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Association of Kootenay Boundary Local Governments (AKBLG)

Employment Lands & the Site Locator Tool

April 2014

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Columbia Basin Rural Development Institute

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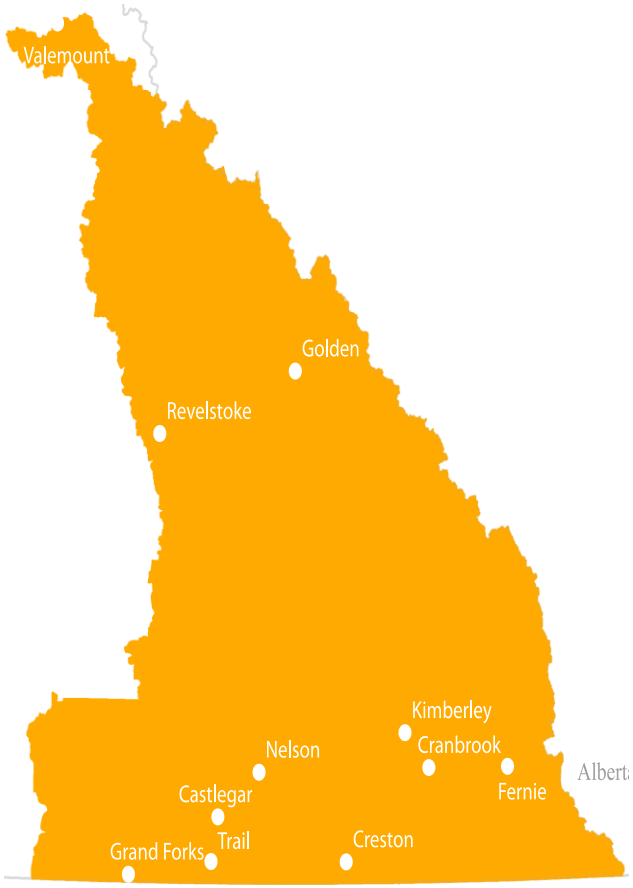
Selkirk College

Agenda

- Overview of Employment Lands Project History
- Economic Assets Map
- Employment Lands Analysis
  - Insufficient Lands?
  - Underutilized Lands!
  - Development Pressures?!?
- The Site Locator Tool
- Future Development

Employment Lands Project Overview



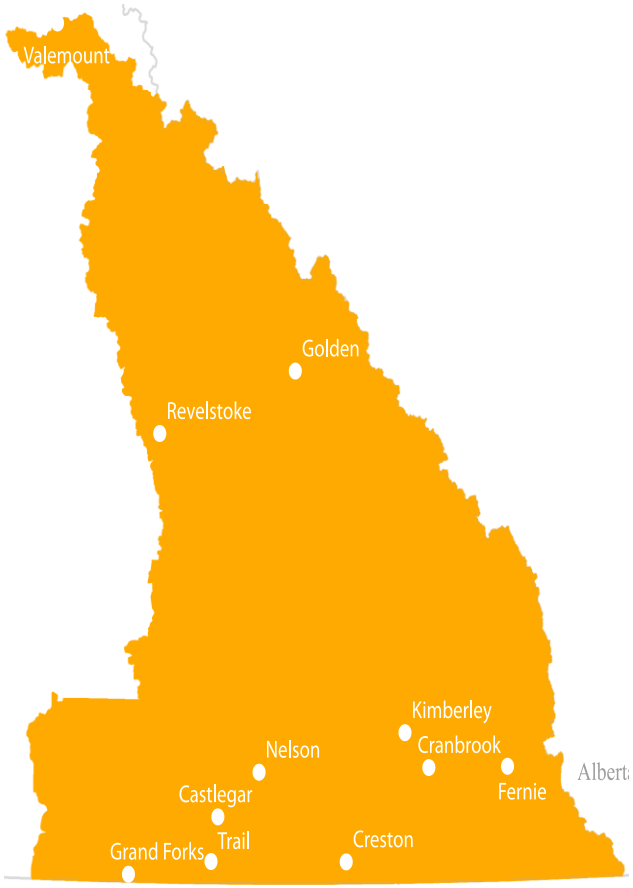
Core Project Goals

- On-line economic assets map;
- Stakeholder engagement; and
- Assessment of ***Employment Lands***.

