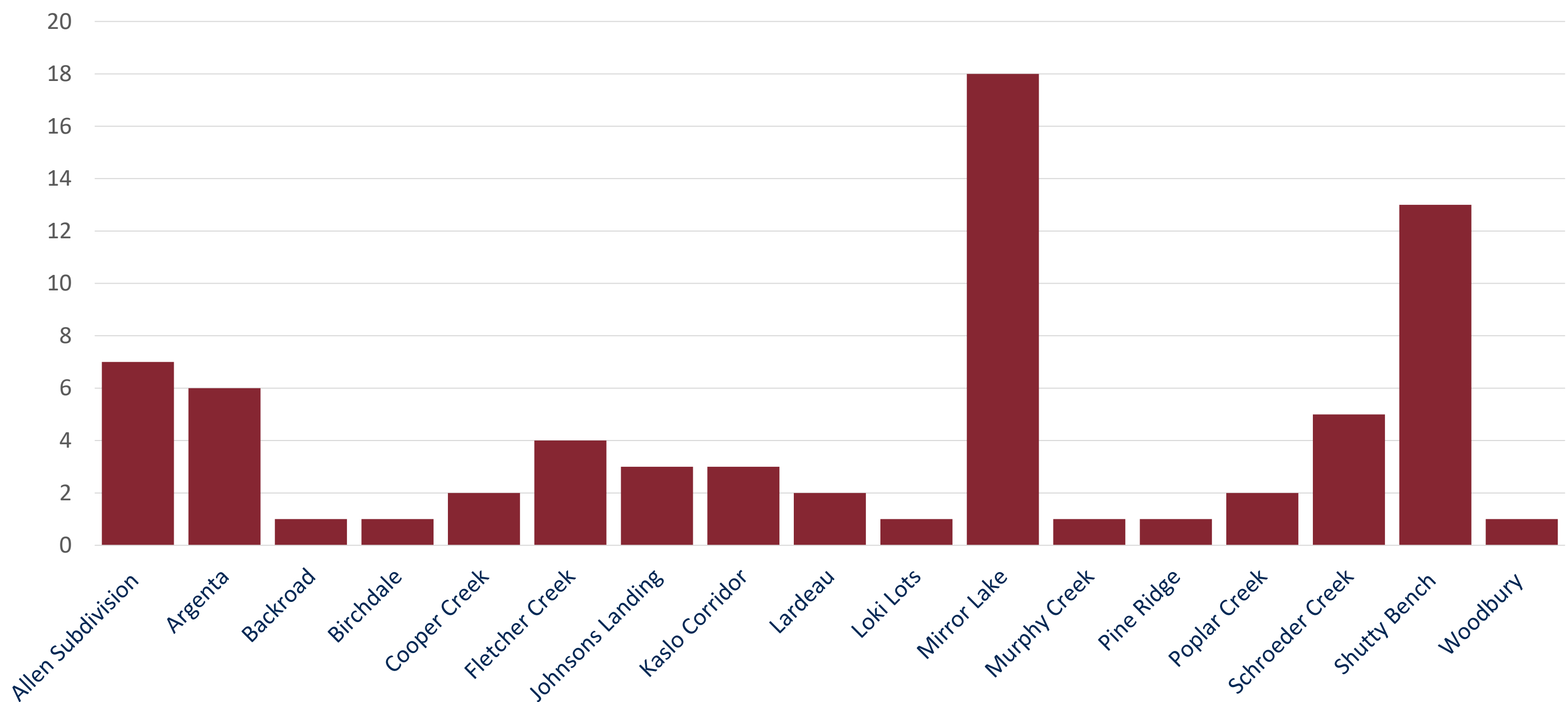
Land Use in Area D



### Where is Growth Happening in Area D?

- In the past decade subdivisions have created 46 new lots – with most lots located in Meadow Creek (16), Allen Subdivision (7) & Woodbury (6).
- From 2018-2025: 71 new residential dwelling units were built.
- In the same timeframe 7 building permits were issued for new commercial or industrial buildings – 3 in Kaslo Corridor, 3 in Poplar Creek and 1 in Woodbury.

New Residential Units by Community, 2018-2015



## In the Planning Toolkit:

Zoning is the most impactful tool for managing growth in alignment with community values. Zoning works by dividing a community into different zones with different uses. RDCK zones include residential, agricultural, commercial, industrial, and recreational areas just to name a few.

Zoning can:



- Separate incompatible uses
- Zone dense and intensive uses away from natural hazards, important ecosystems, and farmland
- Zone uses together to create complete communities with housing, schools, shops and services nearby

