

Subject Development Services – Planning Year End Report

Month January – December 2019

STATISTICS

(January 1, 2019 – December 31, 2019)

	2019	2018
INQUIRIES	3501	3554
BUILDING CHECKS	372	407

	----- ELECTORAL AREAS -----						YEAR	
	A	B	C	E	F	G	2019	2018
Agricultural Land Reserve	5	2	3	1	0	3	14	18
Bylaw Amendments (Zoning / Land Use / OCP)	3	5	7	7	6	1	29	29
DP	2	0	37	12	10	0	61	51
DVP / Bd. of Variance	9	6	7	6	10	0	38	43
Subdivision	2	7	6	5	10	1	31	37
MFLNRO Referrals	4	4	6	2	1	1	18	30
Other Agency Referrals (MoTI / Liquor Control etc.)	5	0	2	0	3	2	12	21
Other Permits & Agreements (Housing Agreements / Temp. Use / Floodplain Exemptions / Campground)	0	0	2	0	2	0	4	5
TOTALS 2019	30	24	70	33	42	8	207	
TOTALS 2018	35	28	56	27	67	21		234

Staffing

In 2019, the land use planning team consisted of 8 staff including the Planning Assistant, Development Clerk, two planning technicians, three planners and the manager. Regarding staff changes, Brenda Kolenbrander left the department in August and Brett Kormos was hired as the new Development Clerk in October.

The RDEK's land use planning, building regulation and protective services functions were re-structured and the changes became effective on January 1, 2020. As a result, the new Development Services

department now includes building regulation, bylaw compliance and land use planning, and the manager position is shared by Sanford Brown and Andrew McLeod.

Development Applications

Bylaw 2907 (Windermere North / Bad Toro) rezoned land along Athalmer Road to permit a 6 ha residential development consisting of up to 100 potential single family dwellings and a 3 ha commercial area.

After considering the results of the public hearing, Bylaws 2908 and 2909 (Cranbrook West / Fountain Capital Corp.) to redesignate and rezone 86 ha of land west of Cranbrook to permit about 20 new 2 ha parcels were defeated by the Board.

Bylaws 2919 and 2920 (Cranbrook West / 1009891 BC Ltd.) were adopted allowing for 5 new acreages along Jim Smith Lake Road.

At Kooacanusa Village, Bylaws 2921 and 2922 were adopted to redesignate and rezone a lakeside area for up to 20 additional residential lots.

Projects

APC/EAAC Orientation

An APC/EAAC meeting for Electoral Areas A, B, E and F/G was attended by a Planner and the Deputy Corporate Officer for an orientation and refresher session. The sessions were an opportunity to review the role of the committees, discuss meeting protocols and procedures, review new templates for standardized meeting minutes and agendas, and answer questions from APC members.

Bylaw Amendments

A round of miscellaneous housekeeping amendments was made for all zoning and land use bylaws, except the Upper Columbia Valley Zoning Bylaw. The amendments were an opportunity to integrate new regulations to address recurring variance requests such the inclusion of common lot access parcels in fee simple subdivisions; introduce new regulations to address the measurement of building heights for single-pitch or flat roofs; and updates to reflect regulatory changes such as the federal *Cannabis Act* and changes to the *Agricultural Land Commission Act* and Regulations.

Upper Columbia Valley Zoning Bylaw 900

Work continued on updating and modernizing the zoning bylaw. Public presentation of the updated zoning bylaw, including all the miscellaneous amendments reflected in other zoning bylaws, is anticipated in late Spring 2020.

Markin-MacPhail Westside Legacy Trail

Staff continued to work with the Columbia Valley Greenways Trail Alliance towards the completion of the Markin-McPhail Westside Legacy Trail. In November 2019, the entire trail was rideable or walkable on graveled surface completing the trail connection between Invermere and Fairmont Hot Springs. Paving of the final 10 km is anticipated to occur in 2020.

Moyie OCP & Electoral Area C Zoning Bylaw

The Moyie OCP and Electoral Area C Zoning Bylaw were adopted in July 2019 following a successful public engagement process. The OCP process provided an opportunity to engage with the community and responsible authorities about the future of the Moyie Narrows. The success of this engagement was reflected in the support the final OCP received from the community. The Electoral Area C Zoning Bylaw amalgamated the Cranbrook Rural Zoning Bylaw with the zoning regulations for the Moyie area.