Additional Goals

- Site Locator Tool;
- Analysis of the potential for development conflict

Employment Lands Project Overview



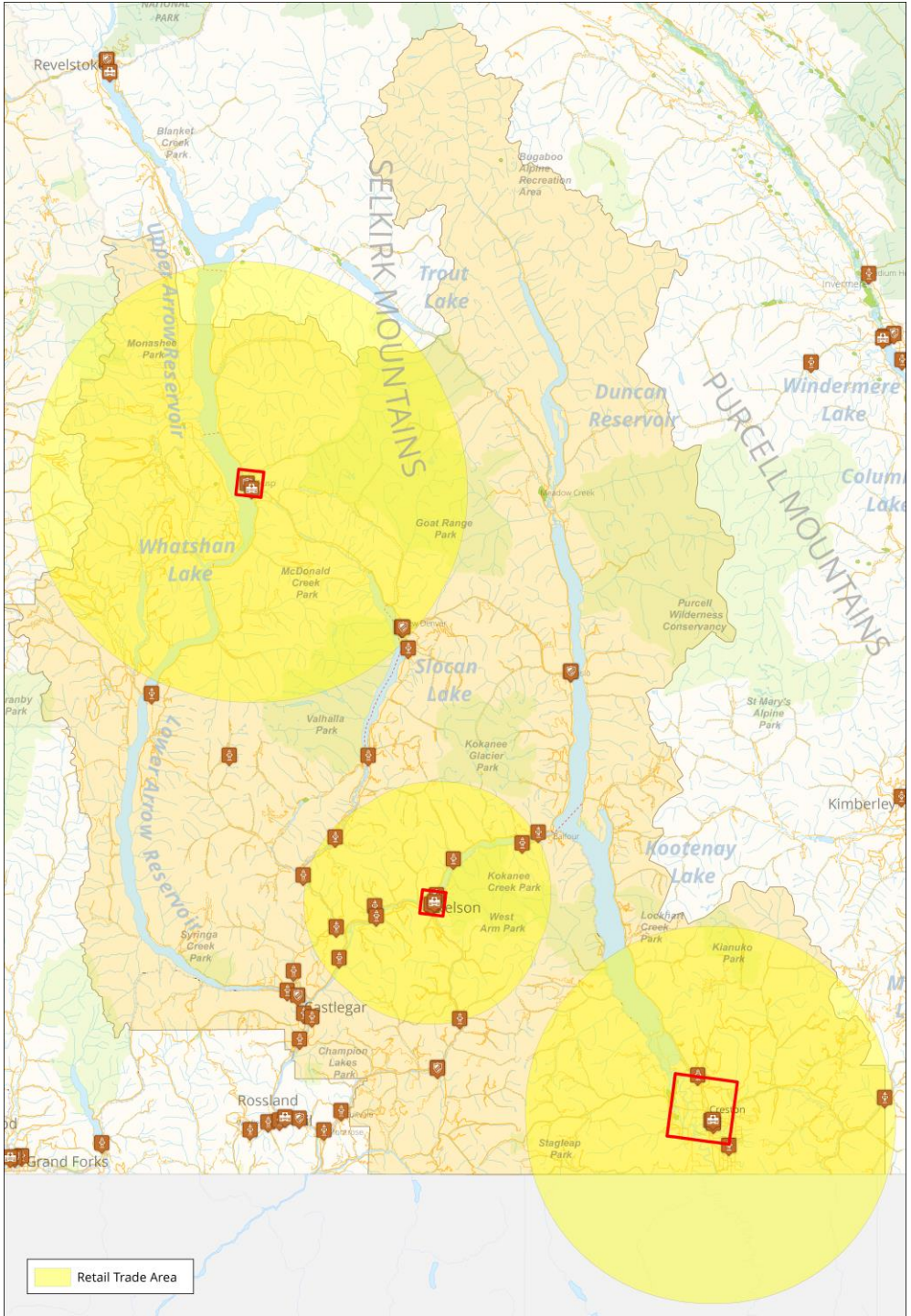
Evolution of the Question

- Where do we find new lands to fill the supply gaps?
  - Political Capital
  - Any new lands MUST meet a need (Demand)
- Do we need new lands?
- **Who** needs new lands (Demand)?
- Are there underutilized lands?
- What about development conflicts?

Asset Mapping

What are “Economic Assets”

- The infrastructure (physical and administrative) that facilitates economic activity.
  - Cadastral Fabric:
    - Zoning, Parcels, Buildings, and Ownership
  - Physical Infrastructure:
    - Roads, Rail, Airports
    - Hospitals, Schools, Government Service Facilities
    - Services (water, electricity etc.) where available
  - Political Boundaries
    - Regional Districts
    - OCPs
    - Forest Tenures, Mining Tenures, ALR



Legend

- Hospitals
- Health Centres
- Colleges
- Schools
- RCMP Police Stations
- Fire Stations
- Recreation Facilities
- Libraries
- Golf Courses
- Farmers Markets
- Museums
- Galleries And Centres
- Historic Places
- Municipal Boundaries
- Parcels

Zoning

- Agricultural
- Commercial
- Industrial
- Mixed Use
- Parks and Recreation
- Residential
- Rural

Creston

Legend
Hospitals
Health Centres
Colleges
Schools
RCMP Police Stations
Fire Stations
Recreation Facilities
Libraries
Golf Courses
Farmers Markets
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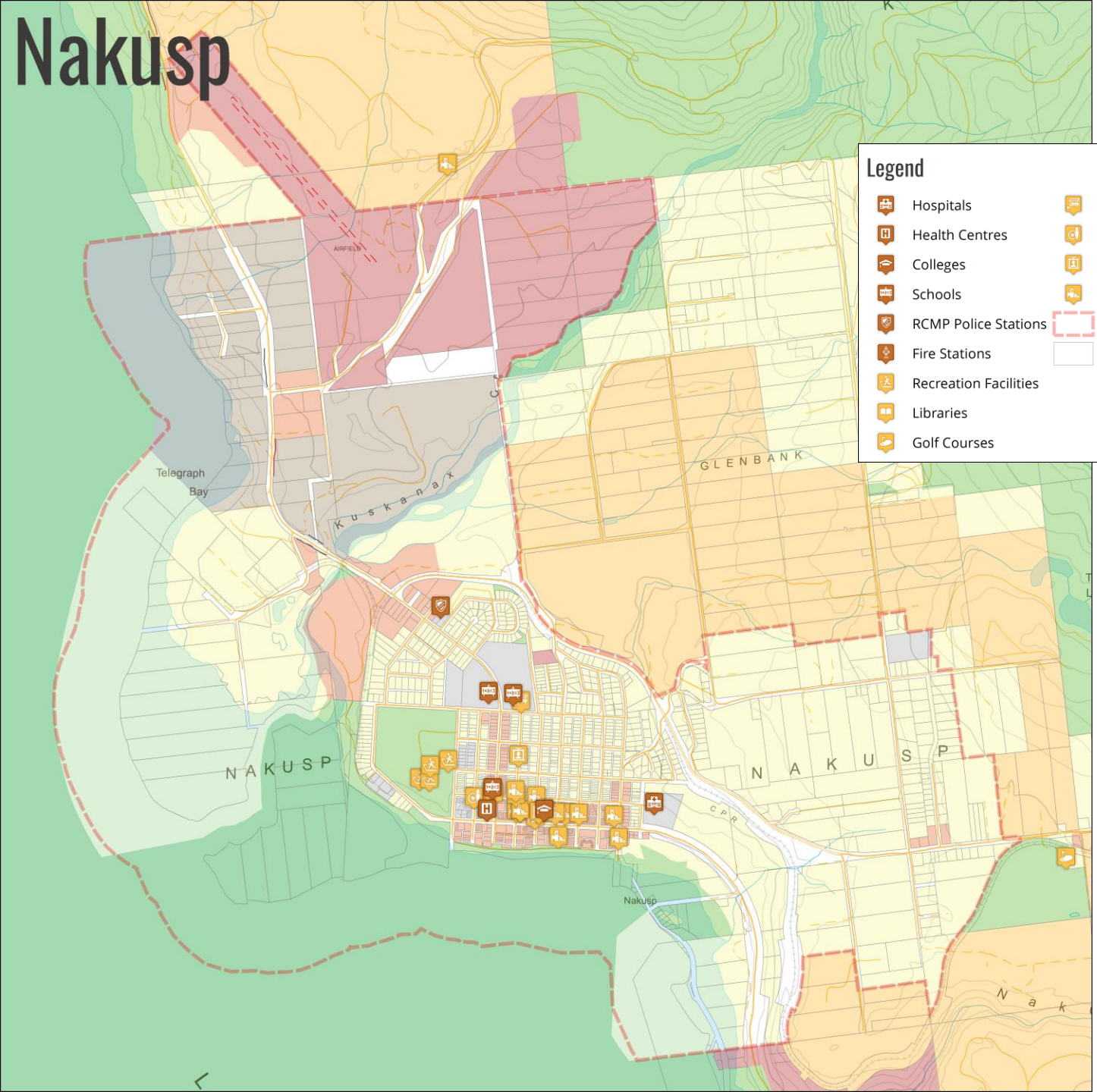
Rural