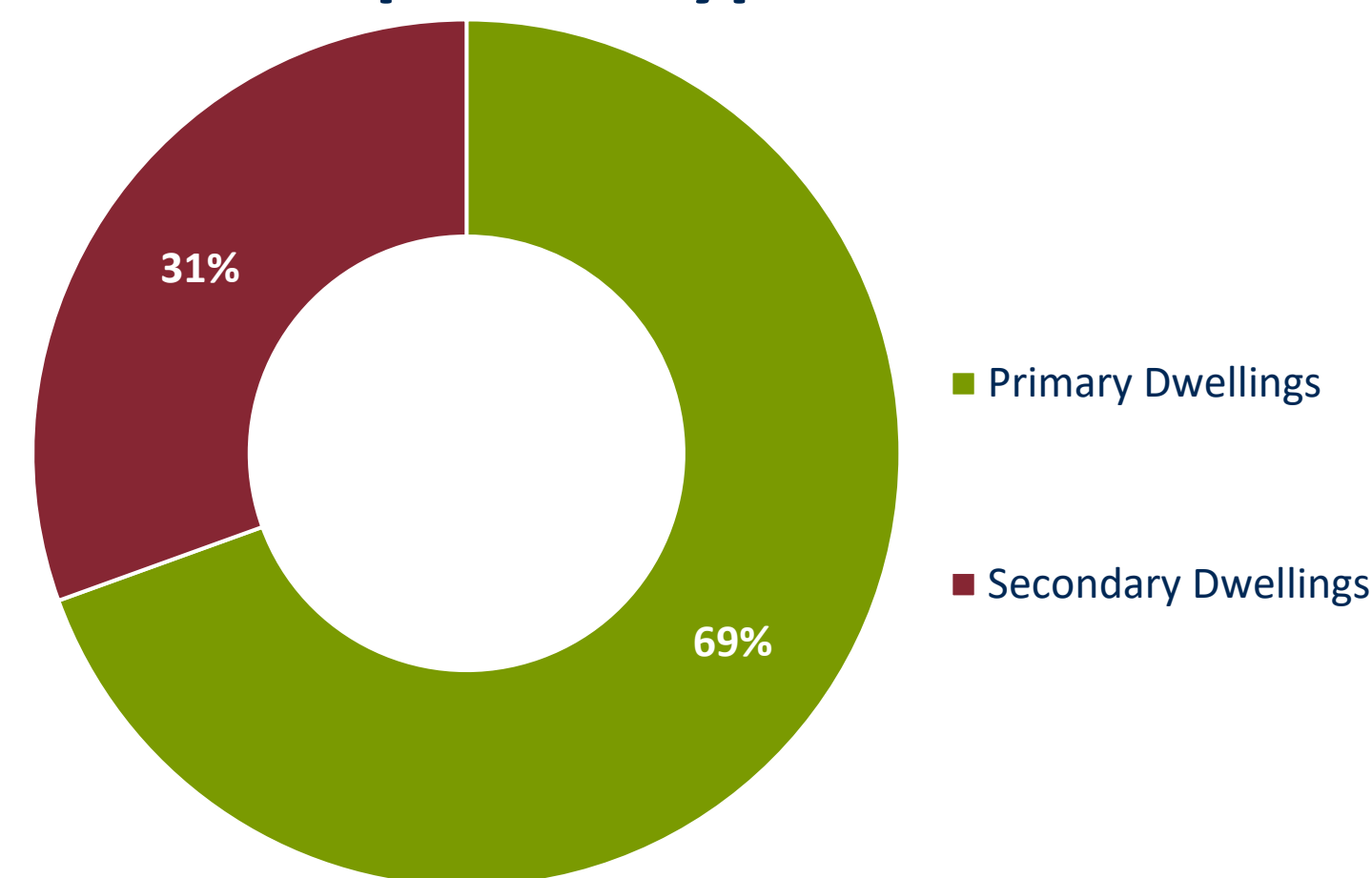
# Housing

## Community Context:

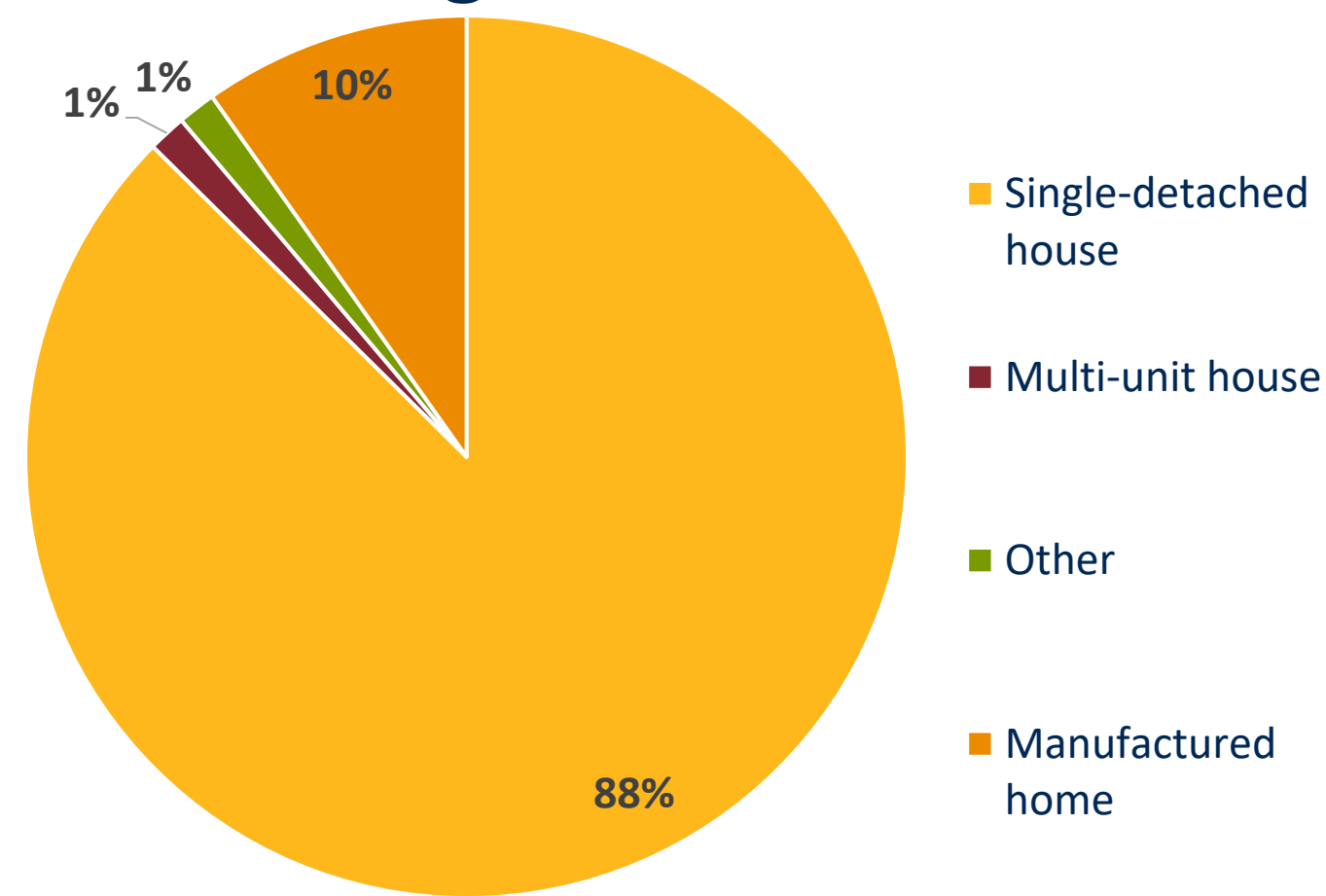
### What Do We Know About Housing in Area D?