Lake Windermere OCP

The Lake Windermere OCP was adopted in November 2019 following a two year planning process to develop the plan. The planning process included consultation with an engaged advisory group, landowners and stakeholders. The OCP built off the policy foundation provided by the areas first OCP adopted in 2008 and provides clear direction for future land use within the OCP plan area, while recognizing environmental and social values identified through the planning process.

Panorama Area OCP

The OCP process kicked off with an Open House in March following consultation with Panorama Mountain Resort and agreement on how to proceed with the process. Intensive consultation over the next seven months and a follow up public meeting in July led to the presentation of a draft OCP on December 30th. The draft includes an expanded plan area to include adjacent private lands and changes to reflect current planning for the Resort.

Steamboat – Jubilee Mountain OCP

The OCP review kicked off consultation activities in July with the distribution of the first newsletter and three introductory meetings. Over the fall, stakeholder consultation was undertaken along with preparation of the draft plan in anticipation of its presentation in early 2020. The new OCP is anticipated to incorporate new policy direction for the revitalization of the Edgewater core and development permit guidelines for the Columbia Wetlands.

Kootenay Boundary Farm Advisors

The KBFA program completed another successful year that included engagement between the advisors and producers. Under the program the Advisors made 96 farm visits, engaged 70 outside expert resources, attended 21 producer/agricultural meetings and hosted 21 events attended by 420 participants. In 2019, 149 new producers connected with the program for a total of 522 to date. Two research projects were also launched: BC Forage Council Soil Carbon Project which includes three farms in the East Kootenay and the Farm Adaptation Innovator Program which is working with one producer in each Regional District.

Elk Valley ALR Block Inclusion Application

The application process concluded in November when the decision of the ALC Executive Committee was released. All 36 properties that participated in the application were refused inclusion in the ALR. Notification letters to all landowners who participated in the application were sent in December.

Columbia Valley Archaeology Overview Assessment (AOA)

In partnership with the Shuswap Indian Band and the Ktunaxa Nation Council, a contract with a consulting archaeologist to undertake the project was signed in 2018. The project was subsequently postponed while we await the acquisition of Lidar mapping to assist with AOA polygon identification. It is anticipated that work will continue in 2020 and the project will wrap up in 2021.

Regional Agricultural Adaptation Strategy

Working with the BC Agriculture & Food Climate Action Initiative, the Ministry of Agriculture, RDCK and RDKB, the RDEK, Kootenay and Boundary Farm Advisors and five local/regional agricultural organizations, agricultural producers were engaged to strategize and prioritize actions to facilitate adaptation to climate change in the agricultural sector. The Kootenay and Boundary Regional Adaptation Strategies were developed through a series of four workshops, two supplementary focus groups and an implementation session. Moving forward, the RDEK will continue to participate in the project including providing \$9000 in funding over the next 3 years to increase the impact of agricultural climate adaptation projects in the Kootenays.

Community Energy Manager (CEM)

In partnership with BC Hydro and CBT, Megan Lohmann and the Community Energy Association were retained for another year to implement the RDEK CEM workplan. The building industry was engaged in capacity building workshops on energy performance and air tightness in buildings and Buildsmart Tailgate meetings to demonstrate mid-construction blower tests. The CEM also facilitated the delivery of an innovative E-Mobility Visioning Workshop to design the future of electronic vehicle infrastructure in the East Kootenay. Finally, the CEM worked on the preliminary design of the organics facility project and the associated funding application.

Vessel Operating Restrictions Regulation (VORR)

With respect to the federal Vessel Operation Restriction Regulations, the RDEK is required to erect and maintain regulatory signage and buoys for the boating restrictions that RDEK has sponsored and is responsible for. In 2019, work towards ensuring that the RDEK is meeting its obligations included the purchase of eight speed limit buoys for Columbia Lake, to be installed in Spring 2020, and the installation of signage at five smaller lakes to indicate vessel and speed restrictions.

Koocanusa Crown Land Recreation

Staff continued to participate on the project steering committee. Implementation of the Dorr-Grasmere component of the Koocanusa Recreation Strategy was advanced, while recreation and other land use value inventories were completed for the remainder of the project area. Public consultation was undertaken in November to help refine future recreation management strategies.

Elk River Floodplain Interim Policy

In May, a policy to manage development in the floodplain of the Elk River was adopted pending the completion of a new floodplain management bylaw using the updated Elk River floodplain mapping.