

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA 'B' OFFICIAL COMMUNITY PLAN BYLAW NO. 850

**THIS CONSOLIDATED BYLAW IS NOT INTENDED TO BE USED FOR
LEGAL PURPOSES**

CONSOLIDATED FOR CONVENIENCE ONLY WITH

BYLAW NO. 850-1

BYLAW NO. 850-2

BYLAW NO. 850-9

BYLAW NO. 850-11

BYLAW NO. 850-12

BYLAW NO. 850-13

BYLAW NO. 850-14

BYLAW NO. 850-15

April 29, 2021

**INFORMATION SHEET ON THE BYLAWS
WHICH WERE CONSOLIDATED INTO
BYLAW NO. 850**

BYLAW NO. 850-2 – Adopted May 16, 2013

- Text amendments to Section 4.4.19 relating to Shelter Bay
- New Sections added, Sections 4.4.26 to 4.4.55 – specific community policies and Development Permit Areas for Shelter Bay
- Map Amendment

BYLAW NO. 850-1 – Adopted July 17, 2014

- Deleted Schedule 'A' (the Official Community Plan text) and replaced with new Schedule 'A' (the Official Community Plan text)
- Deleted Schedule 'B' (Land Use Designation – Maps B1-B8) and replaced with new Schedule 'B' (Overview Maps B1-B5)
- Inserted new Schedule D (Land Use Designation Maps)

BYLAW NO 850-9 – Adopted August 18, 2016

- Inserted new sub-bullet to subsection 4.3.28

BYLAW NO 850-11 – Adopted November 17, 2016

- Inserted a new Figure 5.5.2.1 Revelstoke Adventure Park - Greely
- Deleted and replaced Section 2.1 East Revelstoke
- Inserted a new Section 5.5 Revelstoke Adventure Park – Greely – Development Guidelines
- Map Amendment

BYLAW NO. 850-12 – Adopted October 17, 2019

- Deleted and replaced Figure 5.5.2.1 Revelstoke Adventure Park - Greely
- Added new Section 5.5.7 Greeley) Hazardous Lands Development Permit Area 5 (Illecillewaet River Flood and Debris Flow Area
- Map Amendment

BYLAW NO. 850-14 – Adopted November 19, 2020

- Map Amendment – Schedule B Overview Maps B1 – B5, Schedule D (Land Use Designation Maps)

BYLAW NO. 850-13 – Adopted January 21, 2021

- Map Amendment – Schedule B Overview Maps B1 – B5, Schedule D (Land Use Designation Maps)

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BYLAW NO. 850-13 – Adopted January 21, 2021

- Map Amendment – Schedule B Overview 5, and Schedule C (Land Use Designation Maps)

Columbia Shuswap Regional District

ELECTORAL AREA 'B' OFFICIAL COMMUNITY PLAN

BYLAW NO. 850

*Planning for rural areas and communities
including: Mica, Rural Revelstoke, Trout
Lake, Beaton and Galena Bay*



Schedule A
Bylaw 850

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Rural Revelstoke Advisory Committee

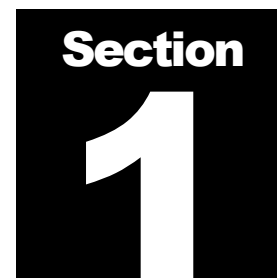
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Introduction

1.1 Legislative and Regulatory Context

The Province of British Columbia (BC) was divided into Regional Districts in 1965 in order to provide a form of local government for areas that are not part of a municipality. The unincorporated areas (areas that are not part of a municipality) in the Regional District are divided further into electoral areas. This Official Community Plan applies to Electoral Area 'B' of the Columbia Shuswap Regional District (CSRD). This area is represented by one Area Director on the Board of the CSRD.

The Regional District operates within the context of the legislation of the Province of British Columbia. The *Local Government Act* and the *Community Charter* provide legislation for Community Plans and outline the tools available to local governments to plan and regulate land uses.

Rural Revelstoke Land Use Bylaw No. 2200 currently provides zoning regulations for a portion of the plan area but is planned to be replaced by a new zoning bylaw which will apply to the entirety of Electoral Area 'B'. A Zoning Bylaw is one of the important tools available to local governments to indicate permitted uses and the regulations and conditions that apply to that use.

The Official Community Plan provides a general statement of the policies of the Columbia Shuswap Regional District about the form and character of land uses and servicing requirements in the plan area. The plan policies will guide decisions to be made by the CSRD Board of Directors when considering applications for various types of development. The Official Community Plan:

- a. expresses a community vision, developed through the planning process;
- b. provides an understanding of how the Regional District plans to work co-operatively with other jurisdictions, provincial government agencies, developers and community groups;
- c. contains statements regarding the Regional District's plans to accommodate future growth and to integrate various land uses such as: residential, commercial, industrial, agricultural, institutional and recreational uses;
- d. provides statements regarding options for servicing new areas and levels of servicing that are appropriate for different types and levels of development;
- e. recognizes the different growth pressures experienced within the plan area; and

- f. provides policies relating to the preservation and protection of the natural environment, its ecosystems and biological diversity.

The Official Community Plan uses population data with a base year of 2006 and provides both short-term and long-term directions for the Regional District's future. Updates of the plan are recommended every 5 years to evaluate whether or not the plan is still accurate in reflecting community trends, needs and desires.

Finally, the Official Community Plan provides a foundation for financial planning. Specifically, land use and servicing strategies create requirements for the years ahead and this information can be incorporated into the Regional District's financial planning and direct applications for supportive funding.

1.2 Community Consultation

Pursuant to Section 879 of the *Local Government Act*, the Official Community Plan process was a consultative exercise with opportunities for public input at several stages. Aspects of the consultation process included:

- August – September 2006 – 3 community meetings on plan vision, objectives and process
- September – December 2006 – Preparation of Draft Plan
- Winter – Spring 2007 – Advisory Committee and Public review of Draft
- Fall 2007 – Advisory Committee and Public review of revisions to Draft

1.3 Community Vision

The Official Community Plan review process commenced with a consultative process to articulate the region's vision. The community vision is an important tool for the development of an Official Community Plan because it sets a direction for the future of the area and reflects the desires and aspirations of a broad cross-section of interests across the region. These community aspirations provide the fundamental direction of the Official Community Plan as well as setting a framework from which future community initiatives will flow.

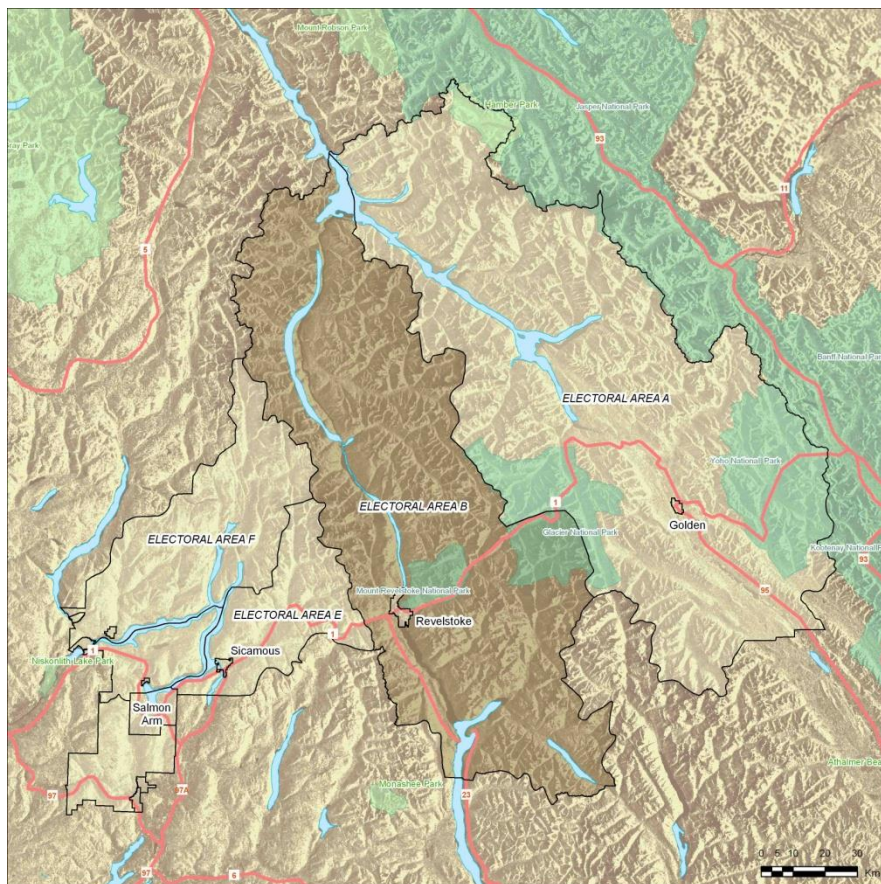
Area 'B' is a region that is comprised of diverse, distinct and liveable rural communities that are unified by a shared commitment to:

- Goal 1 • Promoting and maintaining small town/rural values, involving caring, relaxed, safe, clean, healthy and friendly communities;
- Goal 2 • Management of growth and development;
- Goal 3 • Managing community services and facilities to enhance community atmosphere;
- Goal 4 • Preservation of community heritage and character;
- Goal 5 • Developing a sustainable economy that promotes best management practices for the forestry, tourism and recreation sectors;
- Goal 6 • Protecting the region's natural environment that is highly valued for its unique ecosystems, scenic beauty, wilderness recreation, and resource based economy;
- Goal 7 • Stewardship of natural resources through conservation and public education;
- Goal 8 • Engaging in planning processes that are consultative, participatory and articulate community vision and working towards the realization of that vision; and
- Goal 9 • Working collaboratively with neighbouring jurisdictions, particularly the City of Revelstoke and the Province of British Columbia.

1.4 Plan Context

The Electoral Area 'B' plan area is a large geographic area as shown in *Figure 1.1*. This region covers mountainous upland areas as well as the deep valleys occupied by Lake Revelstoke, Kinbasket Lake and the Arrow Lakes. The City of Revelstoke is the only urban centre within the Electoral Area.

Figure 1.1: Plan Area Context



Area 'B' is largely uninhabited with vast tracts of crown land that are generally considered to be in a wilderness state. Communities in this area are dispersed and lightly settled.

The Revelstoke region is a temperate climate with high annual rainfall (1278 mm, at Revelstoke). Precipitation results when the moisture-laden air from the Pacific is directed upwards over the Columbia Mountains. Annual snowfall averages 320 cm, although this can range widely from year to year.

1.5 General Implementation

The Official Community Plan is organized into sections that provide policies and objectives related to different land uses. These policies will be applied as future decisions are made. The plan also contains policies that are strategic and require an action from the CSRD. This section summarizes key strategic actions in the Official Community Plan. The list is not exhaustive and will be dynamic according to the partnership opportunities and resources of the Regional District.

- 1.5.1 The Regional District will review and implement the policies of the Electoral Area 'B' Official Community Plan when considering decisions with regard to zoning, land use, servicing and development in the plan area.

1.5.2 The Regional District will prepare a Zoning Bylaw to generally reflect the status quo in terms of land use, density and relevant zoning regulations. As land use change unfolds, new land uses will be consistent with the OCP.

1.5.3 The CSRD will require development approval information pursuant to Section 920.1 of the *Local Government Act*. Procedures and policies for requiring development approval information will be required to be established by bylaw and would apply to:

- applications for amendments to an adopted Zoning Bylaw,
- applications for a Development Permit, and
- applications for temporary use permits.

The Development Approval Information Bylaw will apply to all lands within the OCP Bylaw area. The Development Approval Information Bylaw will give the CSRD authority to require an applicant to provide information on the impact of the activity or development that is the subject of the application. The Development Approval Information Bylaw will also specify the matters for which additional on-site and off-site information will be required, including, but not limited to such issues as:

- an assessment of drinking water source and sewage disposal as required by the local authorities;
- transportation patterns including traffic flow;
- the impact and assessment on local infrastructure;
- assessment of capacity of public facilities including schools and parks;
- the impact on or need for additional community services;
- the impact and assessment of the natural environment of the area affected;
- assessment of slope conditions;
- an assessment of the wildfire urban interface; and,
- an assessment of how the development addresses on-site issues such as emergency use, accessibility and water conservation.

The Development Approval Information Bylaw will also set out procedures regarding requests for reconsideration of development approval information requirements.

1.5.4 The Regional District will continue to support and recognize the role of the appointed Advisory Planning Commission and will be expanding the regional focus of the commission.

1.5.5 The Regional District will initiate a process to re-introduce a Building Permit service for new construction. The process to re-introduce Building Permits would involve the following steps:

- a. OCP Bylaw directs CSRD to prepare building regulation bylaw;
- b. Public information campaign to raise awareness and increase understanding of role of Building Permits;
- c. Bylaw considered by CSRD Board; and
- d. Building Inspection and Permit issuance functions established for CSRD.

The following list identifies the advantages and disadvantages associated with providing a building inspection service.

Advantages

- checks for compliance with *BC Building Code*
- checks for compliance with local government bylaws
- helps to coordinate compliance with other government agency requirements (e.g. sewage treatment and disposal, highway access, road network, environment)
- allows for correction of illegal or unsafe construction prior to completion
- reduces land-use conflicts by reducing bylaw infractions and costs associated with legal action
- ensures that buildings are within the parcel boundaries and appropriate setbacks are maintained
- gives current and future property owners a certain level of comfort that building/structure was constructed appropriately
- may ensure safe siting of structures in relation to environmental hazards
- aides in ensuring each taxpayer pays his or her fair share for CSRD services by informing BC Assessment of recent construction

Disadvantages

- initial costs (assessment based tax)
- building permit fees
- increased CSRD liability

1.5.6 Referring to policies of this Official Community Plan, the Regional District will endeavour to undertake the following major initiatives (Table 1.1) in the short-term (sooner) and the mid-term (longer). The timing of these projects may be subject to revision.

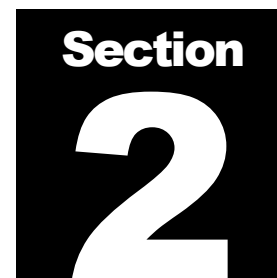
Table 1.1: Sequence of Planning Initiatives

Short-Term
<ol style="list-style-type: none">1. Development of Zoning Bylaw.2. General review of procedures, mapping, publications, application forms, subdivision servicing bylaw and other publications for concurrence with OCP.3. Initiate process to re-introduce Building Permits and inspections.4. Develop Parks Plan and associated implementation strategy.5. Work with representatives from the Trout Lake Water Improvement District and the Trout Lake & District Community Club to implement water system infrastructure upgrading for existing and future development.6. Work with the relevant provincial agencies and community sponsor groups to facilitate Crown Land development opportunities on Lake Revelstoke and at Trout Lake.7. Review and map sensitive ecosystem inventories, building upon work previously done for Ministry of Forests & Range, Parks Canada and the Columbia Basin Fish & Wildlife Compensation Program and extend to cover the entire plan area.
Mid-Term
<ol style="list-style-type: none">8. Develop detailed wildfire mapping and develop wildfire hazard reduction methods and implementation strategy.9. Work with provincial agencies to have environmental research completed and worked into the development approval process (e.g. Development Permit Areas for environmentally sensitive areas).10. Recognize the potential for development pressures from Revelstoke Mountain Resort on lands in the South Revelstoke Upper Bench area (<i>Figure 4.2</i>) and work with the City of Revelstoke, Revelstoke Mountain Resort and area residents to strategically plan to address potential impacts.

1.6 Acronym Summary

A number of acronyms are used throughout this document. The following list is provided for convenience when referencing these terms.

ALCA	Agricultural Land Commission Act
APEGBC	Association of Professional Engineers and Geoscientists of British Columbia
ALR	Agricultural Land Reserve
CDPA	Commercial Development Permit Area
CSR	Columbia Shuswap Regional District
DPA	Development Permit Area
DFO	Department of Fisheries & Oceans
FWDPA	Foreshore and Water Development Permit Area
MOT	Ministry of Transportation and Infrastructure
OCP	Official Community Plan
QEP	Qualified Environmental Professional
RAR	Riparian Areas Regulation
RCMP	Royal Canadian Mounted Police
RMR	Revelstoke Mountain Resort
SPEA	Streamside Protection & Enhancement Area
TRIM	Province of British Columbia Terrain Resource Inventory Maps at 1:20,000 scale



Planning Strategy

2.1 Growth Patterns

Growth trends for Area 'B' are linked to regional demographics, covering both Area 'B' and the City of Revelstoke. This larger regional area historically has been characterized by rapid population increases and decreases that have often been associated with mega-project construction, particularly during the 1970's and 1980's with the construction of the Revelstoke and Mica Dams. With the completion of these projects in the mid-1990s the number of residents has been gradually declining.

Although there has been a net population loss in the City of Revelstoke and Electoral Area 'B' since 1996, the area is poised to enter a new and continued growth period with the development of the Revelstoke Mountain Resort. The Revelstoke Mountain Resort, with a build-out plan for major ski hill infrastructure and over 16,000 bed units will transform the economy and population characteristics of the City of Revelstoke and surrounding area. The City and Province have been working with the resort developers to carefully plan for the development. This process has included a municipal boundary expansion that has incorporated portions of the Electoral Area into the City of Revelstoke. The incorporated lands were parcels that were contiguous with the proposed resort development and isolated from other Area 'B' parcels. The City of Revelstoke continues to review the administrative boundaries of the municipality in relation to the rural residential area and the resort. It is important to recognize that the impacts of the resort on the neighbouring rural residential area will be significant, particularly in terms of pressures for development related to resort uses.

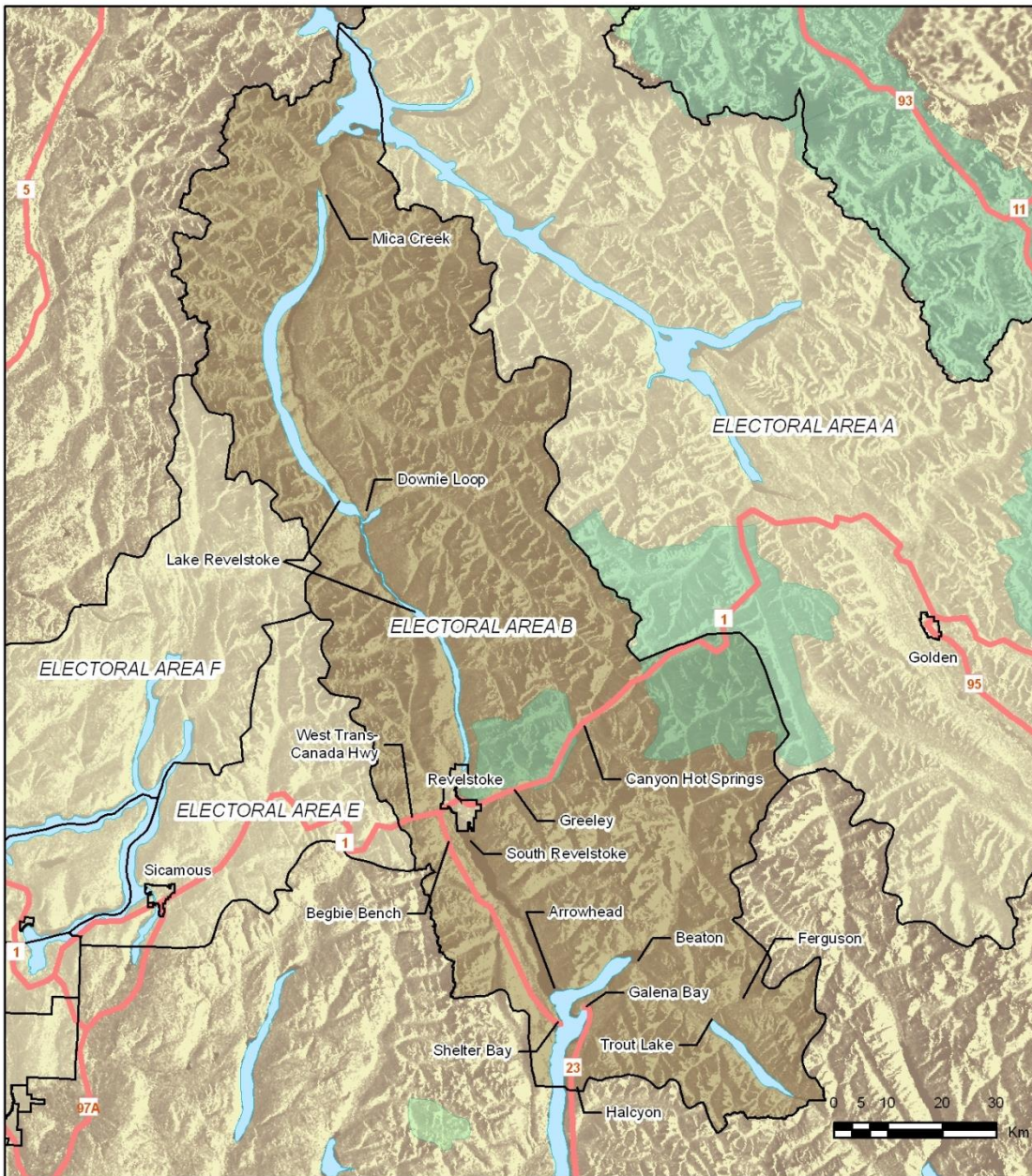
A discussion of the growth trends in Area 'B' must recognize the area's unique communities. These settlement areas are generally physically removed from each other and are distinct in terms of geography, history, and socioeconomic profile. The Area 'B' OCP recognizes the unique character of these areas and is structured to provide specific policy direction for local communities wherever appropriate.