- There are 1,029 private dwellings in Area D

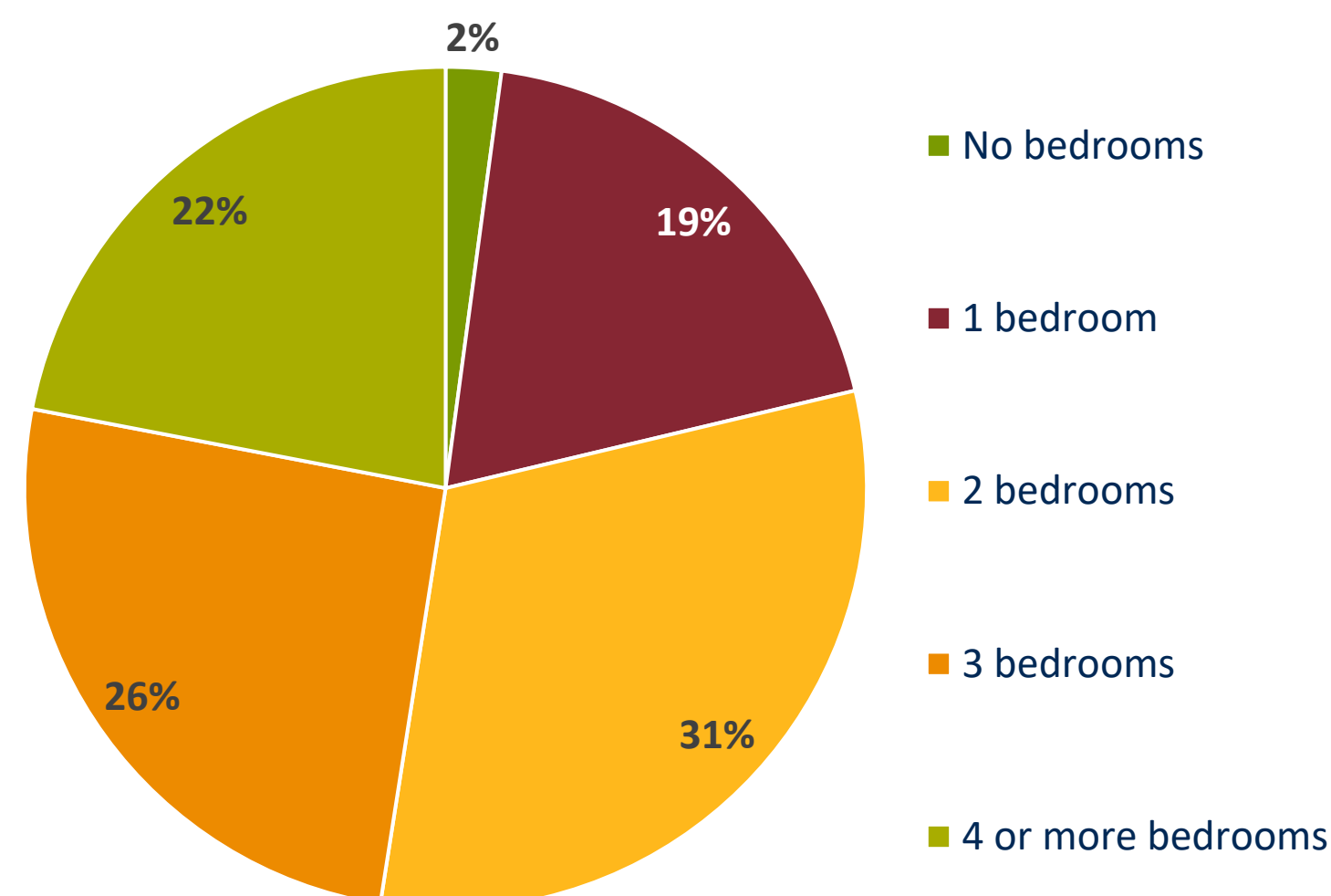
#### Occupation Type



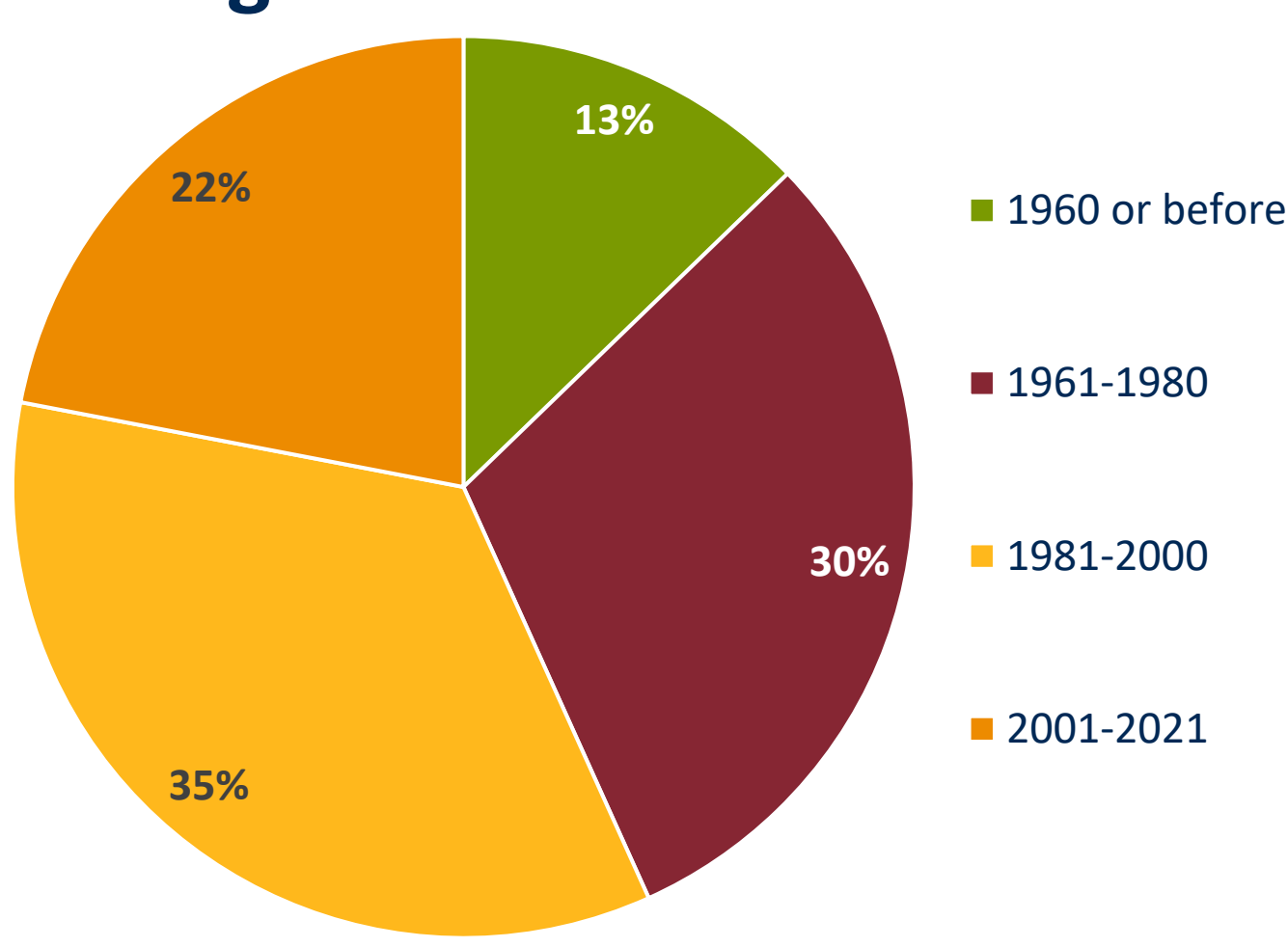
#### Housing Form



#### Number of Bedrooms



#### Age of Construction



### Who is Housing For?

- The total population of Area D is 1,462 people (2021), which is a +9% change from 2016.
- The majority of the population are older adults aged 55-74.
- The average household size is 2.0 people.
- The majority of households are owned (83%) versus rented (17%).
- 29% of tenants and 12% of home owners are spending over 30% of their income on housing (the threshold for affordability).
- 29% of tenants and 16% of home owners are in core housing need (housing that is not adequate, suitable or affordable).

### Planning for Future Needs in Area D. In the next 20 years:

- The population is estimated to increase 33% from 1,462 people (2021) to 1,795 people (2041).
