



KASLO/RDCK AREA D PARTNERSHIP

## Climate Change Adaptation & You



### Appendix K - Land use planning, the Official Community Plan

#### Land use planning

Area D Official Community Plan contains many position statements, statements of intent and policy which support the Project Mission Statements. Supporting statements are reproduced below with the appropriate paragraph or policy numbering.

[http://www.rdck.bc.ca/publications/bylaws/1996\\_Kootenay%20Lake%20Lardeau%20Valley%20OCP.pdf](http://www.rdck.bc.ca/publications/bylaws/1996_Kootenay%20Lake%20Lardeau%20Valley%20OCP.pdf)

Top 5 Community Values in Kootenay Lake North

1. Clean air and water
2. Scenic beauty
3. Wildlife and its habitat
4. Feeling of safety
5. Peace and quiet

*(Source: 2009 Survey of Kootenay Lake and the Lardeau Valley residents and property owners)*

#### 5.0 AGRICULTURE

##### Background

Lands within the Agricultural Land Reserve can be found throughout the flats and benches of the Plan area, concentrated in many of the unincorporated communities north and in and around the Village of Kaslo. All communities north of Kaslo have historically been involved to some degree in commercial agriculture.

Lands designated as Agriculture in Schedule 'B' include areas within the Agricultural Land Reserve and additional lands with the identified potential for agricultural operation or activity. Agricultural operations and activities are also dependent on lands located outside of the Agriculture designation in Schedule 'B'.

## **Agriculture Objectives**

1. To preserve agricultural land with continuing value for agriculture for current and future production, and to protect this land from uses which are inconsistent with agricultural use or are incompatible with existing agricultural uses in the area.
2. To minimize conflicts between agriculture and other land uses.
3. To encourage the agricultural sector's viability by pursuing supportive land use policies within and adjacent to farming areas and to ensure adequate water and land resources for agricultural purposes with recognition of the importance of local food production.
4. To examine any ALR boundary changes initiated by property owners, the RDCK, and the Province which reviews agricultural suitability in the Plan area.
5. To support a strategy for diversifying and enhancing farm income by creating opportunities for uses secondary to and related to agricultural use.
6. To encourage agricultural producers to consider environmental values during agricultural activity.
7. To encourage opportunities in agricultural skill building and education in Kootenay Lake and the Lardeau Valley in recognition of the area's agricultural heritage and to promote self-sufficiency and local food production.

### The Regional Board policies:

1. Encourages that the principal use of lands designated as Agriculture in Schedule B shall be agricultural or residential.
2. Recognises the value of agriculture in the Plan area.
3. Ensures that all land use and subdivision of land within the ALR shall be in accordance with the provisions of the Agricultural Land Commission Act, associated regulations, orders and decisions of the Provincial Agricultural Land Commission.
4. Will work with the Province to ensure that new development adjacent to agricultural areas provides sufficient buffering in the form of setbacks, fencing and landscaping consistent with Provincial specifications.
5. Supports the preservation of environmental values, and where possible conserving these values, in conjunction with sustainable agricultural practices, Provincial Acts and Statutes, and associated amendments to the *Local Government Act*.
6. Will encourage food processing activities within the Plan area, and uses secondary to and complementary to agricultural production, such as market gardens, agri-tourism, farmers markets and farm gate sales.

7. Will support enhanced educational and training opportunities in agriculture in conjunction with local educational institutes, school districts and private initiatives.
8. Supports that lands under the Agricultural designation used for conservation purposes be encouraged to consider maintaining the agricultural value and/or use of such lands.
9. Will consider the impacts on local food production and self sufficiency when making land use decisions on lands within the Agricultural Land Reserve and/or designated Agriculture, including but not limited to:
  - a. Soil capacity;
  - b. Water resource
  - c. Capability for agriculture

## **6.0 RESOURCE AREA**

### **Background**

For the purpose of this section, Resource Areas are described as large parcels of land and include both private and/or Crown land. Typical uses include forest land, grazing or range land, public recreation areas, tourism, watersheds, and resource extraction areas. Although it is recognized that local land use designations do not apply to the Crown, the designation is intended to provide regulations upon alienation, and to address Crown leases.