Nakusp



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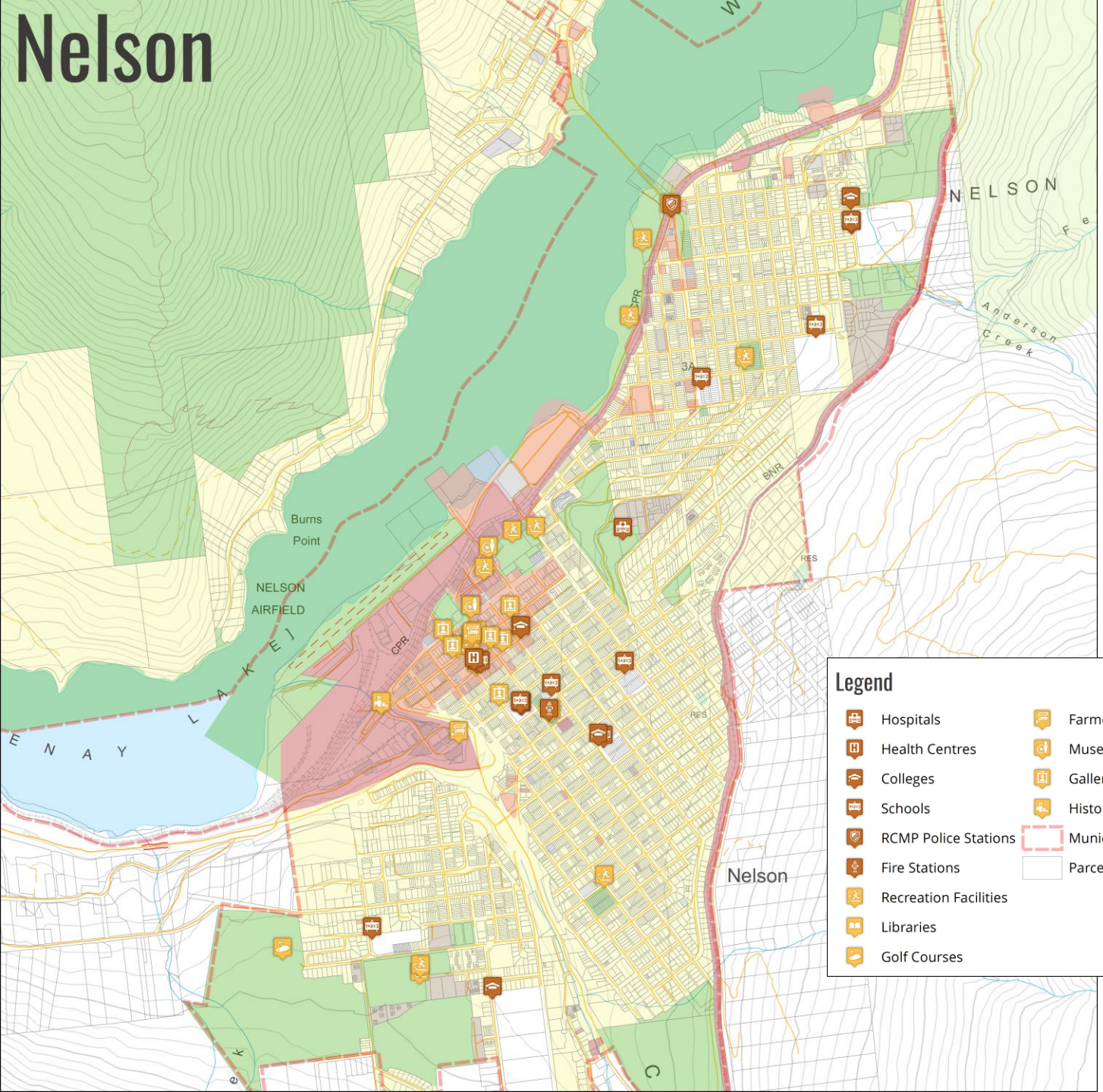
Nelson



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Assessment of Employment Lands

Who is short of Employment Lands (Demand)?

- **Use BRE results to identify gaps**
- **Display is at community level to protect respondents**
- **Question posed:**
  - **Is there room for expansion at your current site?**

Assessment of Employment Lands

Are there existing lands that are not being used?

- **BC Assessment Roll-Data**
- **Tied to cadastral Fabric**
- **Proxy:**
  - **Parcels listed as vacant (use codes)**
  - **Assumed to indicate underutilization**

Assessment of Employment Lands

Can we decrease the probability of opposition to development on appropriately zoned lands?

- **Anecdotal evidence suggests this problem occurs even when all appropriate steps are taken**