- The population of adults aged 25+ will grow with those over 85+ being the largest age range of growth. Young adults and children (0-24) are expected to shrink.
- An increase of 225 households is predicted (from 715 in 2021 to 940 in 2041).
- Anticipated housing demand is an increase of 397 dwelling units (2024-2044).

## In the Planning Toolkit:

Zoning can help ensure the types of housing needed are built in the right spot:



- Zoning enough land for residential use to meet future needs
- Co-locating residential lands with daily needs like shopping, schools, places of work, and transit
- Ensuring diversity of housing forms to meet communities' current and future needs e.g. rentals, senior's housing, space for families
- Aligning long-term water and servicing requirements with housing needs for future sustainability

# Employment Lands

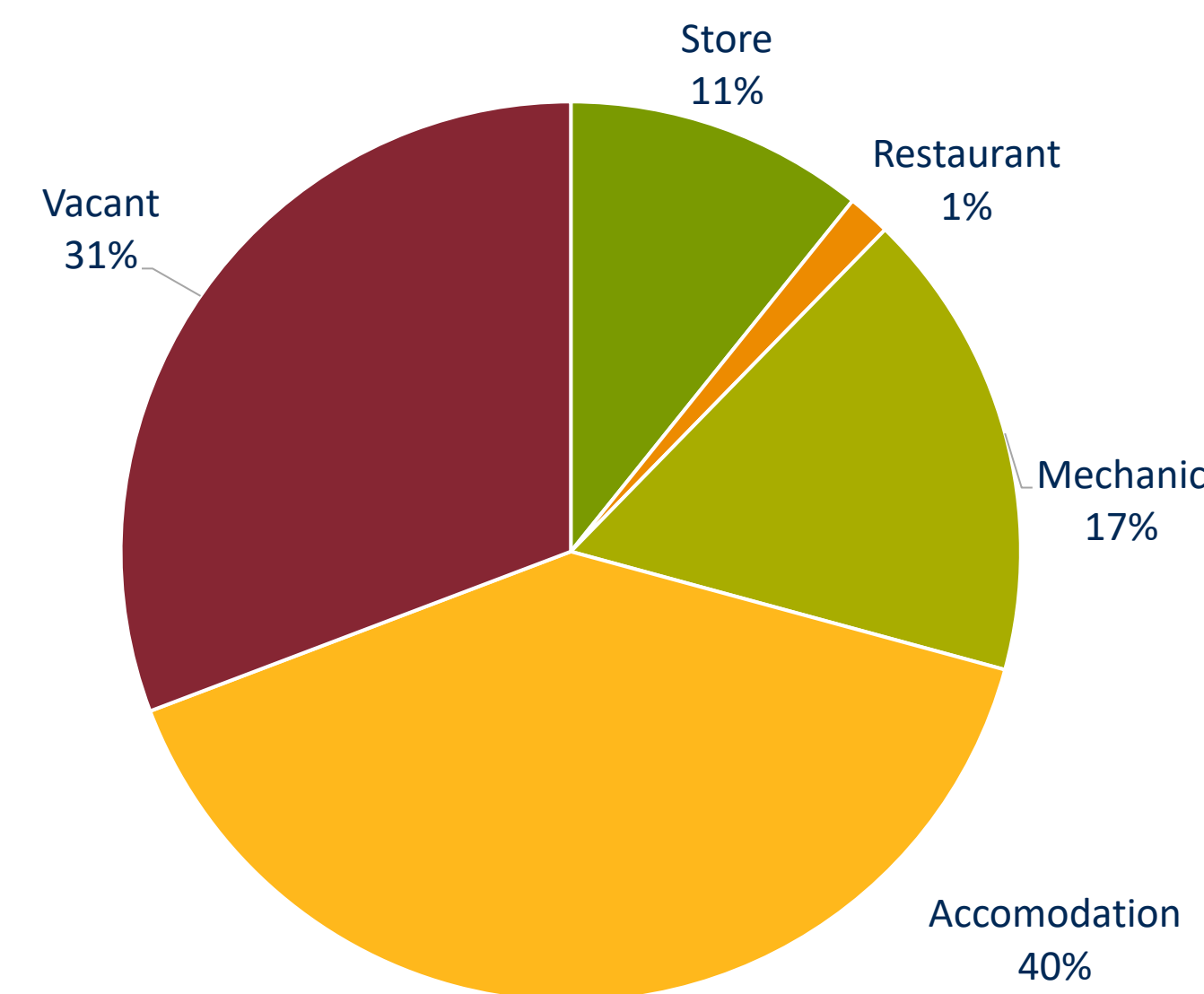
## Community Context:

### *What Do We Know About Employment and Income in Area D?*

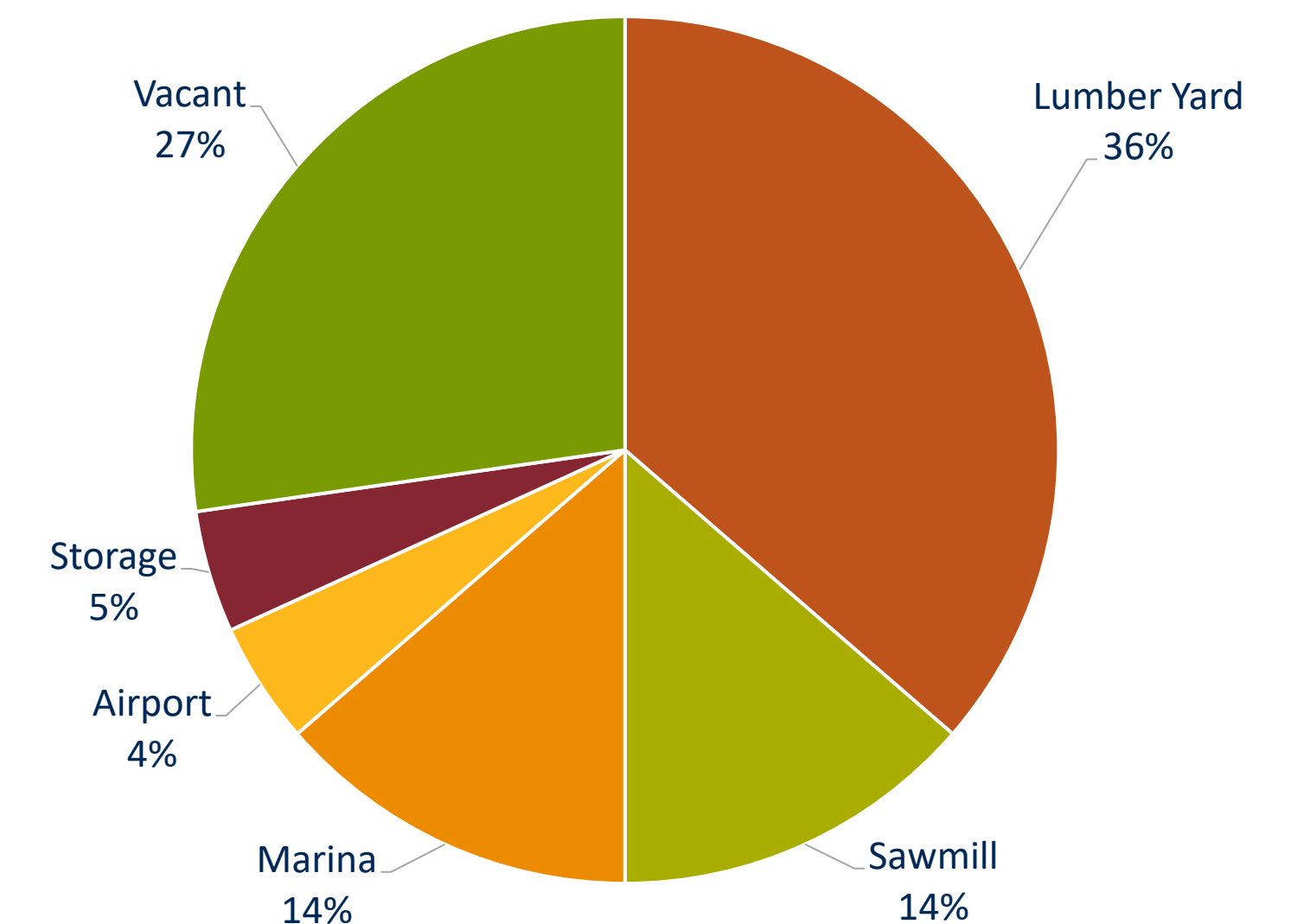
- The median before tax household income is \$56,800 (2021) which is the lowest of all electoral areas.
- 23% of households are designated low income (\$14,301-\$35,700 annually) or very-low income (<\$14,301 annually).
- The unemployment rate in Area D is 15% which is higher than the RDCK rate of 10%.
- The sectors of highest employment in Area D are: Sales and service (23%); Trades, transport and equipment operators (23%); and Business, finance and administration (12%).
- Most people travel to a usual place of work (63%) with a commute time of less than 15 minutes (55%).

### *What Types of Commercial & Industrial Land Are in Area D?*

#### Commercial Uses by No. Parcels



#### Industrial Uses by No. Parcels



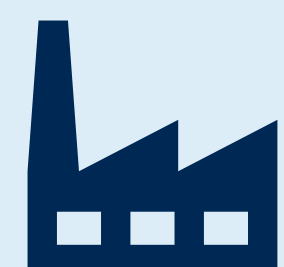
## In the Planning Toolkit:

Zoning can help ensure enough employment lands and community services are built in the right spot:



- Stores and services near the people who live there
- Places for people to work
- Placing incompatible uses away from each other or not permitting some types of undesirable uses at all

Zoning can also mitigate land use conflicts that can pop up between commercial and industrial uses and residents:



- Preventing sprawl development along highways
- Having adequate setbacks between different uses
- Requiring landscaping, fencing and/or other buffers
- Capping height and floor area to fit the rural community
- Requiring paving and proper drainage for parking areas