Figure 2.1 illustrates the general location of communities that were identified during the planning process. It is understood that these areas are only generally labelled and there may be additional "communities" that residents are able to identify. Generally, recognized communities within the plan area are:

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- South Revelstoke
- Begbie Bench
- West Trans-Canada Highway
- Lake Revelstoke (Mica Creek & Downie Loop)
- Arrow Lakes (Galena Bay, Beaton, Shelter Bay & Arrowhead)
- Trout Lake
- East Revelstoke (Canyon Hot Springs, Greeley)

Figure 2.1: Plan Area Communities



South Revelstoke

The South Revelstoke area is the area east of the Arrow Lakes reservoir and south of the Revelstoke municipal boundary. At present the South Revelstoke area has a rural character that is highly valued by the residents. The area contains a mixture of lot sizes from small half acre parcels to large agricultural acreages. There is abundant forested upland area framing the valley and providing context for the proposed ski resort. The developed area is also bordered by large areas of the river ecosystem that supports recreational activities and open space when the Arrow Lakes reservoir elevation is low.

The settled area contains a mixture of housing types and sizes but the majority of development is single family residential. There are some properties that are within the Agricultural Land Reserve but there is little active farming taking place.

Residents in this area expressed a desire to retain the environmental quality and the rural residential character. Residents also noted that while their objective was to retain a country living atmosphere, they recognized that their close proximity to the ski resort could significantly alter their lifestyle.

In reviewing the South Revelstoke area it is evident that the lands closest to the resort (Upper Bench) have the greatest potential to be impacted by resort development. The Upper Bench, adjacent to the core of the RMR development, but not part of the resort land holdings, has not been integrated into the City of Revelstoke land use planning process. The relationship between the resort and the privately held lands in the rural residential area is complex and raises numerous planning and servicing issues. While it is recognized that the resort wishes to initially concentrate on launching its own development initiatives, there must also be a time for planning partnerships involving the Upper Bench landowners, the City of Revelstoke, the CSRD and Revelstoke Mountain Resort. The municipality does not have any responsibility for servicing lands in the Regional District, however, it is likely that any future servicing in this general area will be led by the municipality as they service lands in the municipality. In the process of planning for servicing to this general area, it would be appropriate for an active dialogue between the Regional District and the City of Revelstoke. With an estimated 150 parcels and an approximate population of 300 persons, South Revelstoke will be dwarfed by the 16,000 bed units proposed for the Revelstoke Mountain Resort community. Specific policies related to the ultimate development of the South Revelstoke area are articulated in Section 4.4.

The Revelstoke Airport is located in Revelstoke, immediately north of the South Revelstoke neighbourhood. The airport is owned by the CSRD. Numerous flight path options are available as approaches to the airport and these need to be considered in future planning exercises both in terms of the safety of the approach (e.g. structure height) and the impacts of the airport on neighbours.

West Revelstoke – Begbie Bench

The Begbie Bench area extends south from the City of Revelstoke, on the west side of Arrow Lakes, to Shelter Bay. This area consists of dispersed homes on large rural properties. Residents may be engaged in a variety of home-based business including many of the services

associated with the forestry industries (e.g. trucking, sawmills, logging). The role of the forest industry is also evident in the number of private woodlot licenses that are dispersed throughout the plan area (Schedule C). Recreation is also a significant aspect of the land use in this area with access to large upland areas for snowmobiling, skiing and hiking.

Specific policies related to the future development of the West Revelstoke area are outlined in Section 4.4.

West Revelstoke – West Trans-Canada Highway

The West Trans-Canada Highway area contains a mixture of commercial, industrial and residential uses. There is support for the long term viability of this area but significant new development is not encouraged because of the lack of servicing and distance from the City of Revelstoke core commercial area.

Lake Revelstoke (Mica Creek & Downie Loop)

The largest distinct geographic area within Area 'B' is the narrow valley extending north from the City of Revelstoke and including all of Lake Revelstoke. This area, although well serviced by Highway 23 North to the Mica Dam, is largely undeveloped. Aside from a scattering of private properties and development at Mica Creek, this area remains largely within the Crown land inventory.

Lake Revelstoke is well recognized for its recreational opportunities. At present these opportunities are limited to a few serviced sites (Martha Creek Provincial Park, Carnes Creek Forest Services Recreation Site and the Downie Loop Resort) and many unserviced, informal recreation sites that have become the destination for many summer visitors. Several studies have looked into the development potential of Lake Revelstoke but there has never been a strong momentum to lead into future development opportunities. The lack of momentum is largely because the area has some significant limitations to development including: distance from services (BC Hydro has no short or long-term plans to service this area with local power); a short season for water based recreation and a network of dispersed sites that offer only small development footprints within a steep narrow valley.

Research on Lake Revelstoke has indicated that there is development opportunity in the area supporting the following values and issues:

Lake Revelstoke Values

- Hwy 23N provides quality accessibility
- scenery
- fishing
- recreation
- boating
- hiking, snowmobiling, horseback riding

Lake Revelstoke Issues & Challenges

- existing Forest Licences
- Lakeshore instability
- avalanche risk
- 573.3 m reservoir elevation with 30 m setback
- recognition of existing recreation facility use pattern
- informal “squatter” recreational use of public lands

Figure 2.2 Recreation Inventory illustrates areas where the public is accessing recreation opportunities on Lake Revelstoke, either formally or informally. Further research is required in this area to enhance and develop the recreation potential of this area.

Specific policies related to the future development of the Lake Revelstoke area are outlined in Section 4.4.

East Revelstoke

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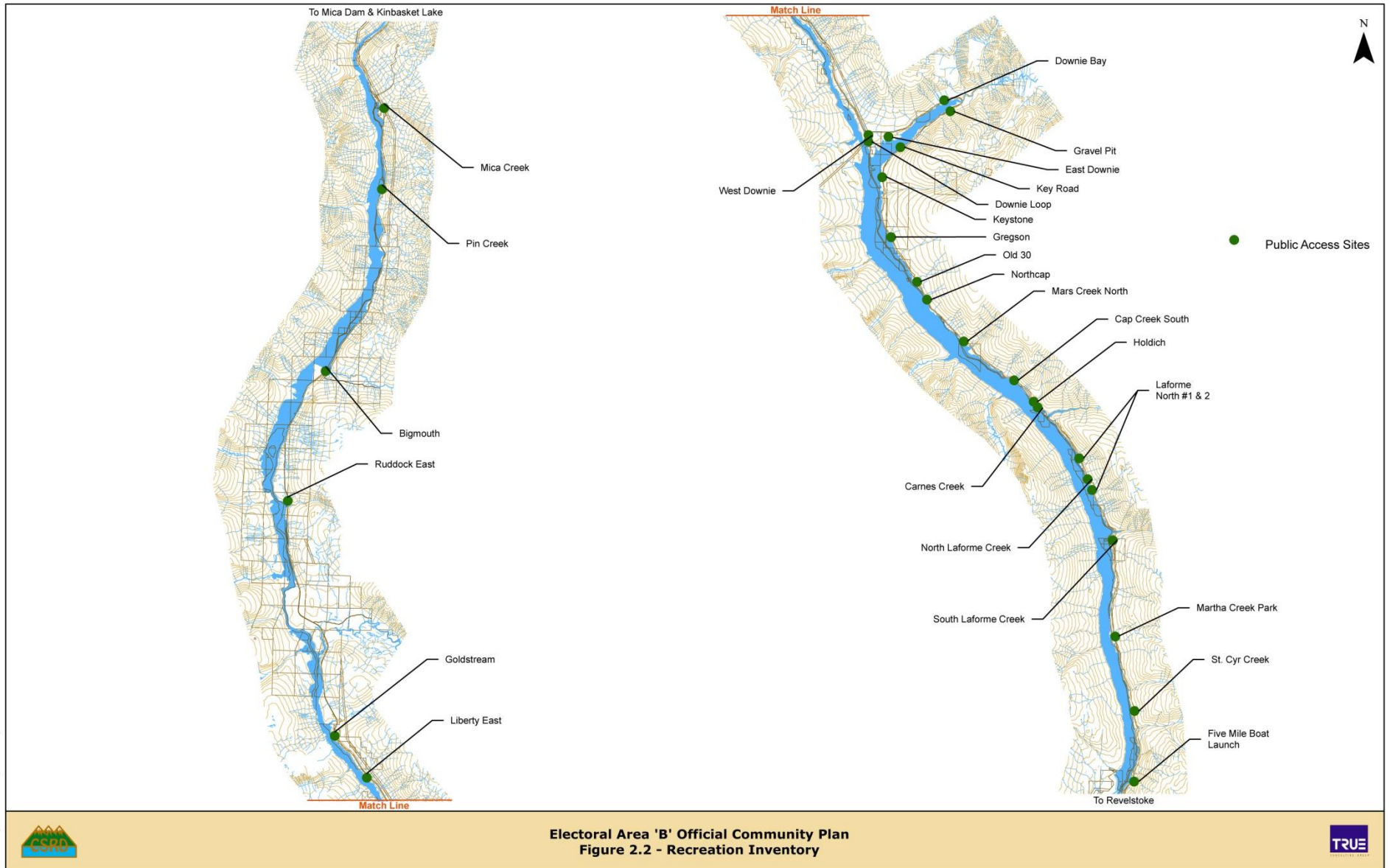
The East Revelstoke area, including Canyon Hot Springs and Greeley, includes a small developed area of highway commercial uses and the Canyon Hot Springs resort development. There are also a few private properties and small farms. Some of the lands are in the ALR. This area contains two National Parks and any future development pressures must carefully consider environmental issues, particularly in relation to the National Parks.

Upper Arrow Lake (Galena Bay, Beaton, Shelter Bay, Halcyon North & Arrowhead)

Development in this area focuses on the Galena Bay and Beaton areas and has historical roots that refer back to the original settlement of the area. Unlike the Lake Revelstoke area, where many of the original settlement areas and private parcels were flooded with the creation of the reservoir, the private lands in the Galena Bay and Beaton areas were only impacted to a limited degree with the raising of the Columbia River water levels. Most of the original surveyed parcels have remained in private ownership and are occupied and developed for private residential or recreational use with some limited resource use (logging and agriculture – grazing) on large lots. There have also been a few small lakefront lots created north of Halcyon and in Galena Bay. There is evidence of further development interest in lakefront properties in these areas as well as a local interest in protecting the rural nature of the area.

Specific policies related to the future development of the Upper Arrow Lake area are outlined in Section 4.4

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Electoral Area 'B' Official Community Plan
 Figure 2.2 - Recreation Inventory

Trout Lake

The Trout Lake townsite was subdivided to create a community for mineral resource development in the late 1800's. A molybdenum mine is in operation in the area and the community now functions primarily as a small service centre for a seasonal population drawn to the attractive natural setting of the Trout Lake area.

The historical subdivision of small urban lots in a traditional grid pattern has not been well suited to the current development form of predominantly seasonal recreational homes with independent servicing. Development issues are complicated by an aging water system and a Townsite located on an alluvial fan. There was evidence of flooding during site visits to the community during the planning process and there are also parcels that have been returned to the Crown due to flooding. Trout Lake also has significant amenities that are attractive to the recreation market that continues to drive growth throughout British Columbia. Trout Lake offers some local commercial services with unique character including an historic hotel and a gas station with antique pumps.

Specific policies related to the future development of the Trout Lake area are outlined in Section 4.4.

2.2 Growth Projections

The two major factors supporting existing growth and influencing future growth and development in Area 'B' are:

- continued support for the service, public sector, forestry and mining economy, and,
- continued and growing interest in the amenities of the area from a resort and recreational perspective.

An assessment of development opportunities under existing development regulations is presented for South Revelstoke and Begbie Bench (Table 2.1); and Trout Lake (Table 2.2).

Table 2.1 identifies potential development opportunities under the existing development regulations of the Rural Revelstoke Land Use Bylaw No. 2200 near Revelstoke and indicates the following:

- There is potential for approximately double the number of lots in the Begbie Bench area – the 40 existing rural residential properties could double to 80 rural residential units if all lots are subdivided and subdivision servicing standards can be met, and
- There is a limited supply of vacant lots (19) in South Revelstoke and 8 of these lots have limited development opportunity due to the regulations of the Agricultural Land Reserve. Approximately forty-three lots could be created under the existing Land Use bylaw provisions but would still need to address servicing issues and some would require Agricultural Land Commission approval.

Table 2.1: Lot Inventory – Revelstoke Area

	Country Residential		Rural Residential		Small Holdings		Suburban		Total
	ALR	Non ALR	ALR	Non ALR	ALR	Non ALR	ALR	Non ALR	
By-law 2200	4000m ² (1 acre)		2 ha (4.9 acres)		4 ha (9.9 acres)		1 ha (2.47 acres)		
South Revelstoke									
Vacant	-	7	-	-	8	3	-	1	19
Subdivision Potential	5	15	5	1	10	7	-	-	43
Sub Total	5	22	5	1	18	10	-	1	62
Begbie Bench									
Vacant	-	-	-	-	-	1	-	-	1
Subdivision Potential	-	-	-	-	-	47	-	-	47
Sub Total	-	-	-	-	-	48	-	-	48
Total	5	22	5	1	18	58	-	1	110

An inventory of vacant lots was prepared using 2006 data from B.C. Assessment. Vacant lots are lots with no improved value. The inventory of vacant lots in Trout Lake is presented as Table 2.2. This summary indicates that most of the vacant lots are small lots. The smaller lots average between 230 m² and 280 m². It is estimated that 6 – 10 lots would be required to have sufficient site area to meet provincial standards for on-site sewage disposal as regulated through the provincial standards for wastewater. Since some of these parcels may not be contiguous parcels, it is likely that this inventory provides an overestimate of development potential. It is recognized that challenges of land assembly mean an estimate of 12 – 25 vacant lots is a more accurate reflection of development opportunity in the Trout Lake area. It should be noted that this inventory is an estimate only.

Table 2.2: Lot Inventory – Trout Lake

Lot Size	Vacant Lots¹	Consolidated Parcels (2000 m²,)
< 300 m ²	111	19
300 – 1000 m ²	22	7
1000 – 1700 m ²	11	11
> 1700 m ²	12	12
Total Potential Development		49

¹ No improved value in B.C. Assessment records for 2006.

It is difficult to project growth in Electoral Area 'B' because:

- past growth cycles have been impacted by mega hydroelectric projects;
- the impact of the Revelstoke Mountain Resort is yet to be determined; and
- there are few development statistics (e.g. Building Permit Applications) available for trend analysis.

The main statistic that is available through the CSRD is the number of house numbers issued for newly constructed homes since 2003. This information is presented in Table 2.3 and indicates that an average of 5 new housing units have been constructed annually over the past 10 years. It is likely that this growth pattern will continue as vacant lots are occupied and existing housing stock is replaced. The 2001 Canada census indicated that the area has a relatively 'old' housing stock, with 90% of the housing constructed before 1991. In addition to replacement growth, new construction activity could also accelerate if new development opportunities are made available in key interest areas such as: South Revelstoke, Lake Revelstoke, Trout Lake, and Arrow Lakes.

Table 2.3: New House Numbers Issued, CSRD Area 'B'

<i>Year</i>	<i>Houses</i>	<i>Mobiles</i>	<i>Total</i>
2003	11	2	13
2004	2	1	3
2005	2		2
2006	9		9
2007	5		5
2008	1		1
2009			
2010	6		6
2011	4	1	4
2012	2		2
	42	4	46

2.3 Woodlots

Woodlot Licences were created by the provincial government during the 1970's as a way of managing small parcels of crown land for forestry purposes.

There are hundreds of Woodlot Licences in BC, and three within the CSRD Area 'B' are inventoried in Schedule C. Two of the tenures are relatively distant from other property owners and the City of Revelstoke, however, a third Woodlot (Woodlot 1834) is comprised of six parcels of crown land on the perimeter of Revelstoke. Operations on this woodlot can potentially affect dozens of residents and property owners who are adjacent to the parcels.

In 2002, the Forest Service competitively awarded the Woodlot 1834 tenure to a partnership comprised of two Revelstoke families. These families (Licensees) manage the area in conjunction with a Woodlot Advisory Committee. The committee is composed of nearby residents and a CSRD representative. All operations must be in accordance with professionally prepared plans. These plans, the Management Plan and Forest Development Plan, were prepared by the Licensees with input by the Advisory Committee, and were designed to minimize impacts on residents and users of these forest lands. Some of the techniques used were: limits on amount of forest harvesting in each portion of the woodlot, use of selective harvesting techniques, use of visual design methods, "landscaping" and re-vegetation of roadsides and areas disturbed by machinery, as well as use of small scale machinery. Perhaps the most important aspect of forest management in this woodlot is the mandated communication between the Licensees and the property owners through the Advisory Committee. Use of small-scale and sensitive management practices and referral to an Advisory

Committee ensures that small scale forestry and the many uses and values of the forest land near Revelstoke can co-exist compatibly.

2.4 Watercourse Uses

The Regional District recognizes that provincial and federal agencies have legislative jurisdiction over waterways including matters of “navigation and shipping” and “beacons, buoys and lighthouses”. The Regional District acknowledges the interjurisdictional nature of watercourse use management while exercising zoning powers in areas covered by water. Area B contains significant bodies of water including Lake Revelstoke, Arrow Lakes and Trout Lake. The CSRD land use management tools will be applied to these areas particularly in terms of wharf and buoy siting and permitting.

2.4.1 The CSRD recognizes the interjurisdiction nature of management and permitting on watercourses and will commit to working with multiple agencies in addressing future development on watercourses; and

2.4.2 The Zoning Bylaw will contain provisions for land uses on watercourses including regulations for the siting and permitting of buoys, docks, etc. established for private use reflecting both federal and provincial regulatory authorities concerning such installations.

Scientific consensus has confirmed that increasing emissions of human-caused greenhouse gases (GHG) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocabrons, sulphur hexafluoride and any other substance prescribed by regulation. Globally, the impacts of climate change will be profound, and are already evident. Regionally, the potential impacts and vulnerabilities are less well documented; however they are a growing concern.

2.5 Climate Change

As one of 175 local governments that are signatory to the B.C. Climate Action Charter, the CSRD is committed to reducing GHGs and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s Local Government Act was amended in 2008 to require all OCPs to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets (LGA s. 877(3)). Key Provincial initiatives include: Bill 44 (2007) Greenhouse Gas Reduction Targets Act, BC Climate Action Plan, BC Energy Plan, Bill 10 (2008) Housing Statutes Amendment Act, Bill 27 (2008) Local Government (Green Communities) Statutes Amendment Act, Community Action on Energy and Emissions (CAEE), Pacific Carbon Trust, and the Landfill Gas Management Regulation (2008).

Approaches to Setting Targets

In 2007, the BC Ministry of Environment launched a GHG reporting system called the Community Energy and Emissions Inventory (CEEI) to provide emissions inventories for municipalities and regional districts in BC. These reports capture annual community-wide energy consumption and GHG emissions estimates for three key sectors: on-road transportation, buildings, and solid waste. The inventories exclude emissions sources such as

woodstoves, gas and diesel generators, boats, and propane. Estimates of GHG emissions caused by deforestation as a result of land use changes (settlement and agriculture) are available at the regional district level only.

For the unincorporated areas in the CSRD, the 2007 GHG Emissions Sources were as follows:

- 61% On-road Transportation
- 29.5% Buildings
- 9.5% Solid Waste

While no CEEI data has been collected specifically for the Plan Area a study has been conducted to determine total GHG emission for Electoral Area 'B'. The table below provides a profile of Electoral Area 'B' and the estimated emissions for 2007.

Figure 2.4

Area 'B' Population: 706		Projected annual growth: 2%	
GHG emissions (total): 4,430 tonnes CO₂e		GHG emissions (per capita): 6.3 tonnes CO₂e	
Dwellings		Transportation	
Number of Dwellings	475	No. of Passenger Vehicles	398
% of Single Family	89%	% Small Passenger Vehicles	25%
% of Multi-family	2%	% Large Passenger Vehicles	17%
Age distribution (% > 30yrs old)	unknown%	% Light Trucks, Vans, SUVs	58%

Source: CSRD Community Greenhouse Gas Emissions Strategy, 2010

A "business-as-usual" (BAU) forecast was developed for each Electoral Area to 2050. The forecasts are driven by population growth (as outlined in Figure 2.4 above), but consider efficiency improvements expected as a result of senior government policy, which will occur regardless of action taken by the Regional District. Overall GHG emissions are *projected to increase* in Area 'B' by approximately 18% by 2030 under a BAU scenario.

Figure 2.5: Estimated Business as Usual (BAU) energy and GHG forecast, 2030

BAU 2030	ENERGY [GJ]	GHGs [tonnes CO₂e]
Buildings	110,900	1,400
Vehicles	46,100	3,100
Solid Waste	-	700
TOTAL	157,000	5,200
PER CAPITA		4.6

Source: CSRD Community Greenhouse Gas Emissions Strategy, 2010

The challenge in rural areas is the availability of indicator data and the varying degrees of accuracy of the data in each sector. Electricity consumption for a defined area can be obtained from BC Hydro and it is very accurate, whereas "vehicle kilometres travelled" (VKT) data is difficult to estimate. While there is no specific CEEI data for the Plan Area, the above baseline data is still helpful in understanding the current situation for Electoral Area 'B'.

Objectives

1. Understand the likely impacts and vulnerabilities of regional climate change within the plan area.
2. Strive to reduce greenhouse gas emissions measurably within the plan area.
3. Consider the impacts of climate change and greenhouse gas emissions in all land use decision-making.

