



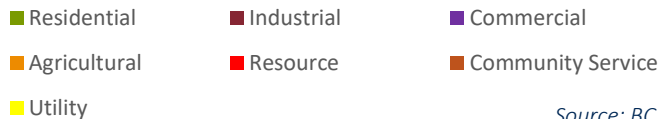
# Area D Community Planning

## COMMUNITY CONTEXT: LAND USE & GROWTH

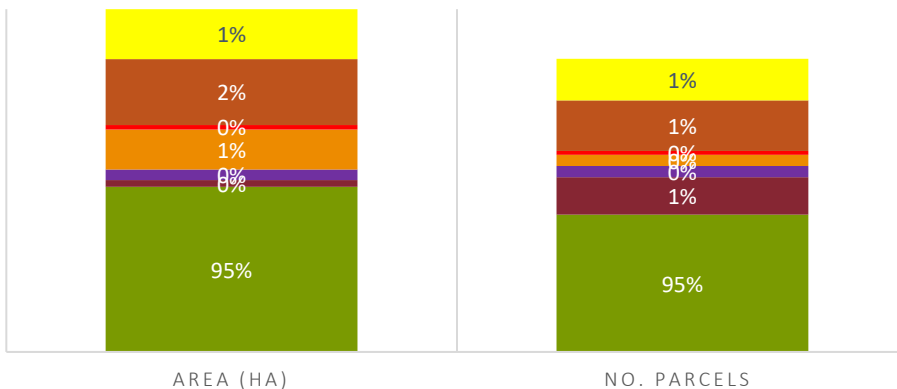
### What Do We Know About Land Use in Area D?

- 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 with a total of 6,864 hectares or 1% of the land base. Of these lands the vast majority is classified as residential lands.

### Land Use in Area D



Source: BC Assessment

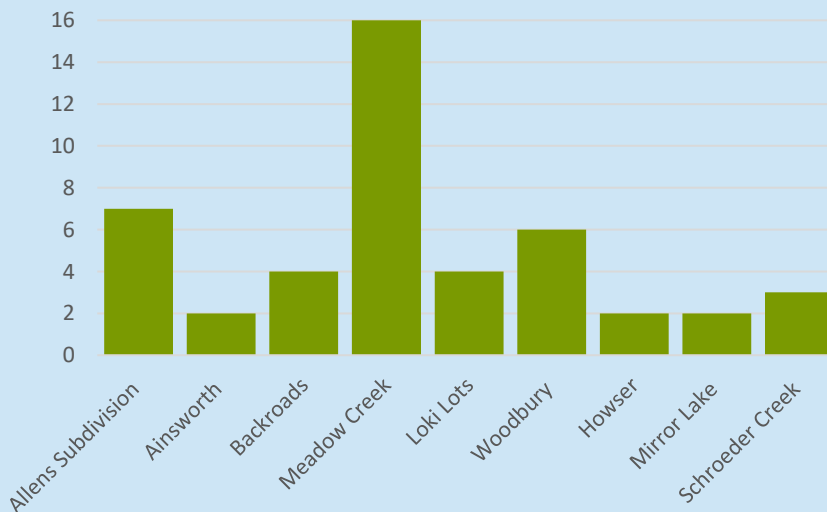


### Where is Growth Happening?

- In the past decade subdivisions have created 46 new lots in Area D.

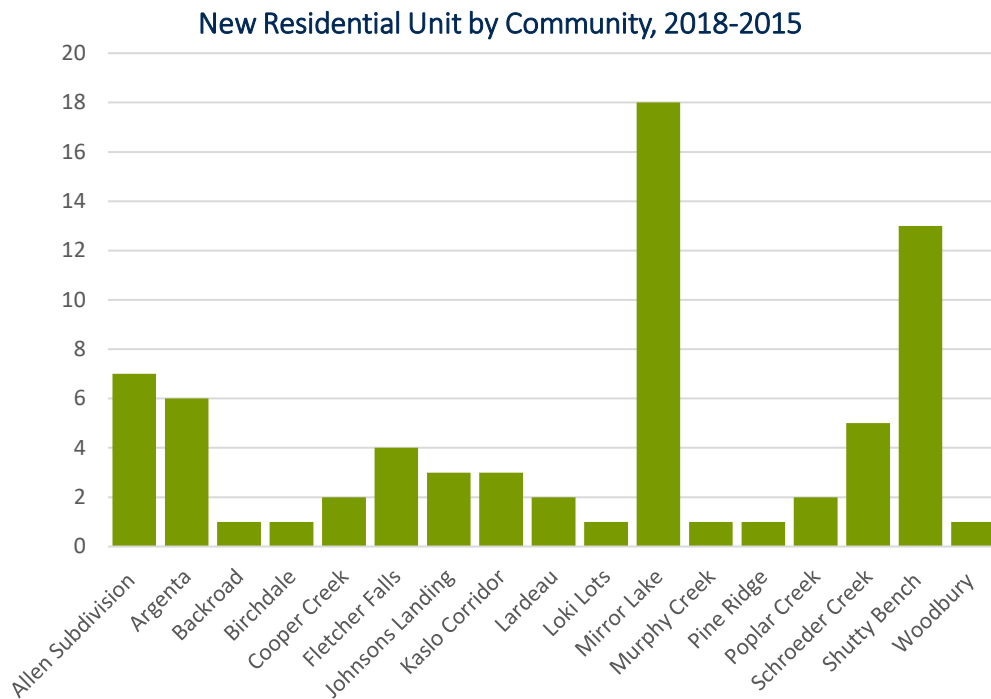
### New Lots Created by Community, 2016-2025

Source: RDCK Subdivision Applications



### Where is Building Happening?

- From 2018-2025 71 new residential dwelling units were built in Area D.
- In that same time frame 7 building permits were issued for new commercial or industrial buildings – 3 in Kaslo Corridor, 3 in Poplar Creek and 1 in Woodbury.



*Source: RDCK Building Permit data*

### 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



Stay Involved:

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