

## Tracy Van de Wiel

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**From:** HBE [IH] <HBE@interiorhealth.ca>  
**Sent:** Monday, January 13, 2025 5:44 PM  
**To:** Tracy Van de Wiel  
**Subject:** RE: Bylaws 3334 & 3335 for Review & Comment (35 lot subdivision west of Invermere - Grizzly Ridge / Goldie Creek)

Good afternoon Tracy,

Thank you for the opportunity to provide comments for consideration regarding the above referenced application.

It is our understanding that this is an application to amend the official community plan and zoning bylaw designations of parts of Lot 3 and Lot 4, District Lot 4596, Kootenay District Plan NEP88930, to develop 35 proposed new residential acreages. This referral has been reviewed from Healthy Community Development and Environmental Public Health perspective, and the following is offered for your consideration.

While this proposed residential development is an opportunity to support the local economy and the property owner's income, will contribute additional housing to the Columbia Valley, and does align with some of the Goals, Objectives and Policies of the [Lake Windermere Official Community Plan](#) (e.g. residential development that reflects the diverse interests), we offer that measured consideration with respect to a number of other Goals, Objectives and Policies under the Lake Windermere Official Community Plan, and the key areas of local need identified in the [RDEK Interim Housing Report Electoral Area F community Profile \(November 2024\)](#) need to be weighed against these.

These elements include but are not limited to:

- Maintaining ecosystem functions and important natural systems and features such as riparian areas, grasslands, sensitive habitat and connectivity corridors.
- Conserving the rich archaeological and cultural heritage resources within the plan area.
- Reducing greenhouse gas emissions created within the plan area in order to mitigate impacts to climate change.
- Working with the District of Invermere, to foster a cooperative and comprehensive land use planning within the area, including infill development.
- Ensuring that development which occurs at the interface with urban boundaries integrates principles that will facilitate future development of urban parcel sizes and infrastructure.
- Clustering development into nodes of smaller lots in order to preserve larger contiguous environmentally sensitive areas and agricultural zones; and utilizing compact neighbourhood design with dwelling units built in close proximity to each other to minimize the overall development footprint and required infrastructure. To achieve higher densities in the development clusters, provision of community sewer and water services may be required.
- Affordable housing, rental housing, housing for seniors (to support aging in place), and proximity to transportation.

From a healthy community planning perspective I encourage consideration be given to how this development can contribute to the infrastructure, amenities, and assets of the community. We typically recommend growth be first supported in areas that are already developed with utility and transit close to daily destinations such as school, work, shopping and recreation before considering proposals to develop into green space away from amenities with alternate wastewater servicing or the need to extend the drinking water and sewer systems.

**Healthy Housing:**

Every community needs Healthy Housing, which is accomplished through prioritizing affordable housing through diverse housing forms and tenure types, ensuring adequate housing quality with minimal exposure to environmental hazards, and providing for specialized needs.

We recognize the urgency for providing housing; especially housing that is affordable and meets the needs of residents. Housing is a key determinant of health. It has a significant influence on our physical and mental health, social well-being, and indirectly influences our ability to achieve what we need to live a healthy life. Healthy housing is affordable, safe from hazards, appropriate and in a location that meets our needs. The RDEK Housing Needs Report indicates that the proportion of older adults is increasing in Columbia Valley Rural sub-region. It is anticipated household size will be smaller and there will be more demand for smaller dwelling sizes. There is also need for affordable rental housing. We strongly encourage, despite the current housing situation, to strive to achieve all aspects of healthy housing and match the needs identified in the Housing Needs Report.

### **Healthy Built Environment:**

A healthy built environment (HBE) is planned and built in a way which health evidence demonstrates has a positive impact on the physical, mental, and social health of the population. A healthy built environment allows residents to easily connect with each other and with a variety of day-to-day services such as schools, workplaces, food stores, and recreational and cultural opportunities. Roads and pathways are perceived to be safe, accessible, aesthetically appealing, and well connected. There are diverse housing forms and tenure types, and natural elements are protected. Including these principles in community planning has shown at a population level to increase family resources, physical and social activity, and consumption of healthy foods, which decreases stress, body mass index and unintentional injury, and increases social cohesion and mental health.

A more compact community design also supports a more environmentally and financially sustainable community because travel distances are smaller with less greenhouse gas emissions produced and more undisturbed natural space. They also increase economies-of-scale because there are more households and businesses contributing to the capital, operation and maintenance costs of infrastructure, amenities and emergency response. In addition, the operational and maintenance costs of utility distribution systems and road networks extended to reach relatively less dense residential areas can significantly contribute to housing and local government costs well into the future.

Interior Health is committed to working collaboratively with the Regional district of East Kootenay to support healthy, sustainable community development, and land use planning and policy creation.

If you have any questions or require additional information, please feel free to email me directly at [hbe@interiorhealth.ca](mailto:hbe@interiorhealth.ca).

Regards,

**Mike Adams** (he/him/his)

Team Leader, Healthy Community Development

**Interior Health**

[www.interiorhealth.ca](http://www.interiorhealth.ca)



Interior Health

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Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

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**From:** Tracy Van de Wiel <[tvandewiel@rdek.bc.ca](mailto:tvandewiel@rdek.bc.ca)>

**Sent:** Monday, November 4, 2024 2:05 PM

**To:** HBE [IH] <[HBE@interiorhealth.ca](mailto:HBE@interiorhealth.ca)>; MoE: Referrals <[ENVCranbrookReferrals@gov.bc.ca](mailto:ENVCranbrookReferrals@gov.bc.ca)>; MoTI: Referrals

<RMDdevapp@gov.bc.ca>; School District 6 - Alan Rice <alan.rice@sd6.bc.ca>; Telus 1 - Joel Roberts <joel.roberts@telus.com>; Telus 2: Engineering <Kelowna.Engineering@Telus.com>; CAO@invermere.net  
**Cc:** Richard Haworth <richard@haworthconsulting.ca>  
**Subject:** Bylaws 3334 & 3335 for Review & Comment (35 lot subdivision west of Invermere - Grizzly Ridge / Goldie Creek)

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Dear Referral Agency:

On behalf of the Regional District of East Kootenay, please see the attached referral information for Bylaw Nos 3334 & 3335 which propose amend the OCP and zone designations of two properties to permit subdivision of 35 residential acreages west of Invermere. The subject lands are located in the Goldie Creek area on Johnson Road west of the District of Invermere.

The referral form and other attachments contain information to assist in your review. We've also attached a Google Earth .kmz file for you.

**Please reply to this email address with your comments prior to Friday, December 20, 2024.**

The bylaws are expected to be presented to the Board on January 10, 2024.

If you have questions, please don't hesitate to call or email.

Thank you.

Tracy Van de Wiel  
Planning Technician 2  
Regional District of East Kootenay

Office: 250-489-2791