Policies

1. Targets: Adopt a 5% reduction in GHG emissions by 2020 from 2007 levels and a 10% reduction in GHG emissions by 2030 from 2007 levels.
2. In consultation with other jurisdictions within the watersheds of the Plan Area, undertake to:
 - a. Identify the potential impacts, risks and vulnerabilities regionally;
 - b. Identify and prioritize adaptive measures; and
 - c. Inventory and establish a monitoring process for GHG emissions.
3. Facilitate information exchange among local residents and conservation programs including:
 - Energy Efficient Building Strategy: More Action, Less Energy;
 - LiveSmart BC Program;
 - BC Hydro's Power Smart Program;
 - BC Hydro's Energy Saving Kits;
 - BC Hydro's Guides and Tips – Green Your Home;
 - EnerGuide Rating System (energy rating of 80 or higher for new homes);
 - Passive solar design; and
 - BC Living Water Smart.
4. Encourage more compact and complete communities by considering bylaw amendments which reduce potential for residential uses in rural areas, such as increased minimum lot sizes and restrictions on additional dwellings.
5. Encourage and support initiatives to upgrade wood-burning appliances through wood stove exchange programs.
6. Encourage and support non-vehicular walkways and trails and alternative modes of transportation that are accessible and convenient, to help reduce vehicle dependency.

7. Encourage reductions in building-related emissions for all new buildings and the retrofit of existing buildings.
8. Encourage the protection and restoration of natural areas and forest ecosystems.
9. Promote and support the expansion of local agriculture and food production, processing, and distribution.
10. Encourage businesses and employment that help to address GHG reduction.
11. Encourage local renewable energy generation, e.g., solar hot water technology.
12. Encourage employment opportunities that support GHG reduction, e.g., conducting energy audits for buildings, commercial composting operations.
13. Encourage and support sustainable infrastructure and use of resources, including water conservation and energy production.
14. Encourage the development of alternative transportation options such as walking and cycling within the Plan Area, and car sharing and shuttle bus services for commuters to other communities.
15. Encourage efficient vehicles and driving habits through education (e.g. anti-idling campaigns, web material).
16. Provide more opportunities for home-based business and industry to decrease dependence on automobiles in appropriate zones.
17. Support local food security through large and small scale agriculture, local food processing and local food consumption in appropriate zones.
18. Promote conservation of sensitive ecosystems and forested land - especially unfragmented areas.
19. Promote and encourage the appropriate use of wood in the commercial, industrial and residential building sectors by supporting the Provincial Wood First Initiative.
20. Support the policies in the Solid Waste Management Plan to fulfill the vision that all economic activities in the CSRD will be consistent with a "Zero Waste" community."

Rural Resource

3.1 Community Context

Rural resource lands represent the majority of the land area in Electoral Area 'B'. These lands are generally publicly owned Crown resource lands but also include large private holdings. Provincial forests, community watersheds, woodlot licenses, recreation tenures, transportation networks and mineral resource values are managed by provincial resource agencies through consultation with the local community and other resource stakeholders. The management of these lands is complex and there is potential for conflict particularly in interface areas between rural settlement and resource uses. The rural resource environment also creates an attractive natural setting that is highly valued in many of the settlement and recreation areas in Electoral Area 'B'. Area policies support sustainable development of resources while respecting the natural environment and community values.

3.2 Objectives

- 3.2.1 Support crown lands for a wide spectrum of rural resource values. Minimize conflicts and alienation of resources by promoting site-specific design and tenure management.
- 3.2.2 Protect water resources essential to public health and in support of continued growth and development of settlement areas.
- 3.2.3 Plan for and protect wildlife corridors, habitat of threatened and endangered species and ecosystem connectivity in advance of expansion of settlement areas or tenures.
- 3.2.4 Identify lands for future community expansion in advance.
- 3.2.5 Encourage access to and opportunity for development of crown resources that contribute provincial revenues in support of community social, health, education and transportation services and that provide local economic opportunities.
- 3.2.6 Support efforts to protect the natural values of the river valley ecosystems, particularly in floodplain or reservoir water management areas, managing recreation use where there is potential for conflict between recreation and environmental values.

3.3 Policies

General

- 3.3.1 Designate lands as shown on Schedules B and D, Land Use Map for Rural Resource Use.
- 3.3.2 Support a 60 ha minimum parcel size for Rural Resource area designations.
- 3.3.3 Support approval of appropriate Federal and Provincial agencies. Uses include but are not limited to: forestry, agriculture, mining, and public utilities.
- Forest uses include silviculture, watersheds, timber extraction, compatible ranching and/or backcountry recreational activities.
 - Mining uses include: extraction and processing.
 - Public Utility uses that could potentially impact neighbouring properties (e.g. waste water treatment facilities) will require specific zoning and/or land use designations.
- 3.3.4 Limit development activity and human access within designated community watersheds. Public roads and settlement uses are not encouraged. Management of crown tenures should include provisions to restore the site to natural condition and watershed flow levels.
- 3.3.5 Encourage relevant agencies to develop strategies to manage public access to the backcountry, commercial backcountry use, backcountry tenures and existing and new applications.
- 3.3.6 Work with appropriate Federal and Provincial Agencies to preserve and manage critical viewsheds and watersheds within the Rural Resource areas to protect important aesthetic values and essential timber and water resources. It is recognized that uses such as logging will alter viewscales along key watercourses (Lake Revelstoke, Arrow Lakes, Trout Lake) however; management efforts to minimize impacts near lakeshores will be encouraged. Viewscales from Federal Parks and national highway corridors are also recognized as priorities for protection.
- 3.3.7 Develop a zone for resort or intensive recreation uses on Crown Land and require rezoning approval for new resort or intensive recreation uses. This process will provide an opportunity for public input and a comprehensive review of the proposal including: environmental impact (sensitive and hazardous areas), servicing (water, sewer, roads, power generation, waste disposal) and other relevant issues.
- 3.3.8 Work with the relevant provincial agency to identify recreational opportunities on Lake Revelstoke. The CSRD supports the concept of Remote Vacation Cabins (Section 3.3.9) on Lake Revelstoke but recognizes that any future development of this nature must be within the policy framework of the relevant government agency.
- 3.3.9 The CSRD may support applications to zone lands for "Remote Vacation Cabins" on Lake Revelstoke, subject to the following:

- a. "Remote Vacation Cabins" would have a small building footprint and limited infrastructure and would have Restrictive Covenants acknowledging the long term intent for these properties is to remain as remote, seasonal or wilderness facilities until such time as plans are in place to provide comprehensive servicing for more intensive development. The Remote Vacation Cabin designation would permit limited, formalized recreational use in an area such as Lake Revelstoke where there is currently ad hoc use with no formal tenure structure and no existing or planned servicing (hydro, telephone, water, sewer). Remote Vacation Cabins would not transition to a higher use (e.g. permanent residence, or bigger footprint) until more comprehensive servicing is provided to the larger area.
- b. Development approvals for Remote Vacation Cabins must clearly communicate to the public, by way of Restrictive Covenants, the limitations of these properties including:
 - environmentally sustainable development practices;
 - servicing, form and character conditions (3.3.9.c); and
 - understanding from owners that the area will have limited "soft services". Soft services include, RCMP, education, medical and emergency services.
- c. Servicing, form and character strategies for Remote Vacation Cabins will address the following:
 - intended for seasonal use;
 - a single dwelling with a maximum total floor area of 90 m²;
 - property cannot be further subdivided;
 - provision of potable water as required to meet provincial standards, preferably from a community water system;
 - a minimum parcel size of 1 ha for sites on independent on-site sewer systems, recognizing that provincial standards may require larger parcel sizes under certain slope and soil conditions and near a watercourse;
 - where a community sewer system is provided, cluster development is supported with a maximum permitted density not to exceed 1 unit per 1 ha. Residual land will be designated for conservation or park use under a Conservation Agreement, CSRD Parks and Recreation Ownership or through Restrictive Covenants;
 - For properties on Lake Revelstoke, lakefront development densities will be based on the area of a contiguous parcel. Parcels should not be bisected by roads (Highway 23 North); and
 - access is via a public road maintained by the relevant agency (Ministry of Transportation) provides legal public access.

3.3.10 Trails or recreations facilities within Rural Resource areas shall be designed for compatibility with varied resource development activities and land uses.

3.3.11 Support communication with and participation by First Nation communities in the management and development of Crown land resources.

3.3.12 For subdivisions within or adjacent to Rural Resource areas, provide for: routes to access forest roads; backcountry trail parking areas; and, controlled access facilities (gates, signage etc.) where such access does not conflict with resource tenures such as water reservoirs, watersheds, mining and timber harvesting.

3.3.13 Protect the viability of agricultural, mineral, energy and timber resources for future development by maintaining routes of access and by supporting development that is conducted in accord with Best Management Practices of the relevant government agency.

3.3.14 Backcountry recreation activity is supported subject to the policies and guidelines of the Ministry of Forests & Range Land Management Plan and a local public consultation process. The Regional District recognizes the multi-agency nature of backcountry recreation management and commits to participating cooperatively in the development of inter-agency background strategies. Recognizing that Area 'B' contains areas where backcountry recreation may impact wilderness management objectives, the CSRD supports using a comprehensive strategy to evaluate new backcountry wilderness recreation activities. The strategy should include the following:

a. Recognition of three broad policy tools:

- prohibitive – activity not allowed in specific areas or during specific periods of the year;
- limits on inputs – activity allowed but quotas applied to the number of users and their activities; and
- limits on outcomes – activity allowed within the context of activity-specific evaluation of backcountry recreation guidelines.

b. Evaluation Components:

i. Issue themes to be considered.

- degradation of the soil, air and water quality;
- integrity of vegetation communities;
- direct disturbance of wildlife;
- integrity of fisheries resource; and
- special management related to species of concern.

ii. Achieves desired “results” with respect to wildlife and their habitats.

- iii. "Desired behaviours" that outline the practices of users that are most likely to achieve desired conditions.
- iv. Indicators that measure whether a desired condition is being achieved.
- v. Limits that set upper and lower targets for indicators.

3.3.15 Protect sand and gravel aggregate supplies for anticipated future needs.

3.3.16 Consult relevant aggregate supply inventories as part of the development review process. An inventory of aggregate reserves is provided by Ministry of Transportation (Schedule C).

Residential

4.1 Community Context

The majority of new residential development in Electoral Area 'B' is to be “rural” residential development. Rural residential development will occur in a variety of settings including: with agricultural operations; in existing rural communities (e.g. Trout Lake); on rural acreages (e.g. Begbie Bench); near the proposed Revelstoke Mountain Resort (RMR); and in recreational areas (e.g. Galena Bay).

Residential policies acknowledge that there will be a number of demographic trends that will influence housing needs. In particular, the overall aging of the population has generated an increased demand for recreational housing opportunities and second homes in the British Columbia interior. Additionally, the attractive natural environment and low density, dispersed settlement pattern continues to appeal to existing and new residents seeking a “wilderness” lifestyle experience. Within the plan area there are also local development initiatives, such as the Revelstoke Mountain Resort project, that are influencing growth patterns. Planning for the future of this area requires the balancing of growth demands with protection of the natural environment to ensure that the area retains the attractive natural context and integrates a variety of housing types and lifestyle needs.

The OCP recognizes that there are a number of unique development areas and provides plan policies that are tailored to specific local conditions, community visions and development pressures for these areas. The residential designations are:

<i>Land Use Designation</i>	<i>Minimum Parcel Size (hectares)</i>
Neighbourhood Residential (NR)	0.2 ha
Rural Residential 2 (RR2)	2 ha
Small Holdings (SH)	4 ha
Residential Cluster Development (CD)	n/a

The majority of the residential development in the plan area is low density, single family development set in a rural context on large lots. This product is expected to continue to be the dominant housing

form, with high density development encouraged to locate in urban areas where full servicing can be provided. The only exception will be site specific Residential Cluster Development projects (Section 4.3.25).

4.2 Objectives

There are several important objectives that form a framework for the residential policies.

- 4.2.1 Ensure that development is sustainable, with appropriate infrastructure (water and sewer) and utilities (telephone, power) and not costly to maintain and support. Developments are to provide potable water that meets the Canadian Drinking Water Guidelines.
- 4.2.2 Encourage the concentration of new development into existing developed areas.
- 4.2.3 Support the policies of the City of Revelstoke to concentrate growth in their serviced, sustainable urban centre.
- 4.2.4 Support the preservation of buildings and features that have significant heritage values.
- 4.2.5 Ensure comprehensive analysis and a co-ordinated review as part of subdivision application process, including addressing "Environmental Best Management Practices for Urban & Rural Development", Ministry of the Environment.
- 4.2.6 Provide for a choice of housing types while recognizing single family housing as the dominant housing form.
- 4.2.7 Maintain and encourage support of the rural character and the social and cultural diversity of the plan area and ensure environmental integrity is addressed.

4.3 Land Use & Density Policies

General

- 4.3.1 The future residential use of land shall be consistent with the residential designations provided on Schedules B and D and include:
 - Neighbourhood Residential (e.g. Trout Lake);
 - Rural Residential 2;
 - Small Holdings;
 - Residential Cluster Development on a site specific basis;

Encourage land use compatibility and preserve open space by:

- clustering development;
- incorporating buffers;

- using setbacks;
 - density bonusing;
 - open space covenants; and
 - landscape techniques.
- 4.3.2 High Density Residential uses are encouraged to locate in serviced urban areas (e.g. Nakusp, Revelstoke).
- 4.3.3 Mobile Home parks are discouraged in rural areas because they place unacceptably high pressures on the rural area for provision of public facilities and services such as parks, schools and water and sewer utilities.
- 4.3.4 When considering new residential development ensure that Regional District Park and open space functions are addressed.
- 4.3.5 Support a range of residential dwelling types.
- 4.3.6 Development of accessory buildings on lots prior to establishment of a principal use shall be permitted subject to size limitations as identified in zoning.
- 4.3.7 New development shall meet the standards set out in the CSRD Subdivision Servicing Bylaw.
- 4.3.8 On land outside the Agricultural Land Reserve, zoning shall regulate subdivision pursuant to Section 946 of the *Local Government Act*.
- 4.3.9 Support a process to initiate implementation of a Building Inspection Process.
- 4.3.10 One primary dwelling unit and one secondary dwelling unit shall be permitted in the primary dwelling in all residential zones subject to the relevant parking requirements, the requirements of the Agricultural Land Commission Act, and the BC Building Code. Once building permits are mandatory and the requirements of the BC Building Code can be addressed, sewage disposal systems must be designed or upgraded to accommodate the total combined number of bedrooms to be serviced by the system.
- 4.3.11 There are several parcels in Area 'B' where, prior to the adoption of this bylaw, landowners have developed their property to a density that is non-conforming to the proposed land use pattern. For these properties, the CSRD recognizes this existing commitment to land uses and density and will work with the landowner to address non-conforming density through the zoning bylaw (e.g. north of Halcyon).

Neighbourhood Residential

- 4.3.12 The principal use shall be residential.
- 4.3.13 The minimum parcel size shall be 2000 m²

4.3.14 One primary dwelling and one secondary dwelling unit shall be permitted per parcel.

4.3.15 Shall be serviced by a community water system.

4.3.16 Notwithstanding Sections 4.3.13 to 4.3.16, there are existing parcels with minimum parcel sizes below 2,000 m² in the Trout Lake "Existing Development Area" that are recommended for OCP designation as Neighbourhood Residential. The Zoning Bylaw will recognize these smaller parcels where servicing and safety can be addressed.

Rural Residential 2

4.3.17 The principal use shall be residential.

4.3.18 One primary dwelling and one secondary dwelling unit shall be permitted per parcel.

4.3.19 The minimum parcel size shall be 2 ha.

Small Holdings

4.3.20 The principal use shall be residential or agricultural.

4.3.22 One primary dwelling and one secondary dwelling unit shall be permitted per parcel.

4.3.23 The minimum parcel size for subdivision of Small Holdings land shall be 4 ha.

4.3.24 Notwithstanding Section 4.3.23, Residential Cluster Developments (Section 4.3.25) may be supported or the minimum parcel size for holdings in the Beaton, Galena Bay, Begbie Bench areas may be 2 ha where the development application:

- involves a public consultation process;
- provides all required development approval information (Section 1.5.3);
- provides site details showing that a minimum of 50% of the overall site area can provide a contiguous building site with slopes of less than 25%;
- addresses regulatory conditions of relevant agencies, including the Agricultural Land Commission;
- where new roads are proposed, road design shall meet all requirements of the CSRD Subdivision Servicing Bylaw and MoT standards, including requirements for fire and emergency vehicles, safety and access; and
- new roads shall provide a paved travel surface and a paved or gravel shoulder for pedestrians with grades less than 8%.

Residential Cluster Development

4.3.25 The CSRD recognizes the development potential of this area and the high values assigned to “natural” environmental conditions. The CSRD will consider applications for new Cluster Developments where an application has successfully met the criteria outlined in this section. All applications are subject to legislated public processes for OCP and Zoning Bylaw amendments required for re-designation as Comprehensive Residential Development zones. Cluster developments use the allowable density for the overall parcel and concentrate units close together to create a compact development surrounded by undeveloped open space.

Conditions of Support for Application Processing

- provides required development approval information;
- residential cluster development where net development density should not exceed 1 dwelling unit/2 ha or 1 dwelling unit/1 ha on the lakeshore (see Lakeshore criteria Section 4.3.26);
- maintain rural, wilderness nature of Area 'B' by ensuring that 80% of the area is retained and protected as natural open space (e.g. is without building, road or servicing footprints);
- development areas (residential units) are clustered to minimize the impact of development footprints (e.g. roads, houses);
- the remaining lands are retained as open space and these areas should be large, contiguous areas;
- residential uses are appropriate to the surrounding uses (e.g. setbacks, density, relation to foreshore);
- new roads shall provide a paved travel surface and a paved or gravel shoulder for pedestrians with grades less than 8%; and
- addresses transportation planning.

Lakeshore Criteria

4.3.26 Lakeshore development may occur in a range of parcel sizes, ranging from large rural and resource designation to small cluster developments. For all lakeshore development management of environmentally sensitive lakeshores is required and development will be required to address the following:

- Riparian Area Development Permit Area (Section 12.6) and Lakes 100 m Development Permit Area apply (Section 12.7);
- setback from the high water mark is 100 m unless a QEP indicates it to be less, but in no case should it be less than 30 m and subject to the flood plain and reservoir setback requirements;

- retains public access to lakeshore;
- addresses RAR and BC Hydro reservoir setbacks as required;
- mooring of boats is permitted subject to the wharf receiving approval of the relevant agency. The number of mooring berths should not exceed 1 berth per residential unit;
- mooring facility (dock) design shall minimize scale to reduce visual impacts;
- community water and sewer systems are required for lakeshore cluster developments;
- residential units in cluster developments (lots or strata units) may have a minimum site footprint of 0.4 ha for sites adjoining Lake Frontage;
- boathouses shall be entirely on privately owned upland; and
- waterfront parcels should have a minimum width of 30 m of Lake Frontage.

Alternative Access Lands

4.3.27 Recreational users and residents are attracted to the remote, wilderness character of this area and some are willing to use alternative transportation to get to their remote sites (e.g. helicopters, boats). The CSRD does not generally support development using alternative access for the following reasons:

- places demand for other services, e.g. upgrades of forestry roads;
- services (e.g. water and sewer) are difficult to maintain; and
- requires secondary sites to support access (e.g. boat launch and parking).

Secondary Dwelling Units

4.3.28 Owing to the remote and recreational nature of this area, residents may have need for additional accommodation on site. The CSRD supports secondary dwelling units including carriage houses, and secondary suites as strategies to provide one additional dwelling unit per parcel. Secondary dwelling units are required to address the following:

- accessory to a single family dwelling where accessory is less than 60% of the floor area of the principle dwelling;
- register a covenant against the title of the subject property to specify that there shall be no intent to subdivide to create separate parcels for each dwelling;
- where the second dwelling is an independent structure, sites shall be a minimum of 2 ha to allow sufficient area for independent sewer systems as required by the Interior Health Authority. Sewage disposal systems shall be designed or upgraded to accommodate the total combined number of bedrooms to be serviced by the system;

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- Notwithstanding the above policy, Lot A, Section 30, Township 23, Range 2, West of the 6th Meridian, Kootenay District, Plan 9752 can be considered for a secondary dwelling unit on a property size of less than 2.0 ha.
- connected to the approved on-site utilities, including water, sewer and hydro;
- the addition of an accessory dwelling unit will trigger additional regulatory approvals and all of these must be met; and
- provide one additional parking space.

Home Occupations

4.3.29 The Regional District supports Home Occupation uses in all residential and agricultural areas as a means of accommodating independent employment and encouraging entrepreneurship and small business incubation opportunities.

4.3.30 Policies for Home Occupation Uses include:

- a. accessory to residential use and the residential character of the property is maintained;
- b. home occupations that use excessive amounts of groundwater shall be specifically prohibited;
- c. the home occupation shall not generate waste, vibration, glare, fumes, odours, illumination or electrical interference beyond that generated normally by a single residence;
- d. noise abatement techniques and appropriate siting for activities generating noticeable levels of noise shall be encouraged;
- e. home occupations within the Agricultural Land Reserve shall comply with all applicable regulations of the Agricultural Land Commission Act; and
- f. home occupations must be approved by the appropriate agencies prior to operating. Spas, for example, may require health approval for water supply and wastewater disposal systems.

Bed & Breakfast

4.3.31 Bed and Breakfast Residential operations are supported in residential areas, are considered as home occupations, and are regulated through the zoning bylaw.