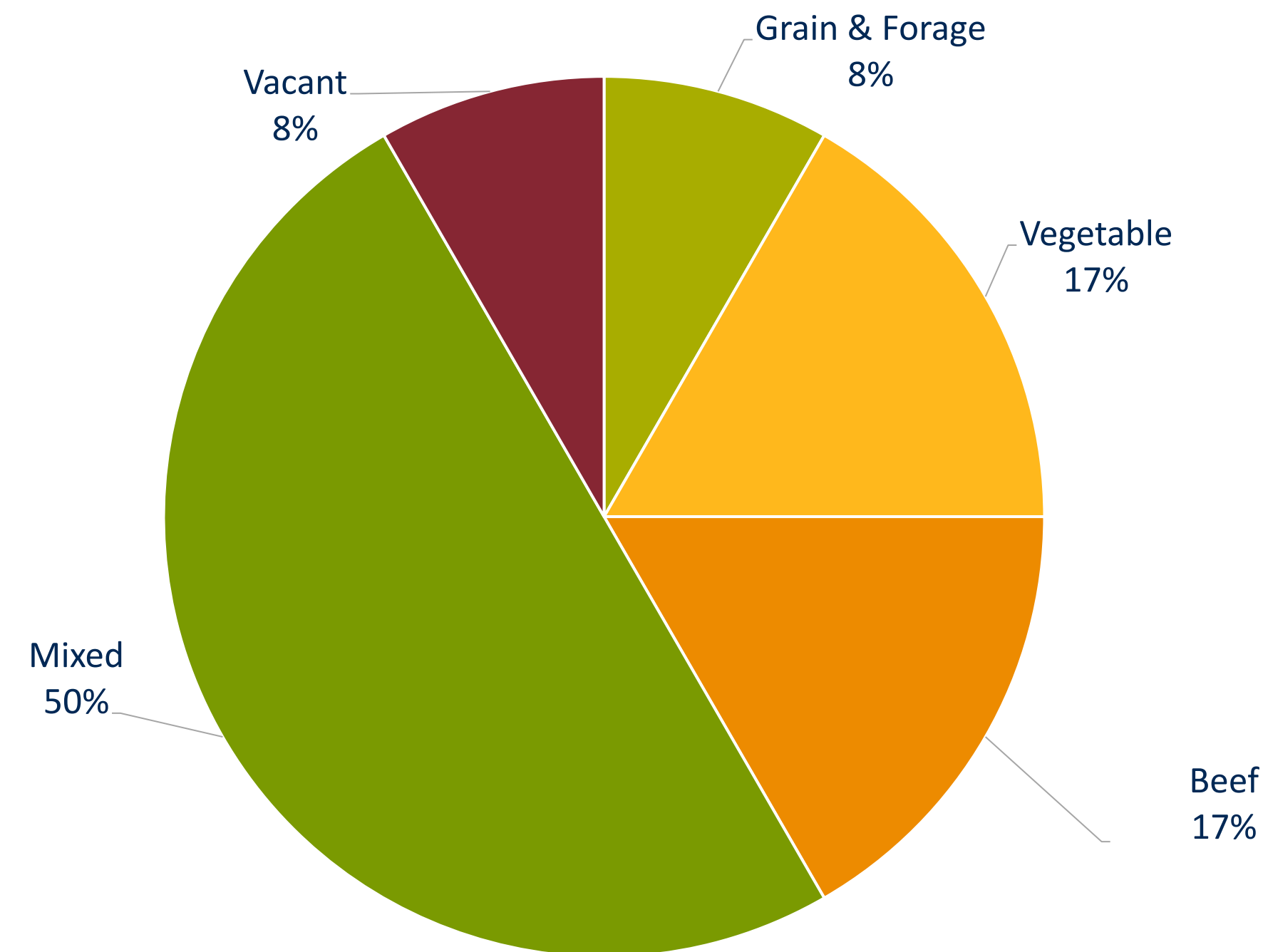
# Agriculture

## Community Context:

### *What Do We Know About Farming in Area D?*

- 7,483 ha or 1.3% of total lands in Area D are within the Agricultural Land Reserve (ALR).
- ALR lands are present in Shuttly Bench, Birchdale, Johnsons Landing, Argenta, Howser, Meadow Creek, Cooper Creek and Poplar Creek.
- Only 7% or 493 ha of ALR land is actually assessed as farmland.
- In the past decade 6 applications have been made to the Agricultural Land Commission resulting in 2 new lots in the ALR & multiple permitted non-farm uses.
- 8% of the labour force works in the natural resources and agriculture industry – the 4th largest sector in Area D.

### Agricultural Uses by No. Parcels



## In the Planning Toolkit:

Zoning can help preserve farmland and support farmer's by:



- Zoning agricultural land where the best soils are
- Protecting large lot sizes to keep farms viable
- Regulating non-farm uses on agricultural land to keep land costs lower for future farmers
- Siting non-farm uses in a way to maximize farmable area
- Allowing uses that support farmer's income

Agricultural Land Reserve (ALR) lands are governed by the Agricultural Land Commission (ALC) to preserve agricultural land and encourage farming in BC. ALC Legislation regulates land use, subdivision and deposit/removal of soil in the ALR. These regulations can be on their own or in addition to local government regulations like zoning, which can be more restrictive (but not more permissive) than ALC regulations.

# Natural Hazards

## Community Context:

### *What Do We Know About Flood and Erosion Hazards in Area D?*

- Some of the most frequent and damaging natural hazards that Area D faces are flood and steep creek hazards - including a fatal landslide at Johnson's Landing in 2012.
- The RDCK Floodplain Management Bylaw applies everywhere, whether you have an OCP or zoning or not. It designates the floodplain with mapping and regulates setbacks away from watercourses and flood construction levels for building. A new bylaw with updated mapping is expected by the end of 2026.
- Further detailed mapping of flood and landslide hazards around Cooper Creek and Gar Creek (Johnsons Landing) have been completed.

### *What Do We Know About Wildfire Hazards in Area D?*

- Wildfires are also a present hazard. Large fires are becoming more frequent – in 2024 the Argenta Creek fire burned 19,150 ha.
- The Area D Community Wildfire Resiliency Plan is both a localized risk assessment and an action plan to improve wildfire resiliency within Area D's Wildland-Urban Interface.