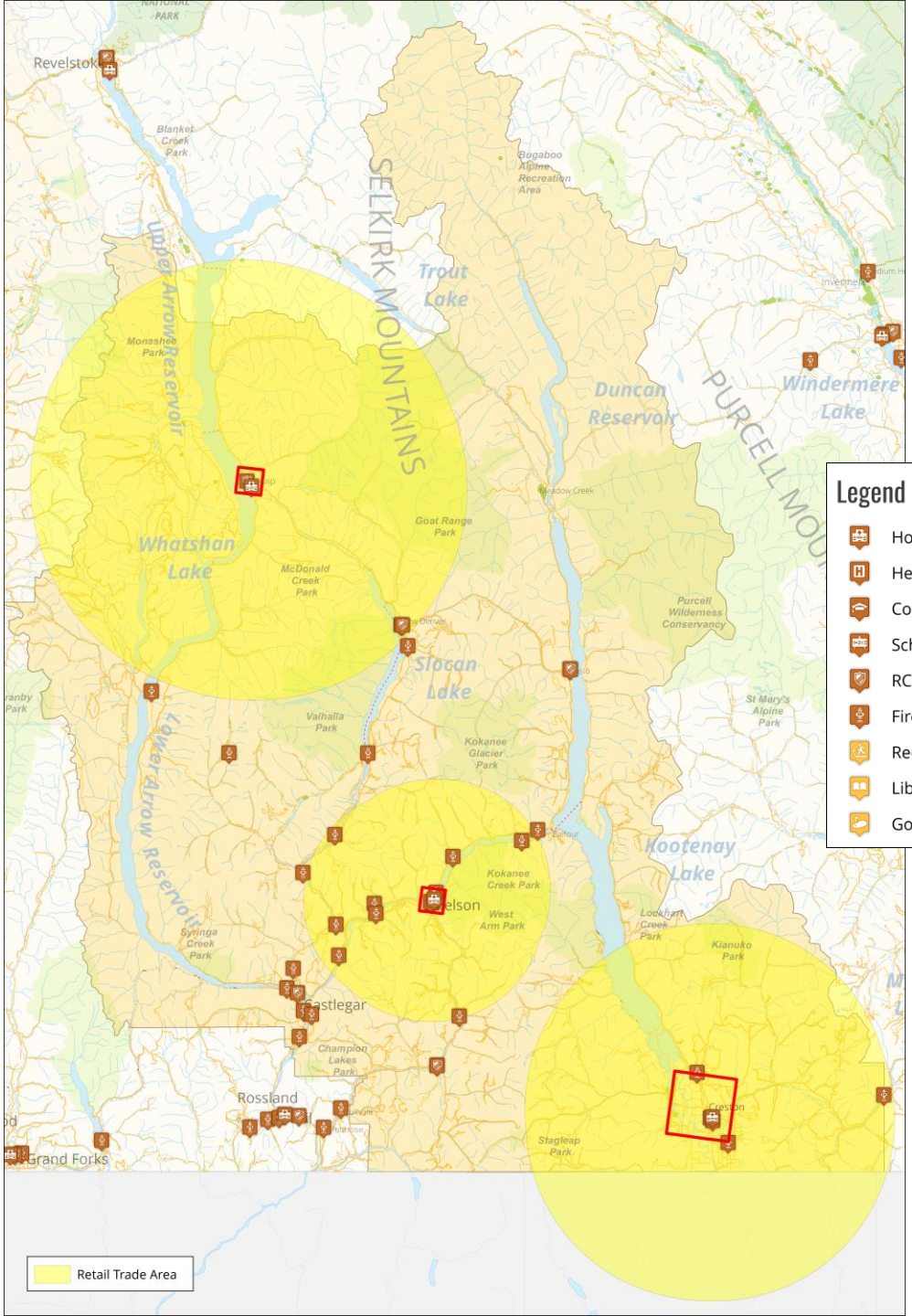
- **Assumption: certain zoning borders are more likely to produce conflict**

Areas of Potentially Controversial Developments

- Commercial zoned areas
- Industrial zoned areas
- Mining tenures
- Forestry tenures

Potential Conflicting Uses

- Residential zoned areas
- Parks, WMA, Rec Tenures
- Community Watershed areas
- ALR



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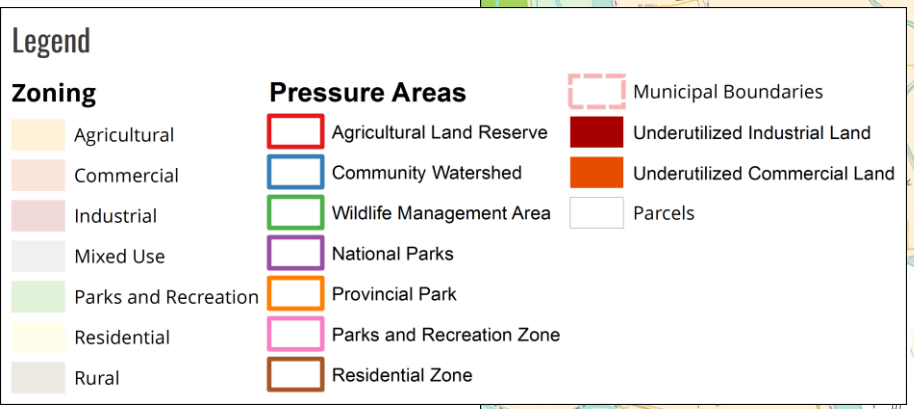
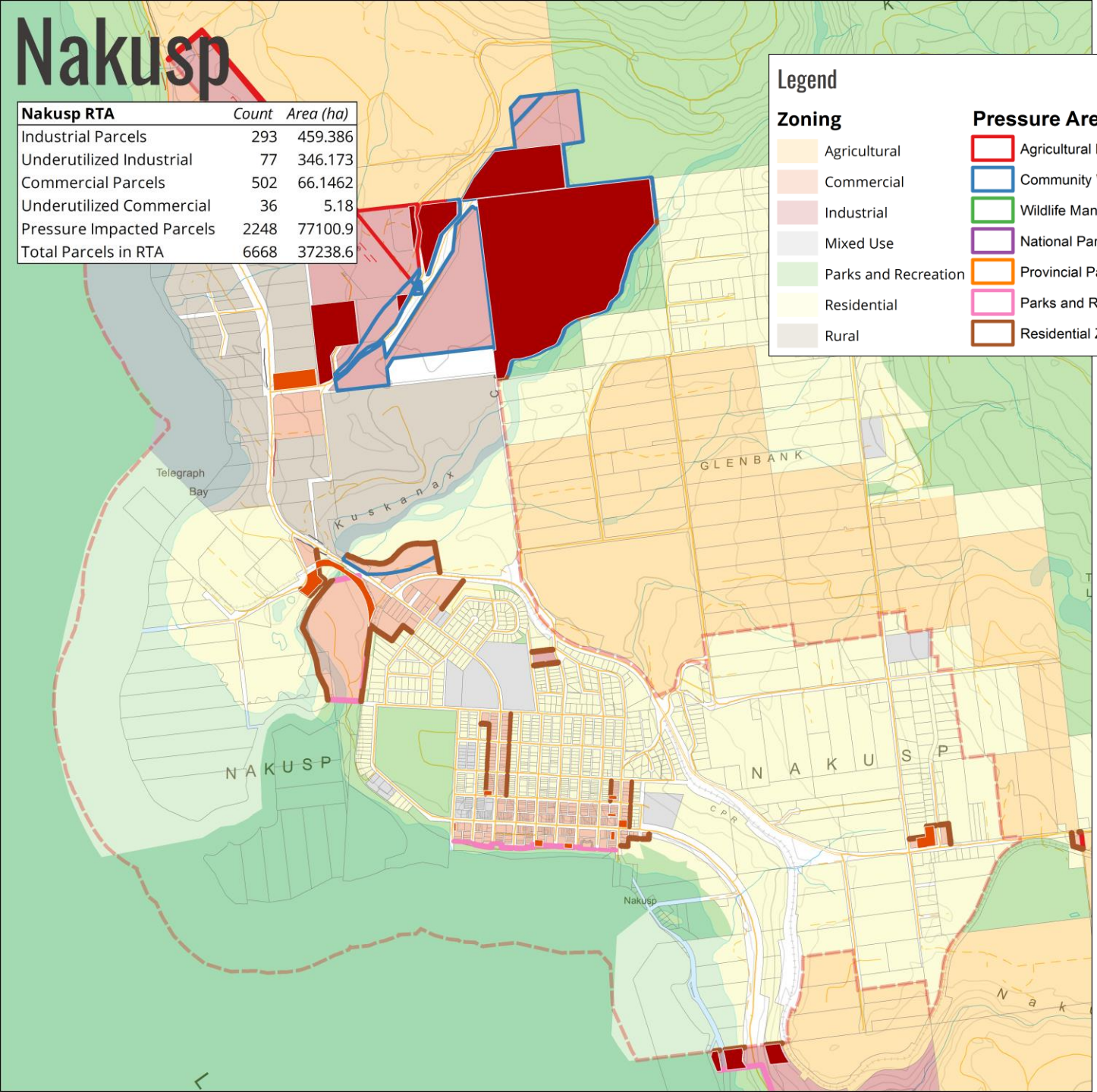
Creston