4.3.32 Policies for Bed and Breakfast Residential operations include:

- a. should be limited to a maximum of 3 let rooms accommodating up to 2 persons per room per single family dwelling;
- b. the residential character of the site is maintained;

- c. subject to the local health authority requirements;
 - d. located in the principal structure only;
 - e. when located within the Agricultural Land Reserve shall comply within all applicable regulations of the Provincial Agricultural Land Commission; and
 - f. advertised by only one small 0.5m² on-site sign.
- 4.3.33 Bed and Breakfast Resorts, accommodating more than 3 let units to a maximum of 15 units shall be supported in residential areas on a major highway (Trans-Canada Highway, Highway 6, Highway 23 South or Highway 31) where the Bed & Breakfast Resort:
- a. has good highway visibility and approved access;
 - b. buildings and structures are setback a minimum of 10 m from neighbourhood properties;
 - c. development is subject to local health authority requirements;
 - d. for properties located in the ALR, businesses meet the regulations of the Agricultural Land Reserve (max. 10 units);
 - e. let units may be located in principal or accessory structures; and
 - f. a minimum parcel size of 4 hectares.

Vacation Rental

- 4.3.34 Vacation Rentals allow the use of temporary accommodation in residential areas on a commercial basis and are regulated either by a temporary use permit or through the zoning bylaw. Vacations Rentals shall:
- a. first be considered on a three year trial basis by the use of a temporary use permit (refer to Section 14);
 - b. not create an unacceptable level of negative impact on surrounding residential uses;
 - c. comply with all applicable regulations of the Provincial Agricultural Land Commission when located within the Agricultural Land Reserve; and
 - d. be subject to local health authority requirements.
 - e. be subject to all Ministry of Transportation and Infrastructure Access Permit requirements.

4.4 Community Specific Policies

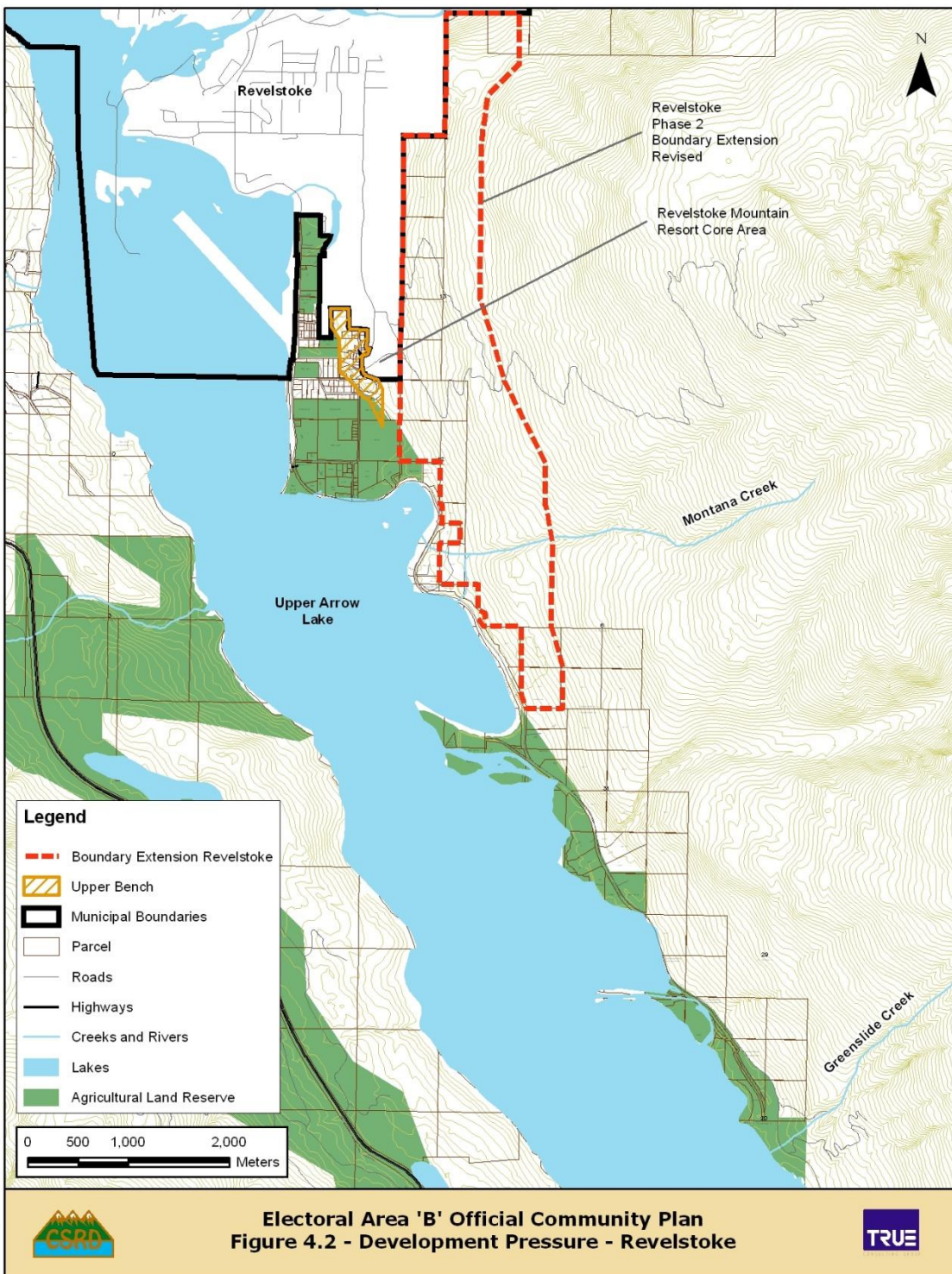
Trout Lake

- 4.4.1 Work with the relevant provincial agency and consider making crown land available for future expansion of the Trout Lake community. Community expansion opportunities should:
- be adjacent to an existing developed area;
 - be at a higher elevation than the existing developed Townsite area;
 - provide a community water system where the development of new infrastructure could complement or improve existing community infrastructure servicing capacity and conditions; and
 - support future opportunities for community sewer systems. Development should be sufficiently compact so as to facilitate the cost effective construction of a community sewer system in the future.
- 4.4.2 The properties shown on *Figure 4.1* are preferred expansion areas for the Trout Lake community.
- 4.4.3 The CSRD supports applications to the Province for the acquisition of crown land in the Existing Development area (see *Figure 4.1*) where:
- a. the crown land is consolidated with adjoining private lands;
 - b. the consolidation increases overall parcel area;
 - c. the consolidation improves conditions for servicing (e.g. onsite septic) or safety (e.g. setbacks for fire protection); and
 - d. ALR regulations are addressed.
- 4.4.4 The CSRD will explore opportunities for a Liquid Waste Management Plan in Trout Lake.
- 4.4.5 The CSRD will explore opportunities to find long term management of the Lardeau Creek berm/dike.
- 4.4.6 Applications for new development will need to supply Development Approval Information (Section 1.5) and must also consider hazard management policies (Section 12.5).
- 4.4.7 The Regional District will work with representatives from the Trout Lake Water Improvement District and the Trout Lake and District Community Club to implement water system infrastructure upgrading for existing and future development.

South Revelstoke

- 4.4.8 As shown on *Figure 4.2*, South Revelstoke contains an Upper Bench area that adjoins the planned core of Revelstoke Mountain Resort. The Upper Bench will be impacted by future activity in the resort core and will not sustain its present rural character. Recognizing the nature of future development pressures, the CSRD supports the following strategy for the Upper Bench.
- a. As Revelstoke Mountain Resort develops, the future land uses considered for the Upper Bench should be urban and resort development;
 - b. development to higher resort densities should be consistent with the overall direction of the Resort Master Plan, and will require neighbourhood planning and design guidelines to achieve consistency and use compatibility;
 - c. development to higher density cannot be accomplished without improved servicing. The terms of servicing, phasing, timing and partnerships shall be considered as part of a detailed planning process; and
 - d. when there is a clear strategy to integrate development on the Upper Bench with the overall Revelstoke Mountain Resort Master Plan, these lands may be more appropriately administered as properties within the City of Revelstoke and the CSRD could support a Phase 3 boundary extension process that considers the private lands on the Upper Bench and how they should be serviced.

Electoral Area 'B' Official Community Plan
 Consolidated for Convenience Only



X:\U and Projects\2016\652-031\652-031-Figure 4.2.mxd

4.4.9 The Regional District recognizes the development pressure currently being experienced on the ALR lands below the Revelstoke Mountain Resort; however the ALC has indicated that it does not support a review of these lands for exclusion from the ALR. The ALC has indicated that it would only consider a review under the following conditions.

- specific information is provided as to the capacity of non ALR land in the City of Revelstoke to accommodate growth (i.e. more land is required to service growth pressures); and
- the land is proposed for incorporation into the City of Revelstoke.

Recognizing the current ALR status, lands within the ALR south of Revelstoke are to be designated Small Holdings (SH).

4.4.10 Residential properties in the south Revelstoke area that are not in the ALR will be designated for Rural Residential 2 use with a minimum parcel size of 2 ha from the City of Revelstoke to Montana Creek. Residential properties south of Montana Creek are designated as Small Holdings and intended for large lot rural residential and agricultural use. Properties in the South Revelstoke area, including those south of Montana Creek, which are excluded from or subdivided within the ALR, may be considered for redesignation to Rural Residential 2

4.4.11 Parcels in all areas south of Revelstoke will be independently serviced with water and sewer. Minimum parcel sizes 2 ha can only be achieved where provincial water and sewer servicing standards can be met.

4.4.12 Consider supporting the South Revelstoke Ratepayers Association as a registered non-profit society through the Electoral Area Grant Process.

Lake Revelstoke (Mica Creek & Downie Loop)

4.4.13 Work with BC Hydro to recognize that this area is necessary to support the ongoing operation of the Mica Generating Station but may also support a recreation resort focus.

4.4.14 Work with BC Hydro to consider opportunities for new partners on existing service systems (e.g. water, fire protection) at Mica Creek that would support new development opportunities, without adding increased liability or costs for B.C. Hydro.

4.4.15 Work with the relevant provincial agencies to explore opportunities for Remote Vacation Cabins (see policy 3.3.8) on Lake Revelstoke, particularly in the Downie Loop area.

4.4.16 Work with BC Hydro, BC Parks and Ministry of Forests & Range to expand public recreation opportunities on Lake Revelstoke. Opportunities may include public/private partnerships for new development opportunities (e.g. marina at Martha Creek Provincial Park).

Begbie Bench

- 4.4.17 Recognize the strong community interest in maintaining the rural character of the area and continue to support the existing minimum parcel size of 4 ha with lands designated as Small Holdings.
- 4.4.18 Minimum parcel sizes may be reduced in the Begbie Bench area to 2 ha subject to applications meeting the guidelines outlined in Section 4.3.24.
- 4.4.19 Recognize and support community participation in the woodlot licencing process for Licence 1834 through the Woodlot Advisory Committee. The involvement of an Advisory Committee is in response to local needs for participation and is not a legal requirement of the Forest & Range Practices Act.

Upper Arrow Lake (Galena Bay, Beaton, Halcyon North, Arrowhead)

- 4.4.20 Recognize the strong community interest in maintaining the rural character of the area and designate all privately held lands as Small Holdings with a minimum parcel size of 4 ha.
- 4.4.21 Consider supporting the development of a Galena Bay Neighbourhood Association as a registered non-profit society through the Electoral Area grant process.
- 4.4.22 Recognize existing lakefront parcels, which are 1 ha and smaller in size, through zoning provisions with a minimum parcel size of 1 ha.
- 4.4.23 Recognize the high recreation and residential values north of Highway 31 in Beaton and Galena Bay and south to Halcyon and support lakeshore development in a Residential Cluster Development format only and subject to the Residential Cluster Development Policies and Lakeshore Criteria of Section 4.3.26.

West Revelstoke – Trans Canada Highway

- 4.4.24 Recognizing the small geographic area suitable for development and the lack of community services, this area will continue to support existing highway commercial designations but otherwise will maintain a rural character with a minimum parcel size of 4 ha.

East Revelstoke – Trans Canada Highway

- 4.4.25 Recognizing the rural nature of this area and the presence of ALR designations, this area will not be an area specified for significant future growth.

Shelter Bay

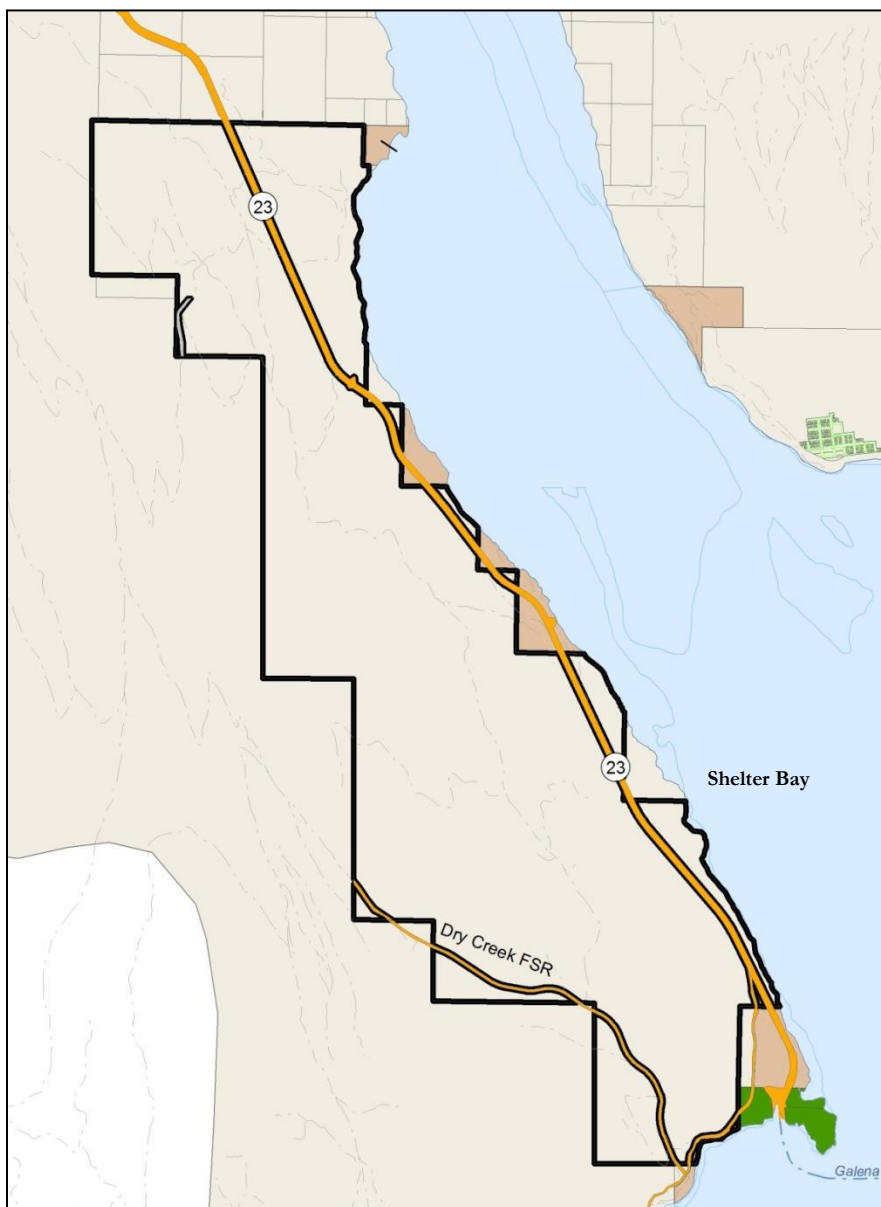


Figure 4.3 Shelter Bay Area

- 4.4.26 Recognize the strong community interest in maintaining the rural character of the Shelter Bay area while providing a mix of land uses, residential densities and housing types, amenities and public open space.
- 4.4.27 Properties can be considered for higher density development if they are part of a Comprehensive Development, in a Residential Cluster format only, subject to applications meeting the guidelines of Section 4.3.25.

4.4.28 The Comprehensive Residential Development Designation may support applications to zone lands for Comprehensive Development in the Shelter Bay area subject to the following:

- The provision of a comprehensive development plan;
- Environmentally sustainable development practices;
- A wildlife management plan;
- A greenways/trail strategy;
- A landscape plan incorporating native species;
- The protection of environmental and scenic land values;
- Where site preparation and building construction measures to increase fire protection measures in accordance with the BC FireSmart Manual are considered;
- Where the provision of amenities including community gardens, trails/greenways, natural areas and greens spaces and affordable/accessible housing is provided;
- Where developments can demonstrate consideration for green construction standards which could include Leadership in Energy and Environmental Design (LEED) ratings;
- Provision of potable water as required to meet the standards set out by Interior Health and the CSRD Subdivision Servicing Bylaw for a community water system;
- Where community sewer systems are provided cluster developments are supported with a maximum permitted density not to exceed 1 unit per 2 ha. Residual land will be designated for conservation or park use through zoning, restrictive covenants, a conservation agreement or through CSRD Parks and Recreation ownership;
- A minimum parcel size of 1 ha for sites on independent on-site sewer systems, recognizing that provincial standards may require larger parcel sizes under certain slope and soil conditions and near a water course;
- Understanding from owners that "soft services" available in the Arrow Lake Community will be proportional to the extent of development. Soft services include RCMP, education, medical and emergency services.

4.4.29 A mix of appropriate recreation residential uses, commercial uses and resort amenities are supported within the Comprehensive Residential Development Designation in the Shelter Bay area.

4.4.30 Notwithstanding Section 4.3.25 the maximum density of dwelling units for land designated Comprehensive Residential Development format in the Shelter Bay Area is 1 dwelling unit/ 2 ha.

4.4.31 Notwithstanding Section 4.3.26 the residential units in Residential Cluster format (lots or strata) in the Shelter Bay Area may have a minimum site footprint of 0.2 ha for sites adjoining lake frontage.

Shelter Bay Environmental Development Permit Area 1

Designation

4.4.32 The Shelter Bay Environmental Development Permit Area 1 (SBEDP1) is designated under Section 919.1(1)(a) of the Local Government Act and applicable provisions of the Community Charter for the protection of the natural environment, its ecosystems and biological diversity.

Area

4.4.33 The Shelter Bay Environmental Development Permit Area 1 pertains to Shelter Bay as shown on Figure 4.3.

Justification

4.4.34 The goal of the SBEDP1 is to prevent and mitigate potential negative impacts on the natural environment from large scale development as outlined in the Guidelines below. The community recognizes the desirability of living in this unique place but wants to ensure that the ecosystems and natural quality of the area are upheld.

Guidelines

4.4.35 A development permit is required, except where exempt under Exemptions Section 4.4.37, for large-scale residential, commercial and industrial development, defined as:

- a. Removal, alteration, disruption or destruction of vegetation involving more than 100 m² of vegetation coverage area;
- b. Construction or erection of buildings and structures with a sum total footprint in excess of 200 m²
- c. Creation of non-structural impervious or semi-impervious surfaces in excess of 100 m²; or
- d. Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels.

4.4.36 A Shelter Bay Environmental Development Permit may be issued once the following guidelines have been met:

- a. A professionally prepared report completed by a Qualified Professional that identifies wildlife, plants, and plant communities, wildlife corridors, aquatic animals and high value habitat, and recommends:
 - i. Development patterns and servicing to minimize impact on rare, endangered or sensitive wildlife plants;
 - ii. Mitigation and enhancement strategies; and
 - iii. Storm water management plans that maintain predevelopment water quality and quantity.

Exemptions

4.4.37 The SBEDP1 does not apply to the following:

- a. The construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- b. Institutional development containing no residential, commercial or industrial uses;

- c. Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the Local Government Act.

Shelter Bay Hazardous Lands Development Permit Area 2

Designation

4.4.38 The Shelter Bay Hazardous Lands Development Permit Area 2 (SBHLDP2) is designated under Section 919.1(1)(b) of the Local Government Act and applicable provisions of the Community Charter for the protection of development from hazardous conditions.

Area

4.4.39 The Shelter Bay Hazardous Lands Development Permit Area 2 pertains to all areas with slopes in excess of 30% within the Shelter Bay area as shown on Figure 4.3.

Justification

4.4.40 The goal of the SBHLDP2 is to protect development from hazardous conditions where steep slopes may pose a potential landslide risk. The purpose of the SBHLDP2 is to:

- a. Protect against the loss of life;
- b. Minimize property damage, injury and trauma associated with landslide events;
- c. Ensure development in steep slope areas is designed and engineered to provide for a high level of protection from ground instability and/or slope failure.

Guidelines

4.4.41 To protect against the loss of life and to minimize property damage associated with ground instability and/or slope failure, the CSRD discourages development in steep slope areas. Where steep slope areas are required for development, development permits addressing steep slopes shall be in accordance with the following:

For Subdivision, either 1 or 2:

1. Submission of a report by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering.
 - a. The report, which the Regional District will use to determine the conditions and requirements of the development permit, must certify that the land may be used safely for the use intended.
 - b. The report must explicitly confirm all work was undertaken in accordance with the APEGBC Legislated Landslide Assessment Guidelines.
 - c. The report should include the following types of analysis and information:

- site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features, including watercourses;
 - strength and structure of rock material, bedding sequences, slope gradient, landform shape, soil depth, soil strength and clay mineralogy;
 - surface & subsurface water flows & drainage;
 - vegetation: plant rooting, clear-cutting, vegetation conversion, etc.
 - recommended setbacks from the toe and top of the slope;
 - recommended mitigation measures; and
 - recommended 'no-build' areas.
- d. Development in steep slopes should avoid:
- cutting into a slope without providing adequate mechanical support;
 - adding water to a slope that would cause decreased stability;
 - adding weight to the top of a slope, including fill or waste;
 - removing vegetation from a slope;
 - creating steeper slopes; and
 - siting Type 1, 2 and 3 septic systems and fields within steep slopes. All sewage practices must abide by the recommendations of the Sewerage System Standard Practices Manual.
- e. A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.
2. Registration of a Covenant on title identifying hazards and restricting construction, habitation or other structures or uses on slopes of 30% and greater.