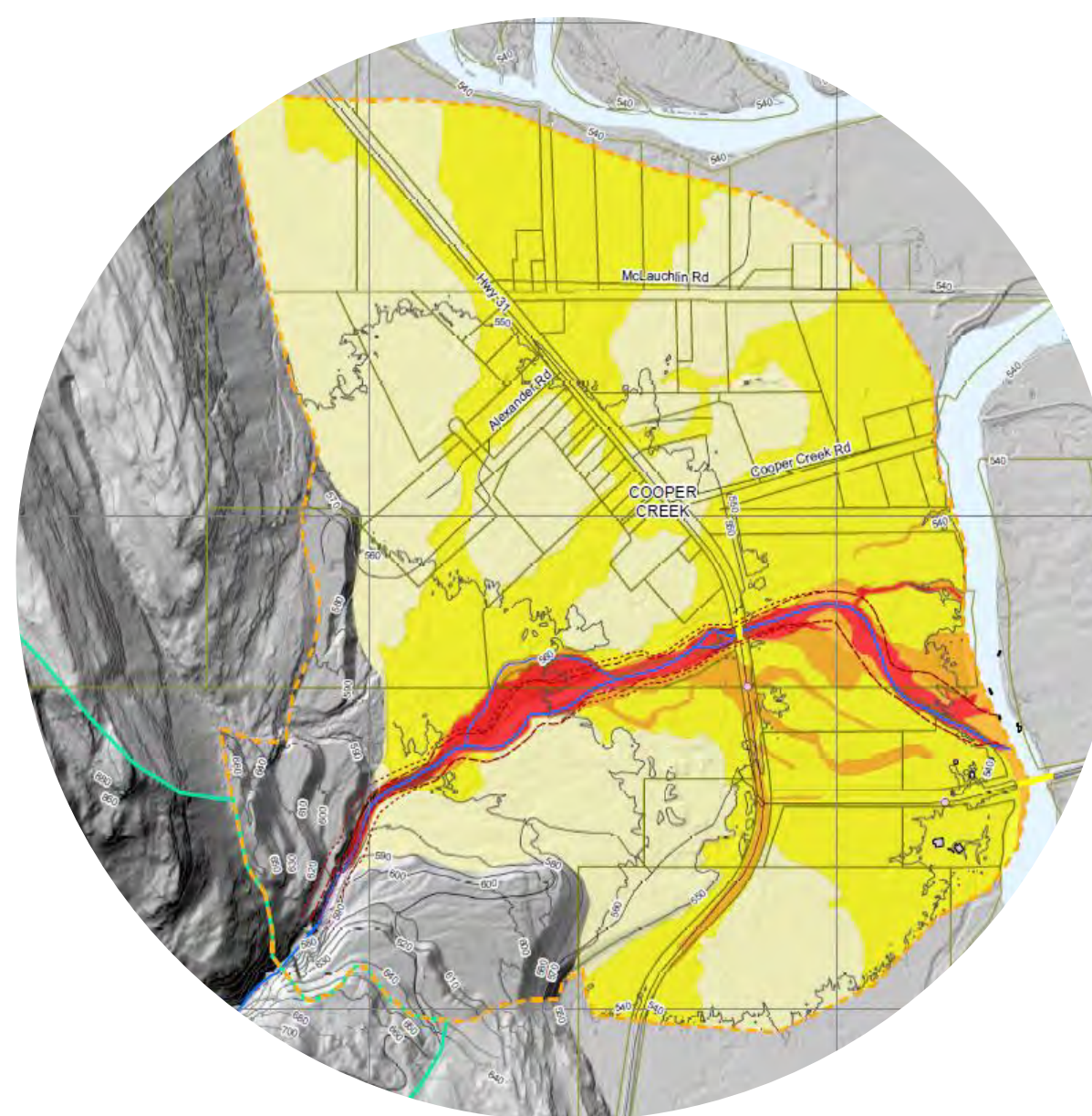
## In the Planning Toolkit:

Zoning can mitigate risk from natural hazards by zoning dense or intensive land uses away from known hazards.



Other tools such as Development Permit Areas (DPAs) for the protection of development from hazardous conditions can be used where lands are within the boundary of an Official Community Plan. DPAs are areas where development activity must follow certain guidelines to protect developments from hazardous conditions such as flooding, erosion, land slip, rock falls, and fire hazards.

For example Area I has a Wildfire Development Permit Area in its Official Community Plan. Guidelines include subdivision design, fire-resistive building materials, and landscaping guidelines to limit development's vulnerability to the risks of wildfires.



# Natural Environment

## Community Context:

### *What Do We Know About Ecosystems in Area D?*

- Area D has a rich natural heritage and a diversity of habitats and wildlife. Significant natural assets include forest, valley and riparian habitats. However, the area has a history of resource development, dams and settlement, and today there are many unprotected sensitive ecosystems with existing habitat facing fragmentation.
- The Kootenay Lake Shoreline Guidance Document is a comprehensive Sensitive Habitat Inventory Mapping project that involved an inventory and assessment of ecological, archaeological and Ktunaxa cultural values along the shoreline of Kootenay Lake.
- The Kootenay Conservation Program has identified the Duncan River Valley as a high value wildlife corridor that supports rare and critical habitat for species at risk.
- Community grassroots groups have identified North Duncan Lake and the Argenta-Johnsons Landing Face as important areas for protecting.



## In the Planning Toolkit:

Zoning can help protect sensitive ecosystems on private land by creating environmental reserve zones permitting limited low impact land uses and large lot sizes.



Other tools such as Environmental Protection Development Permit Areas (DPAs) can be used where lands are within the boundary of an Official Community Plan. Environmental Protection DPAs are areas where development activity must follow certain guidelines to ensure it will not negatively impact the natural environment, including sensitive ecosystems and biodiversity.

Area D's Official Community Plan has an Environmental Protection DPA for protecting riparian areas. Guidelines include requiring Qualified Professional recommendations and oversight.

**Is there anything you want to learn more about with respect to land use planning?**

*Add your comments on a Post-it.*

**What are the elements of your community that matter most to you and that you would not want to see changed?**

*Add your Post-its to your community.*

**What are the issues or concerns regarding land use you see in your community today or want to avoid in the future?**

*Add your Post-its to your community.*

---

**Should managing new development and growth be an important priority in your community?**

*Add your Post-its to your community.*

**Parting Thoughts. Is there anything else you would like to tell us about land use planning in Area D?**

*Add your Post-its to your community.*

# Exit Poll

**Do you support land use planning in your community? (i.e. being included in Phase 2)**

|                   |
|-------------------|
| Ainsworth         |
| Woodbury          |
| Loki Lots         |
| Fletcher Creek    |
| Mirror Lake       |
| Pine Ridge        |
| Kaslo Corridor    |
| Backroad          |
| Allen Subdivision |
| South Fork        |
| Shutty Bench      |
| Schroeder Creek   |
| Retallack         |
| Murphy Creek      |
| Birchdale         |
| Lardeau           |
| Other:            |

# Exit Poll

**Do you support land use planning in your community? (i.e. being included in Phase 2)**

|                   |
|-------------------|
| Poplar Creek      |
| Duncan Estates    |
| Howser            |
| Meadow Creek      |
| Cooper Creek      |
| Hamill Creek      |
| Argenta           |
| Lardeau           |
| Johnsons Landing  |
| Birchdale         |
| Murphy Creek      |
| Schroeder Creek   |
| Shutty Bench      |
| Allen Subdivision |
| South Fork        |
| Retallack         |
| Other:            |



# Area D Community Planning

## Community Survey

This questionnaire is part of the Electoral Area D Community Land Use Planning Conversations, which will be used by the Regional District to better understand different community's needs and their level of desire for land use planning such as zoning.