Creston RTA	Count	Area (ha)
Industrial Parcels	138	717.824
Underutilized Industrial	31	161.73
Commercial Parcels	348	93.9608
Underutilized Commercial	35	7.93
Pressure Impacted Parcels	1536	152892
Total Parcels in RTA	7673	201478



Nakusp

Nakusp RTA	Count	Area (ha)
Industrial Parcels	293	459.386
Underutilized Industrial	77	346.173
Commercial Parcels	502	66.1462
Underutilized Commercial	36	5.18
Pressure Impacted Parcels	2248	77100.9
Total Parcels in RTA	6668	37238.6



Legend

Zoning

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- Parks and Recreation
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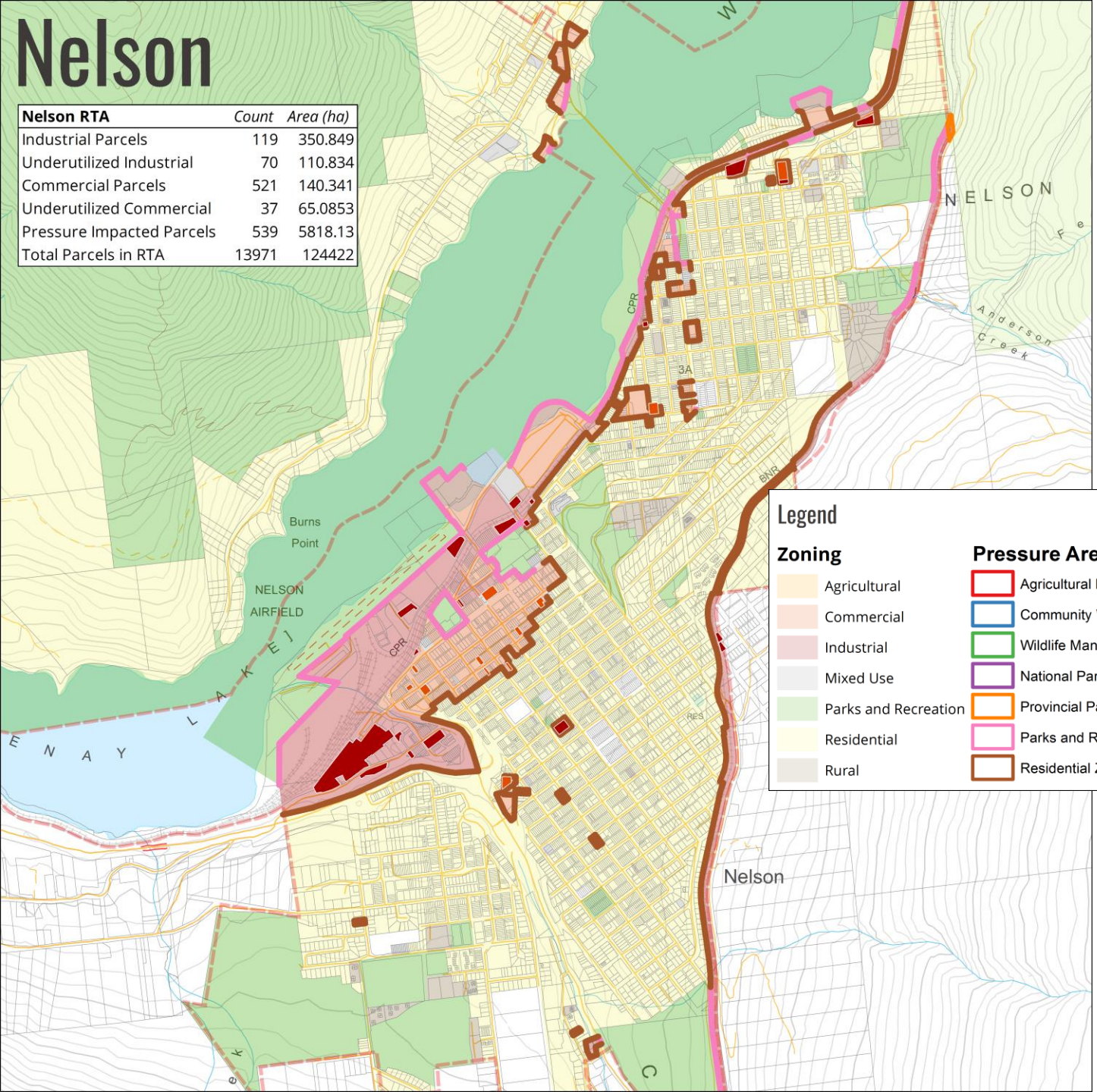
Pressure Areas

- Agricultural Land Reserve
- Community Watershed
- Wildlife Management Area
- National Parks
- Provincial Park
- Parks and Recreation Zone
- Residential Zone

- Municipal Boundaries
- Underutilized Industrial Land
- Underutilized Commercial Land
- Parcels

Nelson

Nelson RTA	Count	Area (ha)
Industrial Parcels	119	350.849
Underutilized Industrial	70	110.834
Commercial Parcels	521	140.341
Underutilized Commercial	37	65.0853
Pressure Impacted Parcels	539	5818.13
Total Parcels in RTA	13971	124422



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Site Locator Tool

Early project Question

Are there public lands that could be added to the supply of Employment Lands?