For construction of, addition to or alteration of a building or other structure:

- a. Compliance with and submission of the relevant geotechnical sections of Schedule B of the BC Building Code by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering. A Covenant may be registered on title identifying hazards and/or restricting construction, habitation or other structures or uses on slopes of 30% or greater.

Shelter Bay Form and Character Development Permit Area 3

Designation

4.4.42 The Shelter Bay Form and Character Development Permit Area (SBFCDP3) is designated under Section 919.1(1)(e) and (f) of the Local Government Act and applicable provisions of the Community Charter for the establishment of objectives for the form and character for intensive residential development and commercial, industrial or multi-family residential development.

Area

4.4.43 The Shelter Bay Form and Character Development Permit Area 3 pertains to all areas within the Shelter Bay Area as shown on Figure 4.3.

Justification

4.4.44 The form, character, appearance and landscaping of intensive residential development and commercial, industrial or multi-family residential development are an important part of what makes a place attractive and liveable. The intensive residential development and commercial, industrial or multi-family residential development areas in Shelter Bay are located in areas that are highly visible from Upper Arrow Lake and Highway 23. Attention to details will ensure that a high development standard is maintained for intensive residential, multi-family residential, commercial and industrial areas.

Guidelines

4.4.45 A development permit is required for subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels, where those parcels are being proposed to be used for intensive residential development, or commercial, industrial or multi-family development.

4.4.46 Landscaping shall be provided:

- a. Along property lines that are next to public areas;
- b. Along the base of buildings that are seen from public areas;
- c. Between parking areas and public roads; and
- d. That meets Ministry of Transportation Standards, particularly, BC Reg 513/2004, Provincial Undertakings, Regulation, Part 3.

4.4.47 Views:

- a. Landscaping and buffering are to be provided next to any adjacent residential area. The entire setback should be landscaped in trees and shrubs.
- b. Landscaped berms create a visual buffer. Even a small elevation change in ground has an impact. Berms are encouraged especially where the creating of a visual screen effect is desired.
- c. Signage and lighting will be revised and managed to maintain the rural landscape and atmosphere and to minimize visual impacts from the surrounding areas.

4.4.48 Parking, vehicular traffic and waste collection areas:

- a. Outdoor storage or waste collection areas shall be screened by fencing, hedging or landscaping.

- b. Where landscaping is adjacent to parking or vehicular traffic there shall be a concrete curb to protect the landscaping from damage.
- c. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.

4.4.49 Existing landscaping:

- a. Integration with or augmentation of, any existing landscaping, is encouraged.
- b. Retention of existing trees and integrating them into the proposed site and landscape design is encouraged.

4.4.50 Standards:

- a. Plant material must meet the BC Landscape Standard for size, location, and leaf density. (The BC Landscape Standard is published by BC Society of Landscape Architects and the BC Landscape and Nursery Association.)
- b. Low volume irrigation is encouraged.
- c. All trees must be staked in accordance with the BC Landscape standards.
- d. Naturalized landscaping is preferred to fit with the existing landscape and vegetation.

Safety

4.4.51 Landscaping should not create blind spots, potential hiding places, or screen wildlife particularly next to highways; crime prevention through commercial design principles should be used.

4.4.52 There may be a need to screen storage yards or noxious land uses.

4.4.53 Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs.

Buildings

4.4.54 Buildings shall create visual interest using:

- strong detailing in windows and doors;
- no large expanses of blank walls; and,
- localized lighting.

Commercial

5.1 Community Context

Commercial development in Area 'B' is limited to highway commercial development on the Trans-Canada highway, remote resort developments and small community commercial developments in such areas as Trout Lake. There is also a significant home-based business sector in the plan area, particularly on larger rural parcels.

5.2 Objectives

The objectives for commercial development in the plan area are as follows:

- 5.2.1 To provide for commercial activities servicing the needs of local communities and the traveling public;
- 5.2.2 To minimize land use incompatibility between commercial activities and surrounding land uses by requiring setbacks, screening and landscaping of new commercial developments;
- 5.2.3 To ensure that the scale of all commercial developments harmonizes with the natural surroundings of the plan area;
- 5.2.4 To encourage home occupations that do not harm the rural residential character of communities;
- 5.2.5 To protect the character and integrity of quiet rural residential areas;
- 5.2.6 To recognize unique recreation and resort opportunities subject to detailed project reviews; and
- 5.2.7 To support the City of Revelstoke as the commercial centre of Area 'B'.

5.3 General Commercial Policies

- 5.3.1 Commercial land use designations are shown on Schedules B and D
- 5.3.2 The minimum parcel size shall be 1 hectare serviced by an approved water system and approved sewer system subject to relevant regulations and approvals. The CSRD will

consider small parcel sizes where community water and sewer system requirements have been met.

5.3.3 Higher order and larger scale commercial uses are encouraged to locate in the City of Revelstoke.

5.3.4 The CSRD will consider regulating commercial signage through the zoning bylaw.

Highway Commercial

5.3.5 New highway commercial designations on the Trans-Canada Highway are encouraged to locate in the City of Revelstoke.

5.3.6 Notwithstanding 5.3.4. above, where the need is identified for large acreage commercial development that cannot be accommodated for reasons of available land area within the City of Revelstoke, the Regional District may require an appropriate feasibility study taking into account servicing extensions, economic viability, community image and other appropriate planning considerations, and designate and zone additional site specific commercial areas, at the developer's expense.

5.3.7 Land uses encouraged in the Highway Commercial area are distinguished by an orientation toward access by vehicular traffic.

5.3.8 The Highway Commercial area is a gateway to the City of Revelstoke and emphasis will be placed on ensuring that development contributes to a positive image of the community, including:

- a. the development of an attractive gateway to the community through careful building and site design, landscaping and signage;
- b. efficient circulation of vehicles and pedestrians;
- c. effective screening and buffering of commercial uses from adjacent residential uses; and
- d. development will be subject to a development permit subject to the Commercial Development Permit Area (Section 5.4).

5.3.9 New Highway Commercial designations that will service the traveling public may be considered in conjunction with the Shelter Bay and Galena Bay ferry terminals.

Resort Commercial Uses

5.3.10 Resort Commercial uses may be considered throughout the plan area and should meet the following criteria:

- a. accessible to adequate transportation routes;
- b. capable of being serviced with municipal, private or public utilities;

- c. capable of being sufficiently buffered from adjacent non-compatible land uses to ensure the quality of life (e.g. character and integrity of quiet rural residential area) of those and adjacent occupiers;
- d. accessible to community services, recreation and open space;
- e. cognizant of, and addressing special site features such as mature vegetation, landscaping, topography, adjacent development, environmental sensitive habitat and wildlife corridors, and view sheds; and
- f. all parking requirements, as specified in the zoning bylaw shall be provided on site.
- g. may include primary and accessory residential uses in conjunction with the Resort Commercial use.

5.3.10 New Resort Commercial Developments should consult and implement strategies from the Best Practices Guide for Resort Developments in British Columbia, September 2005, Province of British Columbia.

Neighbourhood Commercial

5.3.11 The plan supports new neighbourhood commercial activities in Trout Lake and Mica Creek areas.

- a. retail and service commercial uses are permitted land uses for the Neighbourhood Commercial designation;
- b. new neighbourhood commercial businesses in Trout Lake shall be located along Highway 31 or in a cluster within Trout Lake;
- c. residential use in conjunction with Neighbourhood Commercial shall be permitted; and
- d. all parking requirements, as specified in the zoning bylaw shall be provided on site.

5.3.12 The minimum parcel size shall be 1 hectare. The CSRD will consider small parcel sizes where community water and sewer system requirements have been met. New commercial properties in Trout Lake shall connect to the community water system.

5.4 Commercial Development Permit Area

Designation

5.4.1 The Commercial Development Permit Area (CDPA) is designated under Section 919.1(1) (f) of the *Local Government Act*, for the purpose of establishing objectives for the form and character of commercial development.

Area

5.4.2 Commercial Development Permit Areas include all areas designated in the OCP for commercial use.

Justification

5.4.3 The form, character, appearance and landscaping of commercial properties is an important part of what makes a place attractive and livable. The commercial properties in Area 'B' are located in areas that are highly visible (e.g. Trans-Canada Highway) and/or focal points within communities. Attention to design details will ensure that a high development standard is maintained for commercial areas.

Guidelines

5.4.4 Landscaping shall be provided:

- a. along property lines that are next to public areas;
- b. along the base of buildings that are seen from the public areas;
- c. between parking areas and public roads; and
- d. meet Ministry of Transportation Standards, particularly, BC Reg 513/2004, Provincial Public Undertakings, Regulation, Part 3.

5.4.5 Views from residential areas.

- a. Landscaping and buffering are to be provided next to any adjacent residential area. The entire setback should be landscaped in trees and shrubs.
- b. Landscaped berms create a visual buffer. Even a small elevation change in the ground has an impact. Berms are encouraged especially where the creation of a visual screen effect is desired.
- c. Signage and lighting will be revised and managed to maintain the rural landscape and atmosphere and to minimize visual impacts from the highway.

5.4.6 Parking, vehicular traffic and waste collection areas.

- a. Outdoor storage or waste collection areas shall be screened by fencing, hedging or landscaping.
- b. Where landscaping is adjacent to parking or vehicular traffic there shall be a concrete curb to protect the landscaping from damage.

- c. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.

5.4.7 Existing landscaping.

- a. Integration with, or augmentation of, any existing landscaping is encouraged.
- b. Retention of existing trees and integrating them into the proposed site and landscape design is encouraged.

5.4.8 Standards.

- a. Plant material must meet the BC Landscape Standard for size and leaf density. (The BC Landscape Standard is published jointly by the BC Society of Landscape Architects and the BC Landscape and Nursery Association).
- b. Low volume irrigation is encouraged.
- c. All trees must be staked in accordance with the BC Landscape standards.

Safety

- 5.4.9 Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways.
- 5.4.10 There may be a need to screen storage yards or noxious land uses.
- 5.4.11 Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs.

Building Design

- 5.4.12 Buildings shall create visual interest, using:
- strong detailing in windows and doors,
 - no large expanses of blank wall, and
 - localized lighting.

Exemptions

- 5.4.13 A Development Permit must be approved before demolition of, construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where:
- a. Changes to a building or structure are internal alternations that do not affect the exterior of a building, the repair or replacement of roofing.

- b. The construction, alternations or additions of building are:
- additions up to 200 m² in areas where the addition results in less than a 10% increase in floor area; or
 - minor external alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character of the building; or
 - the construction or alterations in accessory buildings or structures are not in excess of 40 m² where the total floor area is no more than 10% of the main building, and, provided parking requirements, required landscaping, required environmental measures, access to the site, and the character of the site are not affected.
- c. Development applications for residential developments within a Resort Commercial designation (e.g. Mica Creek).

5.5 REVELSTOKE ADVENTURE PARK – GREELEY – DEVELOPMENT PERMIT GUIDELINES

- 5.5.1 The purpose of this section is to designate Development Areas for the Revelstoke Adventure Park in Greeley
- 5.5.2 The area designated under the Development Permit Areas is shown as Figure 5.5.2.1, as follows

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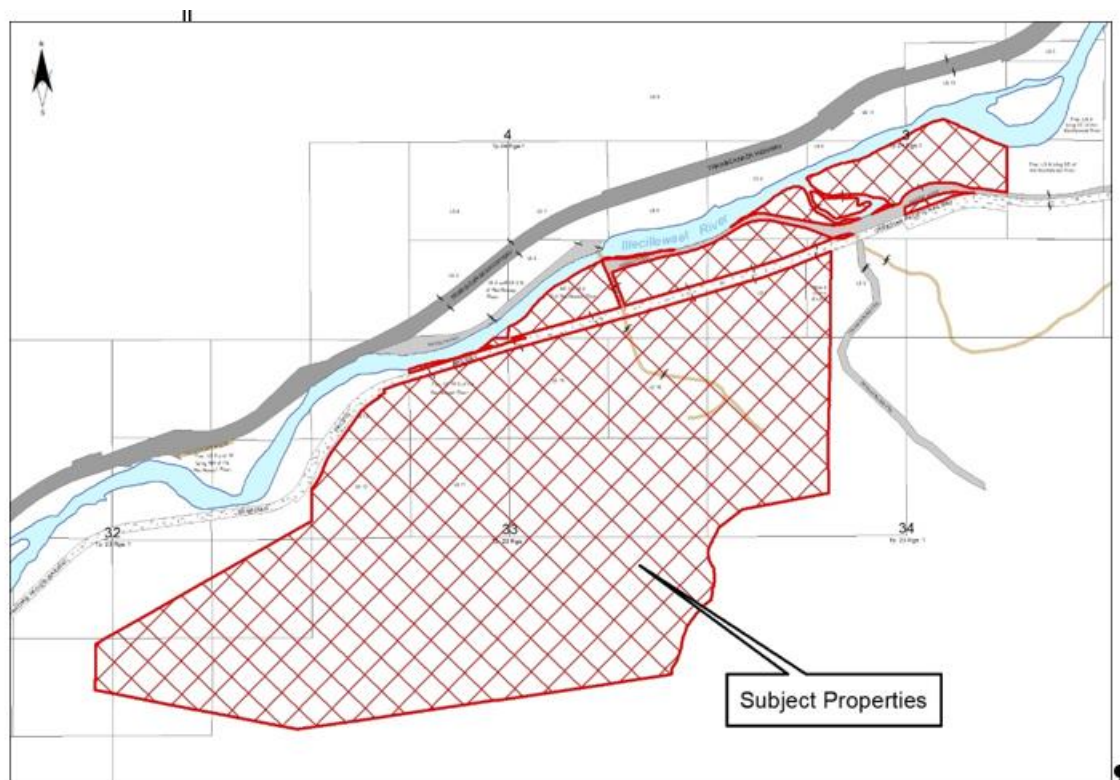


Figure 5.5.2.1 Revelstoke Adventure Park - Greeley

5.5.3 Greeley Environmental Development Permit Area 1

5.5.3.1 Designation

The Greeley Environmental Development Permit Area 1 (GEDP1) is designated under Section 488(1)(a) of the Local Government Act and applicable provisions of the Community Charter for the protection of the natural environment, its ecosystems and biological diversity.

5.5.3.2 Justification

The goal of the GEDP1 is to prevent and mitigate potential negative impacts on the natural environment from commercial development and recreational activities as outlined in the Guidelines below.

5.5.3.3 Guidelines

A development permit is required, except where exempt under Exemptions Section 5.5.3.4 Exemptions, for commercial or recreational development, including:

1. Removal, alteration, disruption or destruction of vegetation involving more than 100 m² of vegetation coverage area;
2. Construction of hiking, horse, or cycling trails and infrastructure within the Riparian Assessment Area of a waterbody or stream;
3. Construction or erection of buildings and structures with a sum total footprint in excess of 200m²
4. Creation of non-structural impervious or semi-impervious surfaces in excess of 100 m²; or
5. Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels.

A Greeley Environmental Development Permit may be issued once the following guidelines have been met:

1. A professionally prepared report completed by a Qualified Professional that identifies wildlife, plants, and plant communities, wildlife corridors, aquatic animals and high value habitat, and recommends:
 - a) Development patterns and servicing to minimize impact on rare, endangered or sensitive wildlife plants;
 - b) Mitigation and enhancement strategies; and
 - c) Storm water management plans that maintain predevelopment water quality and quantity.

5.5.3.4 Exemptions

The GEDP1 does not apply to the following:

1. The construction, alteration, addition, repair, demolition and maintenance of farm buildings;
2. Institutional development containing no residential, commercial or industrial uses;
3. An area for which a Development Permit has already been issued in the past and a QEP can confirm that the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected;
4. Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the Local Government Act.

5.5.4 Greeley Hazardous Lands Development Permit Area 2 (Steep Slopes)

5.5.4.1 Designation

The Greeley Hazardous Lands Development Permit Area 2 (GHLDP2) is designated under Section 488(1)(b) of the Local Government Act and applicable provisions of the Community Charter for the protection of development from hazardous conditions.

5.5.4.2 Area

The Greeley Hazardous Lands Development Permit Area 2 pertains to all areas with slopes in excess of 30% within the Greeley area as shown on Figure 5.5.2.1.

5.5.4.3 Justification

Whereas steep slopes pose a potential landslide risk pose a risk to life and property, a Hazardous Lands Development Permit Area is justified to:

1. protect against the loss of life;
2. ensure that development in steep slope areas is designed and engineered to provide a high level of protection from ground instability and/or slope failure.

5.5.4.4 Guidelines

Steep Slopes

To protect against the loss of life and to minimize property damage associated with ground instability and/or slope failure, the CSRD discourages development in steep slope areas. Where steep slope areas are required for development, development permits addressing steep slopes shall be in accordance with the following:

1. Submission of a report by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering.
 - a. The report, which the Regional District will use to determine the conditions and requirements of the development permit, must certify that the land may be used safely for the use intended.
 - b. The report must explicitly confirm all work was undertaken in accordance with the APEGBC Legislated Landslide Assessment Guidelines.
 - c. The report must include the following types of analysis and information:
 - i. site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features, including watercourses;

- ii. strength and structure of rock material, bedding sequences, slope gradient, landform shape, soil depth, soil strength and clay mineralogy;
 - iii. surface & subsurface water flows & drainage;
 - iv. vegetation: plant rooting, clear-cutting, vegetation conversion, etc.
 - v. recommended setbacks from the toe and top of the slope;
 - vi. recommended mitigation measures; and
 - vii. recommended 'no-build' areas.
- d. Development in steep slopes should avoid:
- i. cutting into a slope without providing adequate mechanical support;
 - ii. adding water to a slope that would cause decreased stability;
 - iii. adding weight to the top of a slope, including fill or waste;
 - iv. removing vegetation from a slope;
 - v. creating steeper slopes; and
 - vi. siting Type 1, 2 and 3 septic systems and fields within steep slopes. All sewage practices must abide by the recommendations of the Sewerage System Standard Practices Manual.
- e. A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.
2. Registration of a Covenant on title identifying hazards and restricting construction, habitation or other structures or uses on slopes of 30% and greater.

For construction of, addition to or alteration of a building or other structure:

- a. Compliance with and submission of the relevant geotechnical sections of Schedule B of the BC Building Code by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering. A Covenant may be registered on title identifying hazards and/or restricting construction, habitation or other structures or uses on slopes of 30% or greater.

5.5.5 Greeley Hazardous Lands Development Permit Area 3 (Interface Fire)

5.5.5.1 Designation

The Greeley Hazardous Lands Development Permit Area 2 (GHLDP2) is designated under Section 488(1)(b) of the Local Government Act and applicable provisions of the Community Charter for the protection of development from hazardous conditions.

5.5.5.2 Area

The Greeley Hazardous Lands Development Permit Area 2 pertains to interface fire within the Greeley area as shown on Figure 5.5.2.1.

5.5.5.3 Justification

Whereas interface fire poses a risk to life and property, a Hazardous Lands Development Permit Area is justified to:

1. protect against the loss of life; and,
2. plan and manage development in fire interface areas in a way that minimizes the risk of damage to property or people from interface fire hazards and mitigates interface fire hazards.

5.5.5.4 Guidelines

Wildfire Interface

These guidelines have been developed using the BC FireSmart Manual and represent minimum (Priority zone in FireSmart Manual) preventative site preparation and building construction measures to increase fire protection.

1. Roofing – The roof covering shall conform to Class A, B or C fire resistance as defined in the BC Building Code.
2. Exterior Wall Finishes – Any material used for exterior wall finishes should be fire resistant such as stucco, metal siding, brick, cement shingles, concrete block, poured concrete, logs or heavy timbers as defined in the BC Building Code, and rock.
3. Chimneys – All chimneys should have spark arrestors made of 12 gauge (or better) welded or woven wire mesh with mesh openings of less than 12 millimetres.
4. Eaves, vents, and openings – All eaves, attic and under floor openings should be screened with corrosion-resistant, 3-millimetre non-combustible wire mesh (as a minimum).
5. Windows and glazing – All windows must be double paned or tempered.
6. Balconies, decks and porches – Decks should be constructed of heavy timber as defined in the BC Building Code, or, with 1-hour fire resistant rated assemblies or non-combustible construction as defined by the BC Building Code.
7. Manufactured homes should be skirted with a fire resistant material as outlined in Guideline 2. Exterior Wall Finishes.
8. Landscaping on the property within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of a building shall not include coniferous evergreen shrubs such as junipers, mugo pines, or coniferous evergreen hedges. Instead, deciduous shrubs (shrubs that lose their leaves in the winter), broadleaved evergreen shrubs (such as bearberry, Oregon grape, cotoneaster, rhododendrons, etc.), perennials, annuals and trimmed grass are preferred.
9. No firewood or similar piles of wood shall be located within property within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of a building used for habitation. Combustible mulches, such as bark mulch, are discouraged.
10. No additional or new coniferous evergreen trees are to be planted within 10 m (32.8 ft) of the building.
11. It is not advisable to retain previously existing mature coniferous evergreen trees within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of the building. Any coniferous evergreen trees that are to be retained on the property that lie within 10m (32.8 ft) (Priority 1 zone in FireSmart Manual) of the building must:
 - a. Have limbs pruned such that they are at least 2 m (6.6 ft) above the ground;

- b. Be spaced so that they have 3 m (9.8 ft) between crowns. (In other words, the tips of the branches of a tree are no closer than 3 m (9.8 ft) to the tips of the branches of another); and
 - c. No limbs should be within 3 m (9.8 ft) of the building or attachments such as balconies.
12. Fire breaks may be constructed to protect neighbouring properties from interface fires originating in the Greeley area.
 13. Fire breaks will also be constructed around lift lines to protect infrastructure from fire damage.
 14. A Covenant may be registered on title identifying the hazard and remedial requirements for the benefit and safe use of future owners.