### Resource Area Objectives

5. to encourage that the economic values associated with water resources within the Plan area provide benefit to the community. **(water)**

### Resource Area Policies

The Regional Board:

2. For the purpose of subdivision of lands, supports larger minimum parcel sizes for 'Resource Area' designations, in recognition that these areas will remain rural with limited community services and infrastructure. **(agriculture)**

6. Will work with the Province to ensure that community watersheds and sources of domestic water supply are recognized and protected within the Plan area. **(water)**

## **7.0 RESIDENTIAL**

### General Residential Objectives

10. To take into consideration the service needs and resources required for new residential developments in recognition of limitations of water supply and sewage capabilities in localized areas within the Plan area. **(water)**

## General Residential Policies

The Regional Board:

1. Will assess and evaluate proposed residential development based on the following criteria, irrespective of land-use designation:

c susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk; **(hazard)**

2. Encourages future residential development to maintain adequate setbacks from Kootenay and Duncan Lakes and other riparian areas, to protect these important natural resources, reducing human impact and maintaining water quality and natural habitat. **(water)**

## 8.0 COMMERCIAL AND INDUSTRIAL

4. To support commercial agricultural opportunities in Kootenay Lake and the Lardeau Valley in appropriate locations. **(agriculture)**

## 11.0 SERVICING AND TRANSPORTATION

### Servicing Objectives (water)

2. To ensure that new development proposals, including construction and subdivision of lands, do not put undue strain or pressure on existing domestic and irrigation water supply.

3. To ensure that water and sewer systems within the Plan area support good health and safety, and meet recognized standards of service.

4. To encourage that surface lake water sources for domestic and irrigation use within Kootenay Lake and the Lardeau Valley are identified and measures taken to ensure the long term quantity and quality of water supply are maintained or improved..

5. To support that new development be subject to the requirements of adequate water supply for both domestic and fire protection purposes.

6. To promote water resource conservation strategies and reduce water demand as much as possible through educative materials and voluntary incentives; particularly in areas where the water resource has already been over-subscribed.

7. To protect groundwater and surface water from degradation through improper disposal of water-borne waste.

### Servicing Policies (water)

The Regional Board:

3. Requires that the acquisition of existing and new community water and sewer systems shall meet all policies of the Regional Board.

4. Encourages all users and government agencies having best management practices for the conservation of community watersheds in the Kootenay Lake and the Lardeau Valley area.
5. Applies the precautionary principle in ensuring that the density of land use is not increased in areas which are known to have concerns with supply of domestic drinking water.
8. Promotes the use of small scale residence, business and community generated power production and energy self-sufficiency and conservation.

## **12.0 NATURAL ENVIRONMENT**

### **Natural Environment Objectives**

1. To maintain high water quality of groundwater and surface water sources of domestic water supply. **(water)**
5. To encourage the creation of a watershed stewardship plan for the lakes, rivers and streams within Kootenay Lake and the Lardeau Valley **(water)**

### Natural Environment Policies

#### The Regional Board:

1. Encourages the creation of a watershed stewardship plan for the lakes, rivers and streams within Kootenay Lake and the Lardeau Valley, including, but not limited to, an assessment of habitat values, provision of domestic and irrigation water, an assessment of risks, and opportunities for enhancement and conservation.
4. Supports the Provincial requirement that developers apply for and obtain appropriate permits and authorization for “Changes In and About a Stream” pursuant to Section 9 of the *Water Act*.
5. Encourages the retention of existing wildlife corridors and access to water. **(water)**
6. Encourages the Province to recognize environmentally sensitive areas, hazard areas, and areas upstream of alluvial fans, and uphold the strictest regulation for forest and mining or mineral development in these areas. **(hazard)**
10. Supports cooperation with Fisheries and Oceans Canada and the Province in the identification and management of sensitive habitat on Kootenay and Duncan Lakes and other riparian areas. **(water)**
17. Supports water conservation by residential, business and recreational users. **(water)**