- Addressing question led to development of extraordinary tool
- Re-define question: “Can we identify suitable lands?”
- Apply question to current supply of Employment lands

Site Locator Tool – Search Criteria

Location
- Regional District (required)
- Community(Optional)
- Distance from community (Optional)

Zoning
- Choose one of 7 major zoning types

Developed
- Choose whether parcel has existing building

Transportation
- Select maximum distance to major Hwy

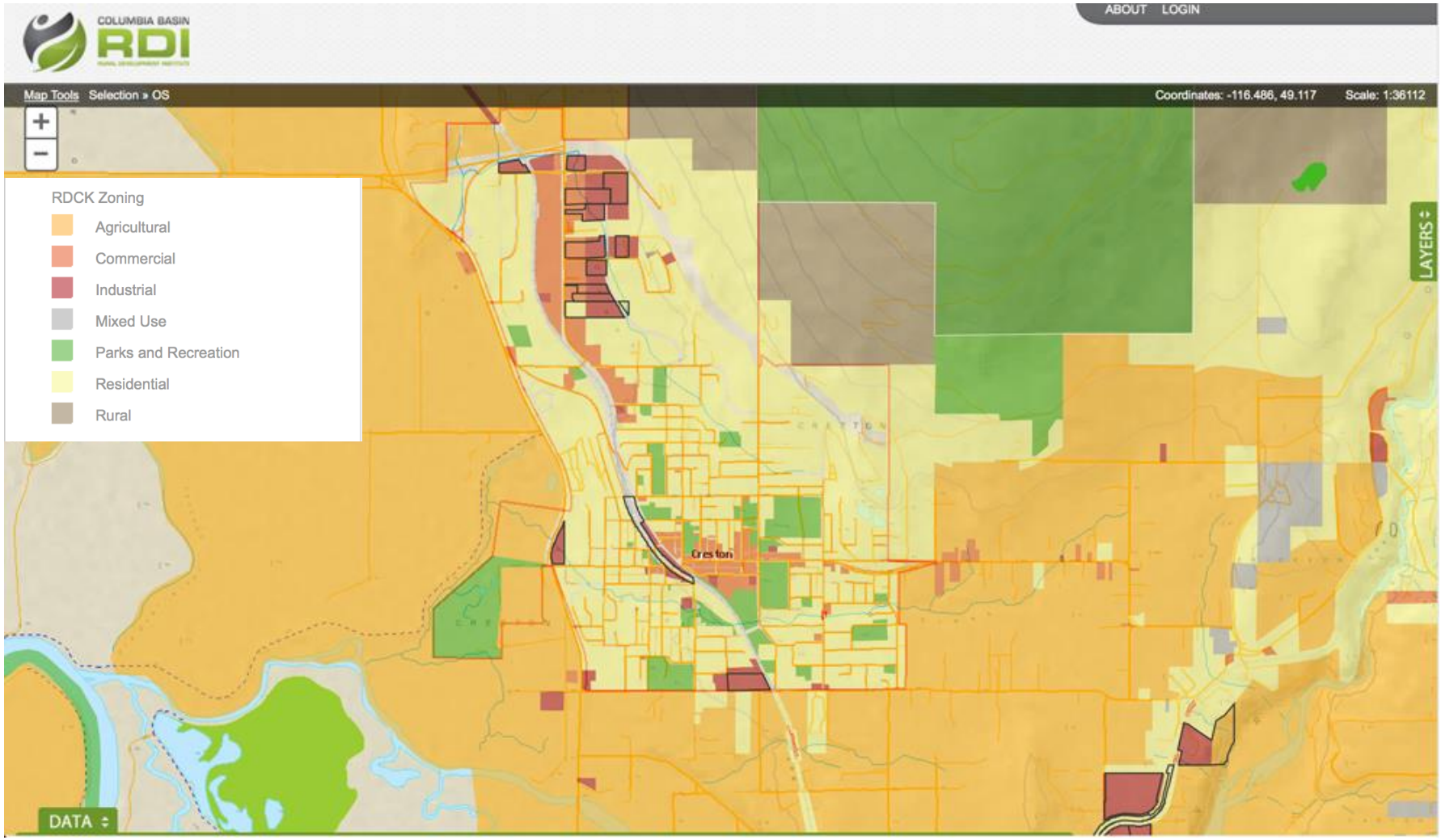
Services (proxy)
- Distance to Hwys, roads, municipal bdry