Alternative Guidelines

Where a development permit is required, and a development or construction is proposed to vary from these guidelines, a report by a registered professional forester or a professional engineer with experience in fire safety will be required indicating that the susceptibility to wildfire has not increased.

5.5.5.5 Exemptions

A development permit will not be required:

1. where building permit plans submitted show compliance with these guidelines;
2. where a Fire Interface Development Permit was previously issued and the guidelines below have been satisfied; or,
3. where the construction of, addition to or alteration of a building or other structure is 50 m² (538.2 ft²) or less.

5.5.6 Greeley Form and Character Development Permit Area 4

5.5.6.1 Designation

The Greeley Form and Character Development Permit Area (GFCDP3) is designated under Section 488(1)(f) of the Local Government Act and applicable provisions of the Community Charter for the establishment of objectives for the form and character for intensive commercial and recreational development.

5.5.6.2 Justification

The form, character, appearance and landscaping of commercial and recreational development are an important part of what makes a place attractive and liveable. The commercial and recreational development areas in Greeley are located in areas that are visible from Highway 1, Revelstoke Mountain Resort, and Mount Revelstoke National Park. Attention to details will ensure that a high development standard is maintained for commercial and recreational areas.

5.5.6.3 Guidelines

5.5.6.3.1 Buildings

1. Buildings will be sited to:
 - a. Maximize natural views to and from surrounding natural features;
 - b. Take advantage of varying topography;
 - c. Provide buffer space between adjacent wildlife corridors to minimize the impact of development on wildlife movement throughout the site;
 - d. Minimize the risk of wildfire spread from forest to building and from building to building;
 - e. Provide for suitable snow shedding and snow storage areas;
 - f. Accommodate the recommendations of a qualified environmental professional with respect to the siting of buildings and structures in relation to riparian assessment areas;
 - g. Create open spaces such as plazas and gathering areas, staging areas, courtyards and green spaces;
 - h. Create accessible buildings that are integrated with an on-site pedestrian circulation system;
 - i. Connect pedestrian paths to existing or planned trail networks;
 - j. Be clustered to reduce the impact on the surrounding natural environment; and
 - k. Not be sited within any riparian assessment area.

2. Buildings will be designed to:
 - a. Blend in with the natural environment, while being visible enough to act as landmarks and wayfinding features;
 - b. Incorporate recycled materials from existing structures on site;
 - c. Incorporate natural building materials found on site and create a contemporary local vernacular;
 - d. Create visual interest using strong detailing in windows, doors, and rooflines, restrict large expanses of blank walls, and use localized lighting;
 - e. Create roofs that incorporate design interest features such as changes of height, dormers, or special architectural features to avoid uninterrupted or long horizontal roof forms;
 - f. Screen outdoor mechanical systems;
 - g. Be wheelchair accessible; and
 - h. Be pedestrian-oriented to create a village-like feel to the village base.

5.5.6.3.2 Views

1. Building siting, layout, and design will create and enhance views of natural features and landscapes.

5.5.6.3.3 Parking

1. Parking and Loading Area Design Requirements:
 - a. Parking should be placed beneath and / or behind buildings to the maximum extent possible.

- b. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.
 - c. Any parking areas visible from the street or publicly used open spaces should be landscaped.
 - d. Landscaping should be incorporated into parking lot design and used to define traffic circulation patterns and to provide for snow storage areas.
 - e. Surface parking areas should be screened from pedestrian and vehicular traffic.
2. Permeable surfaces are encouraged in parking areas for the purpose of:
- a. minimizing storm water runoff; and
 - b. enhancing the appearance of the parking area.

5.5.6.3.4 Loading Areas, Garbage, Recycling and Outdoor Storage

- 1. Loading areas, garbage containers, recycling bins and outdoor storage shall be screened from view by fencing, hedging or landscaping to a minimum height of 2.5 metres (8.2 feet).
- 2. Garbage, Recycling and Service Areas Design Requirements
 - a. Service areas should be screened from view from streets or buildings to minimize visual impacts.
 - b. Centralized wildlife proof garbage, composting and recycling depots should be provided for commercial and residential use.
 - c. All trash or recycling receptacles and storage containers should be wildlife proof.

5.5.6.3.5 Landscaping

- 1. Vegetation planting requirements
 - a. All planting shall be to BCSLA standards;
 - b. Trees adjacent to roads are encouraged, provided they do not cause safety problems for pedestrian or vehicular traffic, including emergency vehicles, and do not impede snow removal operations.
 - c. Vegetation planting shall encourage the use of native vegetation to reduce watering requirements, help mitigate storm water runoff and maintain the landscape character of the area.

5.5.6.3.6 Stormwater Management

- 1. Stormwater Management shall be encouraged throughout the site by:
 - a. Using curbless roads and permeable paving where possible to allow water to infiltrate into the soil.
 - b. Reduce paved road widths to reduce the amount of impermeable surfaces and reduce snow removal costs.
 - c. Utilize natural topographical features such as sinks and wetlands to maximize stormwater infiltration.

5.5.6.3.7 Lighting

- 1. Light fixtures attached to buildings should be reflected to enhance the architecture.

2. All streets, roadways, pedestrian walkways and parking areas should provide adequate illumination for safety and directional orientation.
3. All on-building and street lighting should minimize ambient light pollution and should include hooded fixtures consistent with Dark Sky standards.

5.5.6.3.8 Safety

1. Crime Prevention
 - a. Crime Prevention through Environmental Design (CPTED) principles will be employed and reviewed with local safety services to reduce crime.
 - b. Caretakers will monitor activities in the Greeley Area during non-operational hours.
2. Guest Safety
 - a. A risk management plan will be prepared to detail risks and responses and will be followed to ensure guest safety; and
 - b. All staff will be trained regarding safety and best practices related to interactions with wildlife;

BL850-12 5.5.7 **Greeley Hazardous Lands Development Permit Area 5 (Illecillewaet River Flood and Debris Flow Area)**

5.5.7.1 Designation

The area within 100 m (328 ft.) of Illecillewaet River is designated as Hazardous Lands DPA 1 (*Flood and Debris Flow Area*).

5.5.7.2 *Guidelines*

To protect against the loss of life and to minimize property damage associated with flooding and debris flow events, the CSRD encourages low intensity uses, such as conservation (natural) areas, agriculture, park and open-space recreation, in flood susceptible lands.

Large portions of the Greeley area are proposed for more intensive development however, therefore, the construction and siting of buildings and structures to be used for habitation, business or the storage of goods damageable by floodwaters shall be flood-proofed at a minimum to those standards specified by the Ministry of Environment's *Flood Hazard Area Land Use Management Guidelines*, or, if greater, to standards set out by a Qualified Professional registered with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC).

DPs addressing Flooding and Debris Flow Potential shall be in accordance with the following:

- .1 Prior to construction of, addition to or alteration of a building or other structure or prior to subdivision approval, the applicant shall submit a report, prepared by a qualified professional registered with the APEGBC with experience in geotechnical engineering and preferably also with experience in hydraulic engineering. The report, which the Regional District will use to determine the conditions and requirements of the DP, must certify that the "land may be used safely for the use intended" as provided under the Local Government Act.
- .2 The report should include the following types of analysis and information:
 - i. site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
 - ii. inspections of up-stream channels and flood ways, including channel confinement and creek gradients;
 - iii. debris dams and characteristics, culverts;
 - iv. sources of alluvium (channels and eroded banks), protection of groundwater resources, and related hydrologic features, which are factors that may affect the field defined limit of flooding and related erosion and deposition, as well as the potential for debris torrents;
 - v. slope and stream profiles with documentation of slope stability, the limits and types of instability, should be indicated along with changes in stability that may be induced by forest clearing, and the mobilization and run out limits of debris in creeks; and
 - vi. comments regarding cut and fill slope stability with reference to required surface or subsurface drainage, culverts, and special reference to the stability of fills required for steep gully crossings should be provided
- .3 A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

Institutional

6.1 Community Context

The plan area contains limited institutional developments given the relatively remote and sparsely settled nature of the area. The majority of institutional services are provided through the City of Revelstoke and Nakusp including schools, hospitals and libraries. Some of the community services that are included within the plan area are the Trout Lake community hall, the fire hall and the Mica school.

6.2 Objectives

- 6.2.1 Expand community services in accordance with population growth.
- 6.2.2 Recognize the roles of Nakusp and the City of Revelstoke as the key location for area-wide services, although, given the substantial geographic size of the plan area, some essential services may be more appropriately located in dispersed communities (e.g. Mica Town Site School).

6.3 General Institutional Policies

- 6.3.1 Institutional Land Use designations are shown on Schedules B and D.
- 6.3.2 Continue to coordinate and expand the 911 emergency response services.
- 6.3.3 Encourage community participation in the management of local community lands including boat launches, schools and other community properties.

Parks, Recreation & Culture

7.1 Community Context

The Electoral Area has a relatively small population and offers an attractive natural environment to support many outdoor recreation activities that draw users from well beyond the plan area. It also contains two federal parks (Glacier and Mount Revelstoke National Parks). Although Area B has historically been sparsely settled, it does have a rich history that includes First Nations as well as early European settlers. Part of this history is evident is the approximately 59 recorded heritage sites in this area.

7.2 Objectives

Support continued management of plan area lakes and reservoirs, including seasonally dry foreshore areas, for a variety of marine, recreation, conservation and water resource values.

- 7.2.1 Comprehensively plan a system of Public Park, open space and recreation facilities through the Regional District's parks planning functions.
- 7.2.2 Pursue partnerships and joint uses with other agencies and opportunities to provide and fund additional parks and recreational facilities and services.
- 7.2.3 Community services may be provided to a limited rural standard (e.g. community halls, parks, open space, solid waste, fire suppression) while urban services (schools, pools, libraries) are provided through neighbouring communities.
- 7.2.4 Development of a Parks Plan would be a collaborative process with City of Revelstoke to ensure trail and park network connections.

7.3 Policies

- 7.3.1 Land use designations for parks are shown on Schedules B and D.
- 7.3.2 Continue to support a Regional District Parks planning project to explore the feasibility of establishing a community or regional parks function including acquisition of parks or cash in lieu at the time of subdivision. Parks can include a linear trail system. As part of this process the Regional District will discuss cost sharing options with the City of Revelstoke.
- 7.3.3 When a parks plan is developed, include a strategy to collect parkland or cash-in-lieu of parkland at the time of subdivision.

- 7.3.4 Encourage the Province of B.C. to undertake a backcountry recreation planning process.
- 7.3.5 Encourage relevant provincial agencies, tenure holders to manage public access to the backcountry.
- 7.3.6 Recreation users should acknowledge the tradition of an active forest industry in the region, including both large and small scale operations.
- 7.3.7 Support the retention and continued operation of existing federal and provincial parks as recreational and natural areas free of industrial and commercial development.
- 7.3.8 Parks will be permitted in all land use zones.
- 7.3.9 Explore opportunities to inventory heritage and cultural resources through the parks plan.
- 7.3.10 Recognize, acknowledge and support the ongoing contribution of voluntary organizations and individual volunteers who improve the community's well-being.
- 7.3.11 Work with Ministry of Environment to recognize the Heritage values of the Arrowhead Townsite on D.L. 384, particularly in relation to the Townsite parcels and cemetery. Recognition might include a heritage designation and should also consider partnership opportunities, particularly with a local heritage group for long term heritage conservation.
- 7.3.12 The District will continue to support the existing cost sharing arrangement between the City of Revelstoke for parks and recreation services.
- 7.3.13 Planning for new and existing parks will consider existing and future servicing needs. The area may contain parks that were developed without an approved water system that will need to be addressed in the future.
- 7.3.14 Work with the relevant government agencies to develop land use management strategies for the ad hoc recreational use on crown land on Lake Revelstoke.
- 7.3.15 Review development applications and check the provincial archaeological site database to determine if conflicts exist between proposed development and protected archaeological sites. Development proponents will be notified of any conflicts and directed to engage a qualified archaeologist to determine if further archaeological studies are required prior to development consistent with the Heritage Conservation Act.
- 7.3.16 For the purposes of Section 941(2) of the *Local Government Act*, the entirety of the Electoral Area covered by this OCP is designated as having future park potential.

Generally, the CSRD will consider the following policies when determining a potential park land dedication under Section 941 of the *Local Government Act*.

- Proximity to settlement areas, other parks & trails, and bodies of water;
- Distance from environmental hazard areas;
- Average slope should be 20% or less;

- Adequate accessibility:
 - a. vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
 - b. in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
- Cultural or natural features of significance, including beaches, waterfalls, wetlands/marshes, viewscales and heritage sites;
- Potential for additional dedication of park land from subdivision applications of surrounding parcels;
- Potential for recreation (active park), conservation (passive park) or enhancement of public access; and
- Compatibility with the strategic directions and sites identified in the Electoral Area Parks Plan.

Industrial

8.1 Community Context

The plan area contains limited industrial development and, while the plan supports retention of these activities, there is no direction to increase designated industrial land. Where new industrial projects are proposed, they should be considered with a comprehensive review process on a site-by-site basis.

8.2 Objectives

- 8.2.1 To ensure there is an opportunity for industrial uses that support the local economy.
- 8.2.2 To accommodate industrial uses compatible with rural character that does not adversely affect the natural environment.
- 8.2.3 To minimize conflicts between industrial land uses and other adjacent land uses by requiring screening and landscaping of industrial sites.
- 8.2.4 To protect land having recoverable deposits of sand and gravel from surface or adjacent uses which would limit or prohibit extraction.
- 8.2.5 To identify on mapping, lands having recoverable deposits of sand and gravel.
- 8.2.6 To minimize conflicts between sand and gravel processing and extraction operations and adjacent land uses.
- 8.2.7 To consider long term community land use needs before aggregate mining begins in order to facilitate the preparation of reclamation plans.

8.3 Policies

- 8.3.1 The principal use shall be industry on lands designated for industrial use on Schedules B and D.
- 8.3.2 The minimum parcel size shall be 1 ha.
- 8.3.3 Work with the Ministry of Energy & Mines and MoT to manage inventories of mineral resources.
- 8.3.4 The following criteria shall be implemented for new industrial zoning designations.

- a. any application for industrial zoning shall include an assessment of impact on local water flow patterns, groundwater and wastewater disposal and show evidence of adequate water supply and waste disposal;
- b. the Ministry of Environment is requested to ensure industrial activities involving emission of toxic or irritant material meet the most stringent interpretation of its standards with specific regard for the protection of groundwater catchment areas, surface water and riparian areas and with respect to air-borne industrial pollutants;
- c. industrial activity shall be located in close proximity to a major arterial highway;
- d. prior to commencement of industrial activity, a landscape buffer shall be required on industrial properties adjacent to all properties which have a non-industrial designation;
- e. all industrial activity parking and storage must be screened and wide buffers shall be left along roads and property lines;
- f. signage and lighting shall be regulated to ensure maintenance of the rural landscape;
and
- g. industrial activities should not create noise levels that would adversely affect neighbouring residential areas.

Transportation

9.1 Community Context

Revelstoke, because of its geographic location in the Columbia Mountains, is relatively isolated when compared to other communities in southern British Columbia. Transportation connections to other areas are limited to the C.P. Railway and the Trans-Canada Highway, aligned in an east-west direction, and Highway 23, which parallels the Arrow Lakes to the south and Lake Revelstoke to the north. The Trans-Canada Highway, with peak summer volumes of over 10,000 vehicles per day is a significant transportation corridor. Revelstoke is located almost midway between Alberta and the coast and is a major stopping point for travelers.

9.2 Objectives

- 9.2.1 To encourage the maintenance and development of the existing Revelstoke Airport as an economic stimulus to the area and for emergency ambulance service.
- 9.2.2 To encourage safe alternatives to motor vehicles along roadways such as cycling, walking and horse trails.
- 9.2.3 To plan for the provision of a road network capable of safely servicing existing and future development.
- 9.2.4 To encourage settlement patterns and land use strategies that minimize the use of automobiles and encourage alternative modes of transportation.
- 9.2.5 To work with the CPR to maintain rail transportation throughout the area, while at the same time protecting the interests of the community.

9.3 Policies

- 9.3.1 Encourage Ministry of Transportation to continue to maintain and upgrade existing roads providing access to rural areas.
- 9.3.2 Encourage efforts to maintain existing hiking, horseback riding and bicycling trails and support new development initiatives that contribute to alternative modes of travel.
- 9.3.3 Encourage the Ministry of Transportation to maintain an updated vision for road network planning. This may involve the preparation of a Major Street Network Plan (MSNP). The Regional District and MoT will work cooperatively to develop a MSNP.

- 9.3.4 Encourage ongoing improvements to highway including signing, paving and broadening the shoulders of the highway for pedestrians and bicycles.
- 9.3.5 Continue to enhance the protection and security of the Airport Lands and continue to explore airport expansion.
- a. Work with the City of Revelstoke and neighbouring property owners to minimize conflicts between the airport and adjacent users and consider flight paths, height controls and aircraft noise in relation to new development proposals.
 - b. Implement height controls in relation to neighbouring properties (e.g. structures and trees) south and north of the airport through future zoning bylaw regulations.
- 9.3.6 Encourage the MoT to improve the level of service at ferry terminals.
- 9.3.7 Work with the Ministry of Transportation and the City of Revelstoke to provide road networks linking the proposed Revelstoke Mount Resort and South Revelstoke to create an efficient and safe road network system.
- 9.3.8 Plan for connecting roads as new subdivisions and neighbourhoods are designed.
- 9.3.9 Where there is an opportunity, plan for alternative transportation routes or emergency access for existing long cul-de-sac roads.
- 9.3.10 Where new roads are proposed, support the principles of connecting streets or lanes spaced 180 m and less apart.
- 9.3.11 Discourage the creation of low-density residential parcels and the provision of multiple driveways onto major roads and highways.
- 9.3.12 Encourage the Ministry of Transportation to ensure that new rural roads be designed for safe use by vehicles as well as pedestrians, cyclists and horses (e.g. broaden shoulders or create a separate pathway).
- 9.3.13 Alternate trails for motorized and non-motorized vehicles shall be considered as appropriate routes as identified through the parks plan.
- 9.3.14 New development shall consider the location of gravel deposits as shown in Schedule C and supplied by MoT.
- 9.3.15 Support strategies to encourage resumption of passenger rail service to the Revelstoke area.
- 9.3.16 Encourage MoT to complete road network planning for Area B, particularly in Begbie Bench and South Revelstoke.
- 9.3.17 Recognize that CP Rail has completed twinning of the rail network west of Revelstoke ("Tum Tum Siding") and aims to limit future at-grade crossings in this area. New development proposals in the vicinity of CP Rail right-of-ways will be referred to CP Rail to ensure rail safety and functionality is addressed.

- 9.3.18 Recognize that MoT encourages the use and dedication of service roads as an alternative to providing access to provincial highways.
- 9.3.19 The Railway Corridor designation is shown on Schedules B and D.
- 9.3.20 To support preservation of the CPR right of way as an active transportation corridor. Within the Railway Corridor, only transportation and associated accessory but subordinate uses are considered appropriate.

Agriculture

10.1 Community Context

Agricultural lands in Electoral Area 'B' are primarily located in the Arrow Lakes Valley. While a detailed agricultural inventory and assessment has not been prepared as part of this plan, it is evident that agricultural opportunities are limited by such factors as market, climate and topography. The area's agricultural limitations were recognized by the ALC when it discontinued support of an agricultural function in the City of Revelstoke. The Regional District recognizes that for similar reasons, some lands in the Electoral Area 'B', particularly in South Revelstoke may also have limitations for agriculture; however, the ALC is not supportive of ALR exclusions at this time.

Although there is limited evidence of existing agricultural activity in the plan area there is a history of agriculture, particularly in the river valleys. The CSRD recognizes this history and the role of the ALC and the plan is supportive of agriculture, particularly where agriculture can contribute to sustainability and local food production.

10.2 Objectives

- 10.2.1 To support the preservation of the agricultural land base where lands have continuing value for agriculture.
- 10.2.2 To promote options for the production and marketing of locally grown foods.
- 10.2.3 To minimize conflicts between agriculture and other land uses.

10.3 Policies

- 10.3.1 The Regional District supports the preservation, maintenance and enhancement of lands for agricultural use within the Agricultural Land Reserve. Current Agricultural Land Reserve designations are inventoried in Schedule C.
- 10.3.2 When considering applications for intensive agriculture in the ALR the Regional District commits to working with the appropriate agencies to ensure that conflicts over odour, dust and noise are minimized.
- 10.3.3 Agriculture, including but not limited to agricultural food production, forage crops, livestock operations and accessory commercial uses, is permitted in the Rural Resource, Small Holdings, and Rural Residential 2 designations.