The RDCK wants to hear from the people who know Area D the best – its residents.

The purpose of the questionnaire is to collect your ideas about:

- What is important to your community, the issues you may be experiencing, and the issues that you want to avoid in the future; and,
- If there is interest from different communities to explore land use planning as a tool to address community concerns or not.

No decisions have been made. This survey is about listening first. The survey takes about 8-10 minutes to complete.

All the information gathered will be anonymous. If you do not wish to answer a question, you can skip it, and you may stop at any time. We deeply appreciate you sharing your feedback.

**Please submit your response before August 31<sup>st</sup>, 2026 by mail, email or dropping off at the RDCK Nelson office.**

For further information please visit:

<https://engage.rdck.ca/projects/area-d-planning/>

If you have any questions or concerns about this survey, please contact:

Dana Hawkins, Planner

tel: 250-352-8153

email: [dhawkins@rdck.bc.ca](mailto:dhawkins@rdck.bc.ca)

mail: Box 590, 202 Lakeside Drive  
Nelson, BC V1L 5R4

SCAN ME



Help Shape the Future of Area D  
Take the Survey | Attend an Event | Subscribe for Updates

<https://engage.rdck.ca/projects/area-d-planning/>

Community Values

These questions help us understand the important characteristics of different communities and the pressures they may be experiencing. These questions were asked in the community conversations held March and April 2021, and the most common responses were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

1. What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

- ☐ Quiet
- ☐ Pedestrian friendly
- ☐ Intact natural environment
- ☐ Rural character (low density)
- ☐ Residential use only
- ☐ Neighbourliness
- ☐ Access to Kootenay Lake
- ☐ Other(s) \_\_\_\_\_

Would you like to tell us more?

---

---

---

---

---

---

---

2. What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

- ☐ Traffic
- ☐ Noise
- ☐ Unsightliness
- ☐ Increased density
- ☐ Tourist accommodation (i.e. AirBnb, Camping, Resort etc)
- ☐ New commercial uses
- ☐ New Industrial uses
- ☐ Water quality/quantity issues
- ☐ Uncertainty of future land use
- ☐ Negative impacts from Crown land use
- ☐ Other(s) \_\_\_\_\_

Would you like to tell us more?

---

---

---

---

---

---

---

3. Managing new development and growth effectively should be an important priority in your community:

☐ Strongly Agree    ☐ Agree    ☐ Disagree    ☐ Strongly Disagree    ☐ No Opinion

4. How important is the need to control the types of land use and location of new development in your community?

☐ Very Important    ☐ Important    ☐ Slightly Important    ☐ Not Important    ☐ No Opinion

### Land Use Planning

These questions help inform whether or not land use planning such as zoning should be looked at further in Area D and what decisions on next steps should be.

Information about land use planning can be found on RDCK's website:

<https://engage.rdck.ca/projects/area-d-planning/>

5. Do you feel you have enough information about land use planning to tell us whether you think it would be useful in your community?

☐ Strongly Agree    ☐ Agree    ☐ Disagree    ☐ Strongly Disagree    ☐ No Opinion

Is there anything you want to learn more about with respect to land use planning?

---

---

---

---

---

---

---

6. Do you support land use planning in your community?

- ☐ Yes                      ☐ No                      ☐ Maybe – I need to discuss with my neighbours
- ☐ Maybe – I need to learn more      ☐ Maybe – We need time as a community to explore this further
- ☐ Other \_\_\_\_\_

7. What actions, if any, would you want the RDCK to take after this questionnaire with respect to land use planning?

- ☐ More education about what land use planning is
- ☐ More engagement to hear from community members
- ☐ Begin the land use planning process for my community
- ☐ No further action                      ☐ Other \_\_\_\_\_

8. What are the best ways to notify you and communicate the results of the questionnaire and next steps in the process?

|                                | Highly effective         | Somewhat effective       | Not very Effective       | Not at all effective     |
|--------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| RDCK Project website           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Newspaper ads or inserts       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Email list                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Posters displayed in community | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Community meetings             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Social media posts             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Direct mail                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other:                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

---

## Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of engagement.

9. Which location best describes the community in which you reside and/or own property within Electoral Area D? A map is included on the next page for your reference.

- |                                            |                                         |                                       |                                           |
|--------------------------------------------|-----------------------------------------|---------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Ainsworth         | <input type="checkbox"/> Woodbury       | <input type="checkbox"/> Loki Lots    | <input type="checkbox"/> Fletcher Creek   |
| <input type="checkbox"/> Mirror Lake       | <input type="checkbox"/> Pine Ridge     | <input type="checkbox"/> Backroad     | <input type="checkbox"/> Kaslo Corridor   |
| <input type="checkbox"/> Allen Subdivision | <input type="checkbox"/> Shutty Bench   | <input type="checkbox"/> South Fork   | <input type="checkbox"/> Retallack        |
| <input type="checkbox"/> Schroeder Creek   | <input type="checkbox"/> Murphy Creek   | <input type="checkbox"/> Birchdale    | <input type="checkbox"/> Johnsons Landing |
| <input type="checkbox"/> Lardeau           | <input type="checkbox"/> Argenta        | <input type="checkbox"/> Cooper Creek | <input type="checkbox"/> Meadow Creek     |
| <input type="checkbox"/> Hamill Creek      | <input type="checkbox"/> Duncan Estates | <input type="checkbox"/> Howser       | <input type="checkbox"/> Poplar Creek     |



10. Did you attend any of the online community conversations or complete a survey in 2021?

☐ Yes    ☐ No

11. Did you attend any of the pop-ups and open houses in July and August 2026?

☐ Yes    ☐ No

## Your Turn

12. Is there anything else you would like to tell us about land use planning in Area D?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**Thank you for taking the time to fill out the Electoral Area D Land Use Planning Survey!**

The Regional District of Central Kootenay will not collect, use or disclose personal information using this questionnaire. The questionnaire is voluntary and a response is encouraged but not required.



Help Shape the Future of Area D  
Take the Survey | Attend an Event | Subscribe for Updates

<https://engage.rdck.ca/projects/area-d-planning/>