Water
- Distance to water service area, municipal bdry, or community watershed

Parcel Size
- Minimum / maximum measured in ha

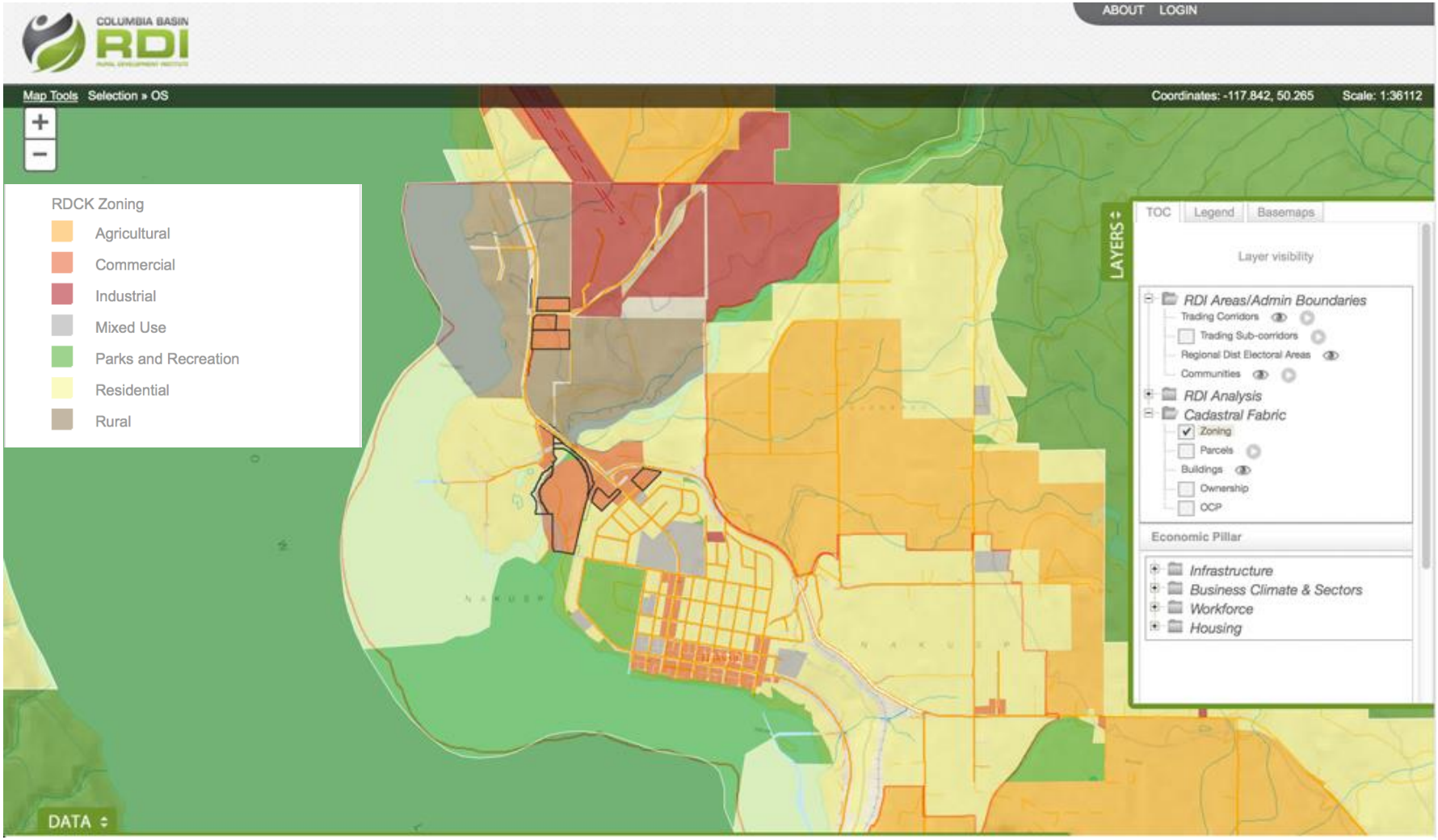
Land Gradient
- Minimum % of area under specific gradient

Creston (Zoning)



Parcels outlined in black meet the filtering criteria

Nakusp (Zoning)



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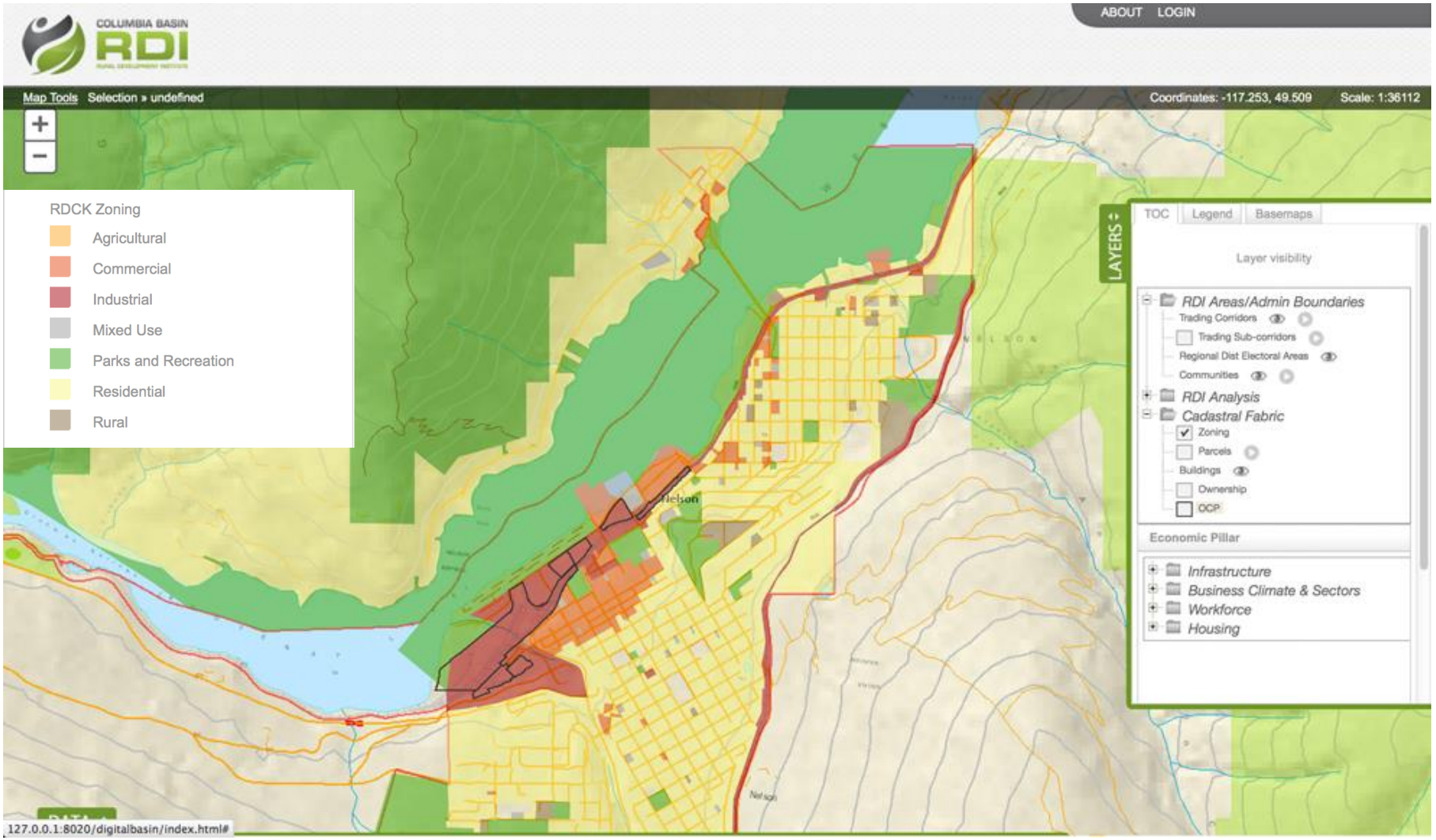
Nelson (Zoning)