- 10.3.4 Second dwellings for farm help are supported in association with agricultural land use in the ALR.
- 10.3.5 The Regional District supports small local market garden enterprises, including on-site sales as a means of encouraging local food production.
- 10.3.6 The CSRD will encourage the Ministry of Agriculture to implement an area-specific education program dealing with environmental protection from agricultural activity.
- 10.3.7 The CSRD will encourage the Ministry of Environment to enforce the provisions of the Waste Management Act and Environmental Protection Regulation in case where poor agricultural practices have a proven effect on a watercourse, groundwater or lake.
- 10.3.8 The CSRD will support the agricultural community in its applications for grant funding for study and/or implementation of area-specific, environmentally sound agricultural practices.

Section 11

Foreshore and Water

11.1 Community Context

The Foreshore and Water designation arises from the potential impact that structures, particularly docks, mooring buoys, private boat launches, boathouses and other private moorage and lake recreation facilities can have on the natural environment of lakes in the Rural Revelstoke area.

11.2 Objectives

11.2.1 To acknowledge existing permitted private moorage uses and provide limited opportunities for future moorage associated with residential development.

11.3 Policies

11.3.1 The Foreshore and Water designation is shown on Schedules B and D.

11.3.2 Moorage, including docks, private moorage buoys and boat lifts, may be considered only for existing and new fee-simple waterfront parcels.

11.3.3 New development proposals on the waterfront parcel will provide a maximum of 1 moorage space per:

- a) New waterfront parcel created; or
- b) 30 m of water frontage of the parent parcel; and

Each moorage space shall be calculated as 10 m linear length of dock that may be used for mooring a single vessel.

11.3.4 Public marinas and dry land boat storage solutions are strongly preferred over individual floating or fixed docks for all new or redeveloped waterfront properties.

11.3.5 Moorage proposals will be located away from or redesigned to avoid negative impacts on adjacent structures and uses, including other docks, marinas, beach access points, parks, utilities, water intakes, etc.

11.3.6 Support for new waterfront proposals should consider the provision of related public amenities such as dedicated moorage spaces and facilities for public use, dedicated

public accesses to the foreshore (including boat launches), waterfront park dedication, or similar amenities which enable greater public access and use of the foreshore and water.

11.3.7 Moorage should be located away from or be designed to have minimal impact on fish and riparian habitat.

11.3.8 New development proposals in areas designated Foreshore and Water will require a development permit as per the requirements in Section 12.8 of this Bylaw.

Environmental Management

12.1 Community Context

Environmental quality is an integral component of the community vision, tied to the quality of life and lifestyle options which are unique and highly valued by the residents in and visitors to Electoral Area 'B'. The community is interested in protecting the region's natural environment for its unique ecosystems, scenic beauty, wilderness recreation and resource based economy. The community is interested in providing for sustainable, planned development which balances the need for protection, use and enjoyment of natural areas.

12.2 Objectives

- 12.2.1 Provide for stewardship of natural resources through conservation and public education.
- 12.2.2 Preserve and enhance the ecological systems and diversity of the Regional District.
- 12.2.3 Develop a sustainable economy that promotes best management practices for the forestry, tourism construction and recreation sectors.
- 12.2.4 Protect environmentally sensitive lands such as steep slopes, floodplains, watersheds and soils subject to erosion from land uses having major environmental impacts.
- 12.2.5 Restrict the uses of land that are subject to hazardous conditions or that are environmentally sensitive to development.
- 12.2.6 Incorporate environmental considerations as an integral part in assessing growth management options, land use plans, transportation plans and development proposals.
- 12.2.7 Improve air quality.
- 12.2.8 Minimize and plan for the impacts of climate change.
- 12.2.9 Support Best Management Practices for local species and environments provided by senior levels of government.

12.3 General Environmental Policies

- 12.3.1 Encourage federal and provincial agencies to monitor the incremental changes in drainage basins. Particularly there is need for ongoing monitoring of the elevation of Trout Lake with the objective of decreasing the maximum lake elevation thereby lowering the spring levels that are currently impacting existing development. Presently there is anecdotal evidence only of flooding and this should be documented on an ongoing basis to allow for the management of flood conditions over the long term.
- 12.3.2 The Regional District will work with the senior governments, First Nations and other community interests to promote surface and groundwater protection. Actions may include restricting access to sensitive watersheds that are sources of drinking water.
- 12.3.3 Streamside and foreshore property owners will be required to prevent or reduce impacts on watercourses subject to the guidelines established in Riparian Areas Regulation Development Permit Area (RAR DPA) Section 12.6.
- 12.3.4 Implement practices to prevent sediment from entering local watercourses when considering development activities.
- 12.3.5 Encourage relevant provincial agencies to prepare an Area 'B' Wildlife Atlas that provides an inventory of sensitive habitat areas and wildlife corridors for crown and private lands. Facilitate community consultation on this project, likely through the Advisory Planning Commission, and consider implementing a Development Permit Area for Environmentally Sensitive Areas based on the atlas information.
- 12.3.6 Applications for new land use designations shall be accompanied by a detailed Environmental Review of environmentally sensitive and hazardous areas such as watercourses, sensitive habitat areas, wildlife corridors, flood plains and steep slopes. The environmental review shall include recommendations on the management of sensitive conditions. The Regional District may implement recommended environmental management practices through such mechanisms as:
- a. The establishment of an Environmental Reserve designation where development on private lands in sensitive areas is protected from adverse development. Passive uses, with minimal impact on the applicable area would be supported within the Environmental Reserve designation. Developments acceptable in the reserve area would include trails, interpretive signs, benches and other similar types of passive recreation, conservation or environmental protection and management purpose or represent some other public benefit to the community that would not compromise the environmental sensitivity of the area.
 - b. The use of Conservation Agreements with the Regional District as a party to the agreement, to protect sensitive areas and implement conditions and recommendations of the environmental review conducted as part of the required development approval information as identified in Section 1.5.3.
 - c. A conservation zone or Environmental Reserve designation may be assigned to land covenanted or deeded against further development or use, including common property in strata title subdivisions.

- d. Owners entering into Conservation Agreements and placing voluntary conservation covenants on their land shall not be deprived of the privilege to enjoy land as their own but they may not close, fence or otherwise obstruct any adjoining public route of access. Developments acceptable in the covenanted area could include trails, interpretive signs, benches and other similar types of passive recreation, conservation or environmental protection and management purpose or represent some other public benefit to the community and not compromise the environmental sensitivity of the area.
- 12.3.7 The Regional District will work co-operatively with the Ministry of Forests & Range regarding planning and management of forested areas and any timber harvesting and related forest practices carried out on Crown lands within a provincial forest and subject to the relevant provincial regulations.
 - 12.3.8 The Regional District strongly encourages that the burning of brush be minimized and that composting and chipping, where feasible, be a priority of residents of the Plan area.
 - 12.3.9 The Regional District supports the work of the Commission on Resources and Environment through the Ministry of Forests & Range and the subsequent Revelstoke and Area Land Use Plan and encourages these documents to be treated as living documents that are reviewed and updated on a regular basis with opportunities for public consultation.
 - 12.3.10 Support the location of higher density developments within the City of Revelstoke where there will be greater efficiencies for alternative modes of transportation.
 - 12.3.11 Emphasize for residents, business and industry local actions to maintain and improve air quality (e.g. restrict outdoor burning, encourage lower emission fuel choices and transportation modes) and ensure the CSRD leads by example.
 - 12.3.12 Participate in senior government programs and initiatives that address climate change impacts and that help local governments plan for local-scale impacts of climate change. The Regional District supports strategies to reduce greenhouse gas emissions (District energy, co-generation, green-building, etc.).
 - 12.3.13 Support new developments exhibiting strategies related to ecological protection, ecological restoration and green design including green buildings and green infrastructure.
 - 12.3.14 Encourage initiatives that promote economic sustainability, as a strategy for community sustainability, including support to local businesses, employment creation, infrastructure efficiency and energy/water savings.
 - 12.3.15 The Regional District encourages the use of local and regionally sourced building materials, particularly wood. The Regional District supports green building strategies and may adopt the Leadership in Energy & Environmental Design (LEED) Standards as a performance benchmark for new development.
 - 12.3.16 Support the Revelstoke Bear Aware Program to effectively reduce bear/ human conflicts to achieve the goal of becoming a Bear Smart Community.

12.4 Environmentally Sensitive Areas

- 12.4.1 The Regional District will work co-operatively with the Ministry of Forests Lands and Natural Resource Operations and other provincial agencies regarding planning and management of Crown lands, for example, agencies responsible for mineral resources, disposition of crown land and water resources. The Regional District will continue to support and work collaboratively with BC Hydro regarding the management of lands and water resources.
- 12.4.2 Encourage voluntary protection of natural features in cases where an Environmental Review has identified an objective to protect for stream conservation, water quality protection, or habitat preservation. To encourage voluntary placement of Conservation Agreements, the Regional District may give consideration to allowing increased density on the balance of the subject property.
- 12.4.3 Plan for and protect wildlife corridors, habitat for threatened and endangered species and ecosystem connectivity in advance of expansion of settlement areas or tenures. It is recognized that the area supports sensitive species (e.g. Great Blue Heron and Painted Turtle) and there are specific Best Practices for species that are to be addressed in any development proposals. All development applications in the Columbia Basin should be referred to the Fish & Wildlife Compensation Program, specifically noted are lands in the South Revelstoke area.
- 12.4.4 Encourage all developers including developers of infrastructure projects to conserve wetlands, wildlife habitat, trees or other indigenous vegetation. Encourage alternative development methods, such as considering concentrating density, narrowing rights-of-ways, or accommodating cluster housing.
- 12.4.5 Allow the owner(s) of land affected by dedications for environmental protection to use the original site area in computing density, floor area ratios and minimum parcel areas for development or subdivision purposes.
- 12.4.6 Ensure that the management of Regional District activities has the necessary structure and process to:
- a. manage and control processes and operations to minimize impacts on the environment;
 - b. continuously improve the Regional District's environmental performance; and
 - c. provide an example of environmental stewardship.
- 12.4.7 Encourage the retention and use of wetlands as natural buffers between different land uses.
- 12.4.8 Discourage complete or indiscriminate lot clearing.
- 12.4.9 Through the Development Permit Area Process support plans for public/private infrastructure that is constructed in such a way as to minimize weed growth and in such a way that service lines would not require continual maintenance or contact.

- 12.4.10 Co-operate with senior governments to provide a coordinated strategy for the stewardship of "Riparian Assessment Areas", in keeping with the general intent of the Riparian Areas Regulation (RAR), to ensure that no harmful alteration, disruption and/or destruction of fish habitat occurs.
- 12.4.11 Recognize Riparian Areas Regulation and designate all watercourses either identified on the BC TRIM map series 1:20,000 or where the Regional District or applicants are aware of a watercourse on the subject property as Riparian Areas Regulation Development Permit Areas (RAR DPA). The RAR DPA is outlined in Section 12.6.

The RAR DPA relies on provincial scale mapping of watercourses as the CSRD has not had the opportunity to undertake detailed inventories of Streamside Protection and Enhancement Areas (SPEA) and watercourse locations. Accordingly, the CSRD may require additional technical research as part of the approval process. Given the lack of comprehensive watercourse data, it is recommended that in situations where a property owner maintains that development is outside of a riparian area, the CSRD may require confirmation from a Qualified Environmental Professional (QEP) that the proposed development is not within a riparian area.

- 12.4.12 Encourage developers to implement general stream management policies, including:
- a. minimizing obstructions and impediments to the flow of a stream, creek, watercourse, ditch, drain or sewer whether or not it is located on private property;
 - b. retaining the natural stream channel geometry insofar as feasible;
 - c. protecting and managing natural watercourses as open streams (except as authorized by way of the appropriate provincial ministry or agency approval);
 - d. retaining mature streamside vegetation or tree cover wherever possible and incorporating it into the design of the project;
 - e. avoiding groundwater interruption; and
 - f. protecting aquatic biota and habitats.
- 12.4.13 Work with provincial and federal water and resource agencies to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to:
- a. accommodate the dynamic natures of the hydrologic systems;
 - b. avoid and reduce flood damage;
 - c. avoid the need for channel stabilization;
 - d. avoid underground drainage systems;
 - e. avoid groundwater interruption; and
 - f. protect aquatic biota and habitats.

- 12.4.14 Locate low intensity land uses (for example agriculture, recreation, conservation) and manage forms of development on floodplains and aquifers in accordance with provincial and local government regulations.
- 12.4.15 Connectivity and movement of threatened and endangered species shall be considered at the time of neighbourhood planning or rezoning. This process will assess opportunities to use such tools as the transfer of density, density bonusing, park dedication, land trusts, covenants, or development agreements to conserve corridors of "sensitive ecosystems". Open space should have characteristics in accord with provincial government best management practices; for example, areas will be large and contiguous striving to have an overall configuration of 100 hectares or more, and no specific area less than 100 m in width and in accordance with the Regional District Parks Policy. In the absence of a "sensitive ecosystem" inventory for the Regional District, additional information may be required as part of the development approval process.

12.5 Environmentally Hazardous Areas

12.5.1 All areas with slopes in excess of 30% are considered Hazardous Areas and are not recommended for development.

12.5.2 The general policy strategy for areas of steep slopes addresses the following.

Mapping:

- The Regional District requires an assessment of slope conditions as part of required Development Approval Information. 1:20,000 TRIM Provincial map series, using 20 m contour information may provide preliminary slope assessments, however, this information is for general purposes only and more detailed site assessments may be required as part of the development review process.

Geotechnical Assessment:

- Lands with slopes in excess of 30%, or as otherwise determined by the Regional District, Provincial or Federal agencies, shall be subject to geotechnical assessment prior to development proceeding.
- The geotechnical assessment must address the hazard in a manner that ensures the protection of property and quality of life of future users and adjacent property owners.

General Conditions:

- Setbacks from the toe and top of the slope shall be as determined by the geotechnical assessment.

- Development in potentially unstable areas or steep slopes shall avoid:
 - a. Cutting into a slope without providing adequate mechanical support;
 - b. Adding water to a slope that would cause decreased stability;
 - c. Adding weight to the top of a slope;
 - d. Removing vegetation from a slope; and,
 - e. Creating steeper slopes.

Covenants:

- Geotechnical assessments are required consistent within Development Approval Information requirements outlined in Section 1.5. Prior to a rezoning, subdivision approval and/or Building Permit being issued for development, a Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

Research:

- The Regional District will continue to identify and analyze Hazardous Areas with the objective of formulating protective strategies, encouraging restoration and obtaining knowledge to facilitate appropriate land use and servicing decisions.

- 12.5.3 The Regional District will support and facilitate the researching of flood plains within the Electoral Area so that they may be used to manage development within hazardous areas. Flood proofing regulations, including setback of buildings and structures from water bodies and siting of ground disposal systems shall be articulated through zoning provisions. When the Regional District obtains more information on flood plains, the Regional District will establish a Development Permit Area to specify guidelines for development in hazardous areas subject to flooding.
- 12.5.4 In the past, portions of the Trout Lake townsite have been observed to flood and in the absence of flood control mechanisms for the Lake, new development will need to address flood management issues.
- 12.5.5 Encourage research on flood plain setbacks and elevation provisions throughout the CSRD to identify areas where development should be managed to address potential flood plain conditions.
- 12.5.6 The susceptibility of an area to mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence, or avalanche may be assessed at the time of development application:
- a. A rezoning application may require an overall assessment of the site for development suitability (from conditions both on and off the site) prepared by a professional engineer and geoscientist licensed in BC specializing in geotechnical issues. Further detailed information may be required as a result of the assessment.

- b. A subdivision application may require a detailed Hazard Report (from conditions both on and off the site) specifying ways to reduce that hazard to a safe level and prepared by a professional engineer or geoscientist licensed in BC specializing in geotechnical assessment. The professional engineer will be required to determine an adequate level of safety given the type of hazard and the land use proposed. Completion of works that reduce the hazard may be required prior to subdivision approval depending upon the content of the report.
- c. Responding to the referral of an application for Crown Land tenure, the Regional District may request a detailed hazard report for the site itself and the effect upon development in areas neighbouring the site.

12.5.7 It is recognized that all areas within the OCP plan area are generally susceptible to wildfire risks and development should be consistent with provincial Best Practices for addressing wildland fire risks. Information is available from the FireSmart websites: <http://bcwildfire.ca/>

12.5.8 A general policy strategy for addressing wildfire risks is as follows.

Mapping:

- Work with the Ministry of Forests & Range to develop mapping that clearly indicates areas that are susceptible to wildfire with the objective of raising public awareness of potential wildfire hazard conditions and risks.

Qualified Professional Assessment:

- A rezoning application may require an overall assessment of the site for susceptibility to wildfire (from conditions both on and off-site) prepared by a professional forester licensed in BC specializing in forest wildfire assessment. Further detailed information may be required as a result of the assessment.
- A subdivision application may require a detailed report of the site for susceptibility to wildfire (from conditions both on and off-site) specifying ways to reduce that hazard. The report shall be prepared by a professional forester licensed in BC specializing in forest wildfire assessment and using the methodology supported by the BC Ministry of Forests & Range. Completion of works that reduce the hazard will be required prior to subdivision approval depending upon the content of the report.

General Conditions:

- Utilize a variety of wildfire hazard reduction methods such as education, development evaluation and approvals, development permits, and building permits. Review and update current practices.
- Encourage wildfire hazard reduction in a way that is supportive of restoring the natural environment. Such hazard reduction mimics the natural effects of localized ground fires that once were common but that human settlement has removed from the environment. Typical methods including thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.

- Encourage developers to incorporate Fire Smart guidelines into their overall planning, including opportunities to address emergency access and setbacks.

Research:

- Investigate and implement methods of wildfire hazard abatement to a moderate level from both a Regional and local perspective.
- Determine methods that will ensure that wildfire hazard reduction works are maintained in the long term. Investigate methods such as restrictive covenants, zoning bylaws, subdivision and development bylaws, building bylaws, and specified area taxation.

12.6 Riparian Areas Regulation (RAR) Development Permit Area

Purpose

12.6.1 The Riparian Areas Regulation (RAR) Development Permit Area (DPA) is designated under *Local Government Act*, and applicable provisions of the *Community Charter* for the protection of the natural environment, its ecosystems and biological diversity.

Justification

12.6.2 The primary objective of the RAR DPA designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes.

Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

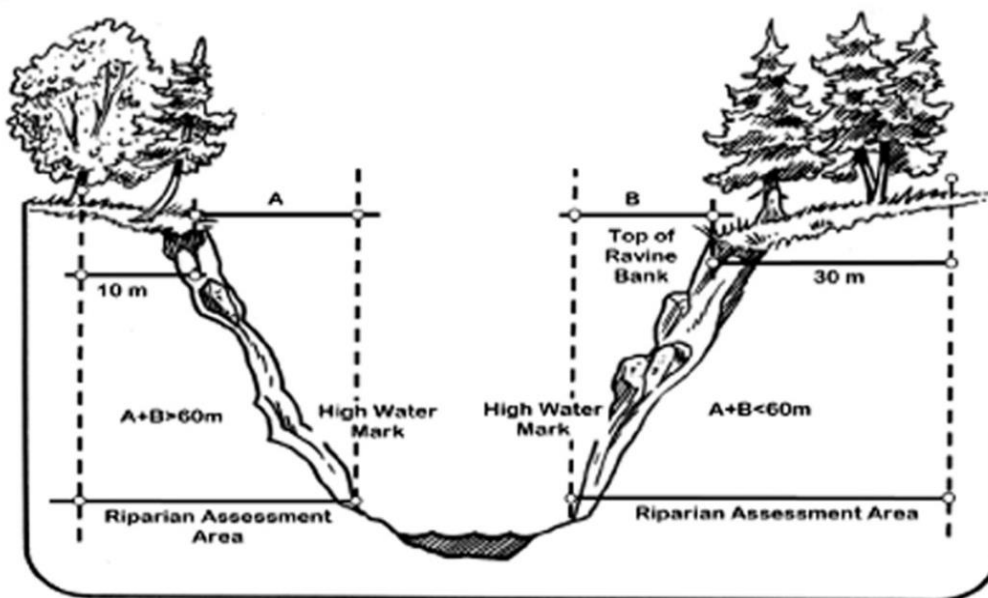
Area

12.6.3 The RAR DPA is comprised of Riparian assessment areas for fish habitat, which include all watercourses and adjacent lands shown on Provincial TRIM map series at 1:20,000, as well as unmapped watercourses.

- a. As illustrated in Figure 12.1, the area comprises of lands:
 - i. within 30 m of the high water mark of the watercourse,
 - ii. within 30 m of the top of the ravine bank in the case of a ravine less than 60 m wide,

- iii. within 10 m of the top of a ravine bank 60 m or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse; and
- iv. *Figure 12.1* illustrates the RAR DPA.

Figure 12.1: Riparian assessment area:



Source: British Columbia Ministry of water, Land & Air Protection, Riparian Areas Regulation Implementation Guidebook, March 2005

Note: Terms used in Figure 12.1 are defined in the referenced source.

- b. Unless the proposed development or alteration of land is clearly outside the riparian assessment area the location of the development shall be determined accurately by survey in relation to the RAR DPA to determine whether a development permit application is required.
- c. Where land is subject to more than one Development Permit Area designation, a single development permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the guidelines of all such Areas.

Guidelines

12.6.4 The RAR DPA Guidelines are as follows:

- a. Preservation of water courses, water bodies, and adjacent, natural features, functions and conditions of riparian areas that support fish and animal habitat is the primary objective of the RAR DPA;

- b. Impacts to watercourses and riparian areas from proposed development are not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;
- c. Disturbance of soils and removal of vegetation should be minimized in the development process;
- d. Whenever possible development or land altering activities shall be located outside of the 30 m setback to the riparian area unless a QEP permits a reduced setback area;
- e. A RAR Development Permit is required, except where exempt for development or land alteration on land identified as a riparian assessment area within the RAR DPA. Development requiring a RAR Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under the Local Government Act:
 - i. Removal, alteration, disruption or destruction of vegetation within 30 m of a watercourse.
 - ii. Disturbance of soils, within 30 m of a watercourse;
 - iii. Construction or erection of buildings and structures within 30 m of a watercourse;
 - iv. Creation of non-structural impervious or semi-impervious surfaces within 30 m of a watercourse;
 - v. Flood protection works within 30 m of a watercourse;
 - vi. Construction of roads, trails, docks, wharves and bridges within 30 m of a watercourse;
 - vii. Provision and maintenance of sewer and water services within 30 m of a watercourse;
 - viii. Development of drainage systems within 30 m of a watercourse;
 - ix. Development of utility corridors within 30 m of a watercourse; and
 - x. Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels within 30 m of a watercourse.

12.6.5 A RAR Development Permit may be issued once the following guidelines have been met:

- a. Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and/or Federal Governments. The assessment report from a QEP shall be used to determine the conditions of the development permit and shall include:
 - i. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
 - ii. Existing vegetation and any proposed vegetation removal;
 - iii. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
 - iv. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
 - v. Potential impacts to other water courses or water bodies, e.g. Lake Revelstoke; and,
 - vi. Recommendations and mitigative measures.
- b. Provincial notification that a Qualified Environmental Professional has submitted a report certifying that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled, and;
- c. Written confirmation from the qualified professional that the Riparian Areas Regulation implemented through the RAR DPA does not supersede other federal, provincial and/or local government requirements, including that of other development permit areas, building permits, and flood covenants, federal or provincial authorization.

Exemptions

12.6.6 The RAR DPA does not apply to the following:

- a. Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- b. Clearing of land for agriculture;
- c. Institutional development containing no residential, commercial or industrial aspect;

- d. Reconstruction, alteration, addition or repair of a legal permanent structure if the structure remains on its existing foundation. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
- e. A QEP can confirm that the conditions of the RAR DPA have already been satisfied;
- f. A Development Permit for the same area has already been issued in the past and a QEP can confirm that the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; and,
- g. A letter is provided by a QEP confirming that there is no visible channel.

Role of the QEP and CSRD in the RAR Development Permit

12.6.8 The RAR regulations place considerable emphasis on QEP's to research and establish standards for the protection of riparian areas. It is the QEP's responsibility to consider federal and provincial regulations regarding fish, water and riparian protection and consult with appropriate agencies as necessary. Since the responsibility rests with the QEP for conducting research and providing technical information and recommendations specific to an application required under this RAR DP section the extent to which the CSRD will be involved in the technical details of the permitting process is reduced. If the RAR DP guidelines are met by the QEP, and the QEP report is submitted to and accepted by the BC Ministry of Environment, the CSRD role becomes more administrative in nature and the DP can be considered for approval.

12.7 Lakes 100 metre Development Permit Area

Purpose

12.7.1 The Lakes 100 m Development Permit Area (DPA) is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

Justification

12.7.2 The intent of Lakes 100 m DPA is to prevent or mitigate potential negative impacts on the lake environment development (generally defined as development beyond a single-family residence and specifically defined in the Area section below) and sewerage systems. Development close to the lake has the potential to impact natural drainage patterns, disrupt stormwater infiltration and increase surface run-off into the lake. Involving a qualified professional who understands soil, drainage and hydrogeology before the construction of development and/or installation of sewerage systems close to the lake will reduce potential negative impacts on lake water quality.

Area

12.7.3 The Lakes 100 metre DPA applies to areas within 100 m of Kinbasket Lake, Lake Revelstoke, Upper Arrow Lake, Coursier Lake, Armstrong Lake, Staubert Lake, and Trout Lake. For the purposes of calculating distance from these lakes, the 1:5 year High Water Mark shall be used.

Activities

12.7.4 The Lakes 100 m DPA applies to:

- a. Any residential, commercial or industrial development which exceeds the following:
 - i. Removal, alteration, disruption or destruction of vegetation involving more than 30% of the parcel area; or
 - ii. Construction or erection of buildings and structures (including decks, stairs, and balconies), and non-structural impervious surfaces (e.g. paved driveway) with a sum total footprint (measured from the outermost portion of the buildings or structures) in excess of 450 m² or for parcels 0.10 ha or smaller, a combined site coverage totalling 30%.
- b. Installation, alteration, or replacement of (or a portion of) a sewerage system.

Where a development proposal involves multiple buildings, structures or phases, calculation of the size of the development shall include the entire build-out of the development.

Guidelines

12.7.5 The Lakes 100 m DPA guidelines are as follows:

- a. Preservation of natural features, functions and conditions that support fish and animal habitat is the primary objective of the Lakes 100 m DPA;
- b. Impacts to watercourses from proposed development is not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;
- c. Disturbance of soils and removal of vegetation should be minimized in the development process;
- d. Use of non-impervious and natural landscaping, including for driving surfaces, is desired;

- e. Compact and cluster development is desired in order to leave natural areas untouched to the greatest extent possible;
- f. The minimum setback of a Type 1 septic system and field from a lake listed in 12.7.3 is 100 m. If a property owner plans to install a septic system and field with a setback of less than 100 m from the lake, the property owner must engage a qualified professional registered with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) with experience in hydrogeology to review the proposed design and siting of the septic system and field, and submit an assessment of hydrogeology to ensure there will be no detrimental impacts on the adjacent water body;
- g. In all cases, the minimum setback for Type 1, 2 and 3 systems and fields shall be 30 m from all watercourses and drinking water sources. Lesser setbacks will only be considered in exceptional cases where a new system replaces or improves an existing failing one and only with explicit support from the Interior Health Authority and the Ministry of Environment. All setbacks must abide by the recommendations of the Sewerage System Standard Practices Manual with regard to reduction in critical horizontal setback distances;
- h. A development permit may be issued based upon the above guidelines and following the submission of a report from a Qualified Environmental Professional (QEP). This written submission shall be used to determine the conditions of the development permit and shall include:
 - i. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
 - ii. Existing vegetation and any proposed vegetation removal;
 - iii. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
 - iv. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
 - v. Potential Lake impacts; and
 - vi. Recommendations and mitigative measures.

12.8 Foreshore and Water Development Permit Area

Purpose

12.8.1 The Foreshore and Water Development Permit Area (FWDPA) is designated under the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

Justification

12.8.2 The FWDPA arises from the potential impact that structures, including (but not limited to) docks, swimming platforms, and private mooring buoys, can have on the aquatic environment.

The intent of the FWDPA is to:

- a. Ensure proper siting of structures on the foreshore and in the water to prevent or minimize negative impacts on lake ecology, including fish habitat; and,
- b. Complement the Riparian Areas Regulation (RAR) Development Permit Areas, recognizing the important and sensitive interrelationship of these shoreline areas.

Area

12.8.3 The FWDPA applies to all water bodies designated as Foreshore and Water as shown on Schedules B and D.

Guidelines

12.8.4 The FWDPA guidelines are as follows:

- a. For new and replacement docks and for new and replacement swimming platforms

These guidelines apply to the first-time placement of a dock or to the replacement of an existing dock or swimming platform. Docks will be considered 'replacement docks' and 'replacement swimming platforms' if more than 75% of the materials will be replaced within a 3 year period.

Docks and swimming platforms shall:

- i. minimize impact on the natural state of the foreshore and water whenever possible;
- ii. not use concrete, pressure-treated wood (i.e. creosote), paint or other chemical treatments that are toxic to many aquatic organisms, including fish, and severely impact aquatic environments;
- iii. use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports for structures that will be submerged in water. Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment;
- iv. use only treated lumber that is environmentally-friendly for structures that are above water;
- v. be made by cutting, sealing and staining all lumber away from the water using only environmentally-friendly stains. All sealed and stained lumber should be completely dry before being used near water;
- vi. have plastic barrel floats that are free of chemicals inside and outside of the barrel before they are placed in water;
- vii. avoid the use of rubber tires as they are known to release compounds that are toxic to fish;
- viii. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas;
- ix. be sited in a manner which minimizes potential impacts on water intakes and other utilities; and,
- x. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation by positioning the dock or swimming platform in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 1.5 m water depth at the lake-end of the dock is recommended at all times.

b. For new private mooring buoys

These guidelines apply to the first-time placement of a private mooring buoy, including its anchoring system.

Private mooring buoys shall:

- i. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation;
- ii. use helical (versus block) anchors whenever possible;
- iii. use only materials intended for boat moorage, such as rigid plastic foam or rigid molded plastic, which do not contain chemicals that are toxic to aquatic organisms;
- iv. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas; and,
- v. be sited in a manner which minimizes potential impacts on water intakes and other utilities.

c. For other land alterations

Proposed land alterations not listed in the exemptions section and not including new and replacement docks and new private mooring buoys shall be accompanied by a written submission from a qualified environmental professional outlining the proposed alteration, expected impacts on the foreshore or water environment and any mitigation efforts which should accompany the proposed alterations.

Exemptions

12.8.5 The FWDPA does not apply to the following:

- a. Structures and works associated with a public park use;
- b. Installation and maintenance of utilities and utility corridors;
- c. Subdivision;
- d. Commercial and multi-family moorage facilities, including marinas and strata moorage structures, requiring Provincial tenure. (*Rationale: these facilities undergo Provincial review and are referred to other government agencies, including Fisheries and Oceans Canada, through that process, thus satisfying the intent of this Development Permit Area*);
- e. Maintenance and alterations of existing structures, except:
 - i. alterations which increase the size of the existing structures;
 - ii. removal and reconstruction of existing structures; or
 - iii. replacement docks and swimming platforms, as defined by the guidelines above; and
- f. Land alterations that will demonstrably increase environmental values (e.g. creation of additional fish habitat).

Utilities

13.1 Community Context

The limited availability of community services in the plan area has been a major factor in restricting growth and development. New development has either been built on independent community systems (e.g. Galena Bay Estates) or met provincial rural servicing standards on independent properties. Generally, the servicing limitations have helped to retain the rural character of the area, and since this area lacks a formal development approval process (e.g. Building Permits) there is limited understanding of the successes and challenges of this servicing structure.

Given the size of the plan area it is anticipated that servicing will continue to be supported at a rural standard except in the areas where there may be an opportunity to connect to community services. Three areas where connection to community services may be an opportunity are: South Revelstoke, Trout Lake and the Mica Creek.

Trout Lake

The Community of Trout Lake contains properties (approximately 40) that are part of a provincially registered Water Improvement District on a water system that was originally developed in the 1920's. Subsequent upgrades used donations or limited funds with the result that the current system does not meet any current standards for community systems. There are also properties in the Trout Lake community that are currently serviced by private wells. The current community water system was reviewed by Urban Systems in 2006. This report concluded that the water system could not accommodate any new parcels without upgrading. Some of the issues are:

- no disinfection or filtration facilities (boil water);
- Batys Creek surface water structure (intake, dam) needs upgrading (storage capacity for fire flows), leaks repaired;
- existing in ground pipes cannot accommodate additional water pressure without breaking;
- watershed area and long term supply issues have not been researched; and
- new properties cannot technically be serviced.

The report concluded with a recommendation that a new system should be provided. As a provincially registered Water Improvement District the Province will be required to play a significant role in upgrading the system.

There is a non-compliant, community fire brigade service in Trout Lake which offers response if manpower availability permits.

The community of Trout Lake is located on the alluvial fan of Lardeau Creek. A berm (dike) was constructed on Lardeau Creek, however it was built on private property, not to provincial standards and does not have a maintenance authority to inspect and maintain it. The berm/dike does provide protection to Trout Lake properties and will have a long term role for the community. The Ministry of Environment, when involved in the subdivision review process, has recommended that there be no further subdivision in Trout Lake until the berm is upgraded to manage a major flood event (200 year +).

South Revelstoke

The only community water system in the South Revelstoke area (Thomas Brook Community Water System) services approximately 10 properties. The watershed protection area for Thomas Brook is within the Revelstoke Mountain Resort development area. Most of the remaining properties rely on private wells and other surface stream intakes. Watershed protection is therefore necessary. As part of the Revelstoke Mountain Resort development, the Resort Agreement, Schedule I, includes conditions to recognize the need for long access to quality domestic water supplies as follows.

- If the Development (Revelstoke Mountain Resort) shall adversely affect the domestic water supply (to the extent of the existing quality and quantity) of those regional residential properties which have been identified in the Utility Consultant Reports, then the Developer shall, at the developer's cost, cure the difficulty to that extent by removing the cause or by providing the affected residents with a new water supply.

Water supply has been a significant factor limiting future development in this area. Local residents voiced their concerns about these issues throughout the OCP review process and as part of the public process for the Revelstoke Mountain Resort development approvals. Future development strategies will likely require either connection to a community system or maintenance of large parcel sizes to provide sufficient area for independent on-site wells. Provision of fire protection is also a challenge for this area. The Regional District offers a rural fire suppression service to this area through a contract with the City of Revelstoke. The City will need to be consulted should further subdivision be contemplated in this area. Within this area there are opportunities for boundary adjustments (e.g. City of Revelstoke versus Electoral Area 'B'). A boundary adjustment would present new service delivery strategies.

The CSRD currently offers a rural fire suppression service to the area around Revelstoke through a contract with the City of Revelstoke. This service is recognized and is 911 compliant.

Mica Creek

The Mica Creek community, built by B.C. Hydro to service construction on the Mica dam, has an existing community water system and volunteer fire department. Should B.C. Hydro support expansion of development in Mica Creek, there may be opportunities to connect to existing services.

West Revelstoke – Begbie Bench, West Trans-Canada Highway & East Revelstoke

The West Revelstoke area relies on private on-site wells and sewer disposal systems. There has been no assessment of the groundwater regime to determine development density thresholds. This area also contains natural areas that serve as watersheds for neighbouring communities (i.e. Big Eddy – City of Revelstoke).

Detailed hydrological analysis in local community watersheds should be required as part of the development approval process for new development in watershed areas. Recommendations for the analysis can be incorporated into the development approval process.

13.2 Objectives

The following objectives form a framework for the servicing policies:

- 13.2.1 Promote orderly, logical, economic growth and extension of water, sewer and drainage services.
- 13.2.2 Ensure that water, sewer and drainage systems support good health and safety, and meet recognized standards of service.
- 13.2.3 Direct development to areas that are currently serviced or to areas within a planned service expansion area.
- 13.2.4 Ensure that the provision of services supports water and air quality and adequately addresses environmental issues.
- 13.2.5 Work with developers and agencies to ensure new development initiatives consider servicing partnerships that will enhance existing servicing capacity and conditions for existing development (e.g. community water and sewer systems, road access).
- 13.2.6 Support and encourage independent power production to service development in remote areas when comprehensive planning issues are addressed (refer to policy 12.3.25).
- 13.2.7 Work with BC Hydro to explore opportunities for future growth near Mica Creek and area that supports and enhances servicing capacity (e.g. sewer, water, fire suppression partnerships). Work with Canadian Mountain Holidays to develop partnerships.
- 13.2.8 Explore opportunities for expanded fire suppression, and community water and sewer services in the South Revelstoke area.
- 13.2.9 Work within local Health Authorities to ensure appropriate guidelines and regulations are met.

13.3 Policies

Water

- 13.3.1 Encourage all land uses on parcels of less than 1 hectare in size to connect to a community water system with fire flows.
- 13.3.2 Require that properties served by individual wells or water licenses meet appropriate standards and obtain approval from the local Health Authority with regard to water quality and quantity.
- 13.3.3 Support a Trout Lake Water System Advisory Group consisting of the Trout Lake and District Community Club and the Trout Lake Water Improvement District representatives and work with this group to:
- establish Best Practices for operating the water system and selecting a preferred upgrading strategy;
 - identify future funding strategies for system improvements including developer participation, infrastructure grants and Local Area Improvement Bylaws;
 - consider the establishment of revised service area boundaries;
 - review opportunities for new infrastructure development partners;
 - consider alternative management strategies; and
 - identify future system priorities.
- 13.3.4 Support the Revelstoke Mountain Resort ongoing role of monitoring and not adversely affecting water supply in South Revelstoke.
- 13.3.5 Recognize the City of Revelstoke Water Treatment Plant at Greeley through appropriate zoning designations.

Sanitary Sewer

- 13.3.6 Support the Province of British Columbia policy with respect to ensuring that all new development for projects creating 3 or more parcels, where parcels are one hectare or smaller in parcel size are served by community sewer (including satellite community sewage systems) rather than on-site (septic) disposal. Exceptions are subdivisions approved by the Agricultural Land Commission under their home site severance policy or parcels intended for public utility use.
- 13.3.7 Due to flooding, high water tables and water quality concerns, a community sewer system is recommended for the Trout Lake community and new development areas where parcel sizes are less than 1 ha.

13.3.8 The CSRD will explore strategies for providing sanitary service to existing development in Trout Lake. It is recommended that a Liquid Waste Management Plan be undertaken for Trout Lake.

13.3.9 Support the regulations, setbacks, and requirements of the Province of BC for on-site septic fields.

Storm Drainage

13.3.10 Ensure that storm drainage planning for individual developments is prepared as part of new development proposals.

Other Utility Services and General Policies

13.3.11 The CSRD recognizes that the Ministry of Environment is no longer involved in the subdivision review process but has concerns about the creation of new parcels in Trout Lake due to the inability of the Lardeau Creek dike to manage a major flood event to the required standard. The District supports strategies to seek funding for a flood management plan for Trout Lake.

13.3.12 Ensure that all utility services are constructed consistent with requirements to manage flood conditions as outlined in Section 12.5.4.

13.3.13 Encourage new developments that will improve communications coverage (e.g. cell phones, internet broadband).

13.3.14 Participate with utility companies and service providers in planning for long term needs (including land reserves and transmission corridors) so that capital investments are phased in a logical and cost effective manner without major fluctuations to property taxes and utility bills. (Note that BC Hydro does not plan to extend hydro servicing over the next 10 years.)

13.3.15 Discourage the subdivision of parcels straddling a major power or gas line right of way.

13.3.16 Discourage land uses, roads, accesses or utilities that may inhibit the raising of reservoir lakes to their maximum storage capacity in the future.

13.3.17 Minimize the location of roads or utility corridors within riparian areas.

13.3.18 Support the application of service standards and regulations of independent public utilities where those utilities have more stringent standards than those required by the Regional District.

13.3.19 Ensure that development proposals requiring rezoning within 500 m of an active or future proposed waste disposal site, wastewater treatment facility, or public works yard demonstrate that the development is compatible and will not have impact on continuing or expanded operation of the public facility.

13.3.20 Support development designs involving major flood control works only when sustainable funding to maintain these works is secured.

- 13.3.21 Ensure developments within a 1 km radius of the airport consider the impacts of noise on future development.
- 13.3.22 Encourage the City of Revelstoke to include the South Revelstoke Upper Bench properties within the overall RMR Master Planning process particularly with respect to the structure and timing of service delivery. Options for amalgamation may be considered as part of this process.
- 13.3.23 Work with the City of Revelstoke to establish a policy for Fringe area referrals for RMR and other fringe area developments where there is a potential for consideration of impacts on the Area 'B' neighbourhoods. Of particular interest will be opportunities to partner on infrastructure development and to recognize the significance of watershed protection.
- 13.3.24 Continue to support the City of Revelstoke in its delivery of fire protection services in Rural Revelstoke.
- 13.3.25 Consider the development of small scale (up to 49 mega watts) Independent Power Project (IPP) facilities that use water, wind, sunlight, biomass or geothermal energy to generate electricity for sale into the electricity transmission and distribution infrastructure ("the power grid") when comprehensive planning issues are addressed including:
- Broad assessment of potential impacts on environmental, economic, social and cultural values;
 - Cumulative impact assessment of individual project proposal with other existing and proposed projects with the same region; and
 - Comprehensive public, stakeholder and First Nations consultation.

Wildfire Management

- 13.3.26 Continue to work with the City of Revelstoke on a Wildfire Interface Community Preparedness Plan.
- 13.3.27 Consider the establishment of a Wildland Fire Hazard Development Permit Area for High Risk Interface Areas once the Regional District has Zoning and Building Permits in place.

Temporary Use Permits

Temporary use permits may be considered by the Regional Board to allow specific land uses to occur for a short period of time. The permit can contain very detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions.

14.1 Objectives

There are important objectives that form a framework for the policies.

- 14.1.1 Allow opportunity for the consideration of the issuance of a temporary use permit in order to permit a temporary use to continue while a more suitable location for the use is determined or a rezoning application is completed.
- 14.1.2 Allow opportunity for the consideration of interim activities such as gravel extraction prior to development.
- 14.1.3 Ensure that temporary permits are not considered a substitute for a rezoning application.

14.2 Policies

The specific policies are:

- 14.2.1 Consider the issuance of temporary use permits based upon the following general conditions:
 - a. The use must be clearly temporary or seasonal in nature;
 - b. The temporary use should not create an unacceptable level of impact on surrounding permanent uses;
 - c. In the case of the discovery of a use already underway that does not conform with zoning regulations, there is either an undertaking to initiate a rezoning application, or, an outline provided of when and how the temporary use in that location will be ended.
- 14.2.2 Consider applying conditions in the temporary permit such as, but not limited to; the buildings to be used, the area of use, the hours of use, appearance, site rehabilitation, noise control, and means of ensuring compliance.
- 14.2.3 The issuance of temporary use permits can be considered in all Official Community Plan designations.