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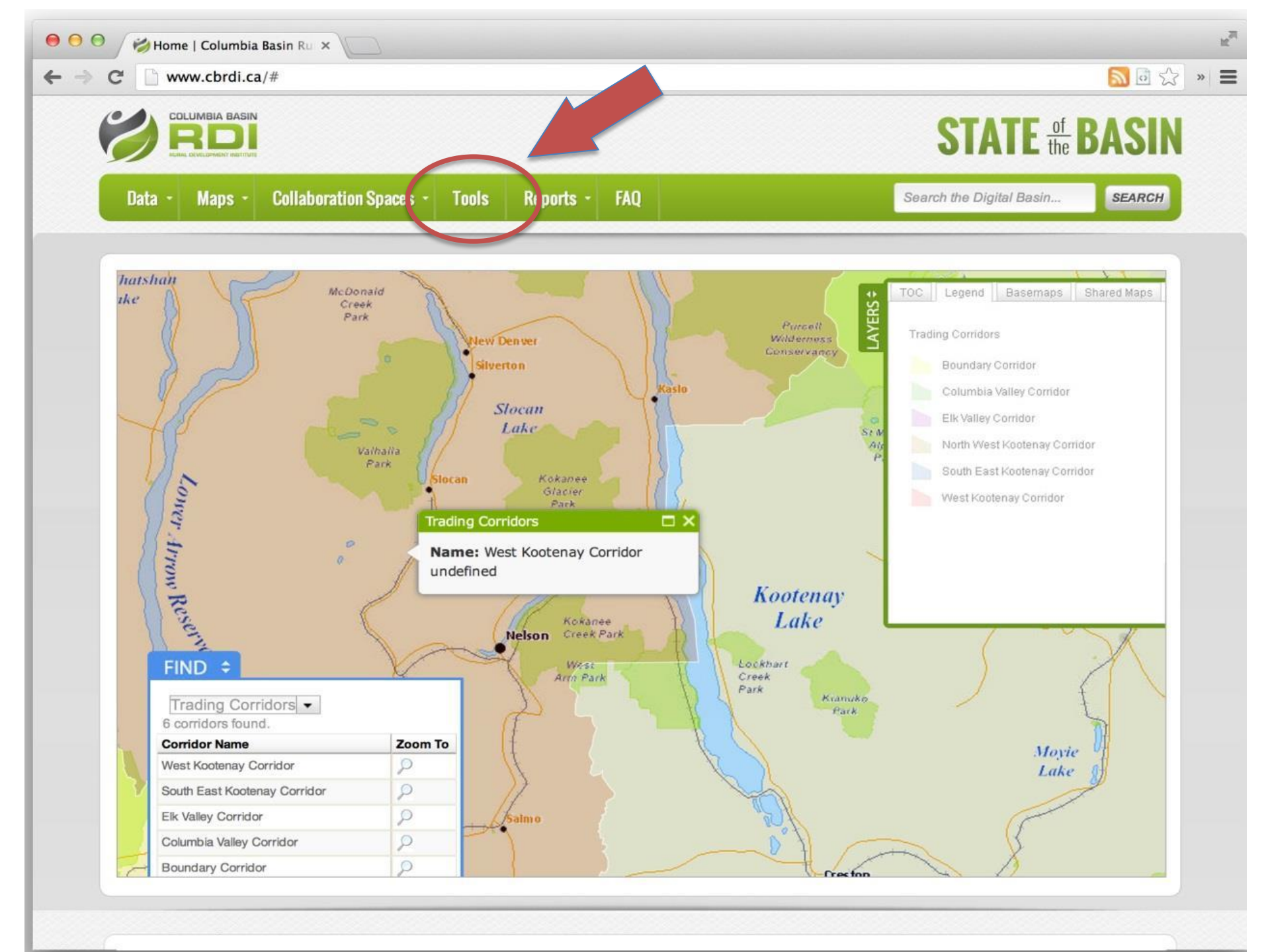
Site Locator Tool

Results accompanied by list of site IDs

Beta – Testing in May

Availability through:

www.cbrdi.ca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New Denver
Silverton
Slocan Lake
Valhalla Park
Slocan
Kokanee Glacier Park
Kaslo
Purcell Wilderness Conservancy
Lower Arrow Reserv
Trading Corridors
Name: West Kootenay Corridor
undefined
Nelson
Kokanee Creek Park
West Arm Park
Kootenay Lake
Lockhart Creek Park
Kianuko Park
Moyie Lake
Salmo
LAYERS
TOC
Legend
Basemaps
Shared Maps
Trading Corridors
Boundary Corridor
Columbia Valley Corridor
Elk Valley Corridor
North West Kootenay Corridor
South East Kootenay Corridor
West Kootenay Corridor
FIND
Trading Corridors
6 corridors found.
Corridor Name
Zoom To
West Kootenay Corridor
South East Kootenay Corridor
Elk Valley Corridor
Columbia Valley Corridor
Boundary Corridor

Corridors for Collaboration & Analysis

Trail & Area (Fruitvale, Warfield, Montrose, RDKB Areas A &B)
Rossland
Castlegar & RDCK Areas I & J
Nelson & RDCK Areas E & F
Kaslo & RDCK Area D
Salmo & RDCK Area G
Slocan Valley (Slocan, Silverton, New Denver, RDCK Area H)
Nakusp and RDCK Area K
West Kootenay Corridor

Grand Forks
Greenwood
Midway
RDKB Area C
RDKB Area D
RDKB Area E
Boundary Corridor

Creston & RDCK Area A, B & C
Kimberley & RDEK Area E
Cranbrook & RDEK Area B & C, Indian Reserves
South East Kootenay Corridor

Fernie & RDEK Area A
Elkford
Sparwood
Elk Valley Corridor

Canal Flats
Invermere
Radium Hot Springs
RDEK Area F
RDEK Area G
Golden & RDCS Area A
Columbia Valley Corridor

Valemount
Revelstoke & RDCS Area B

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