

**Relevant Excerpts from Electoral Area B Official Community Plan Bylaw No. 850  
and Electoral Area B Zoning Bylaw No. 851**

**(See Bylaw No. 850 and Bylaw No. 851 for all policies and land use regulations)**

**Electoral Area B Official Community Plan Bylaw No. 850**

**2.1 Growth Patterns**

**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.

# 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).

## **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.

## **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 0.5m<sup>2</sup> on-site sign.

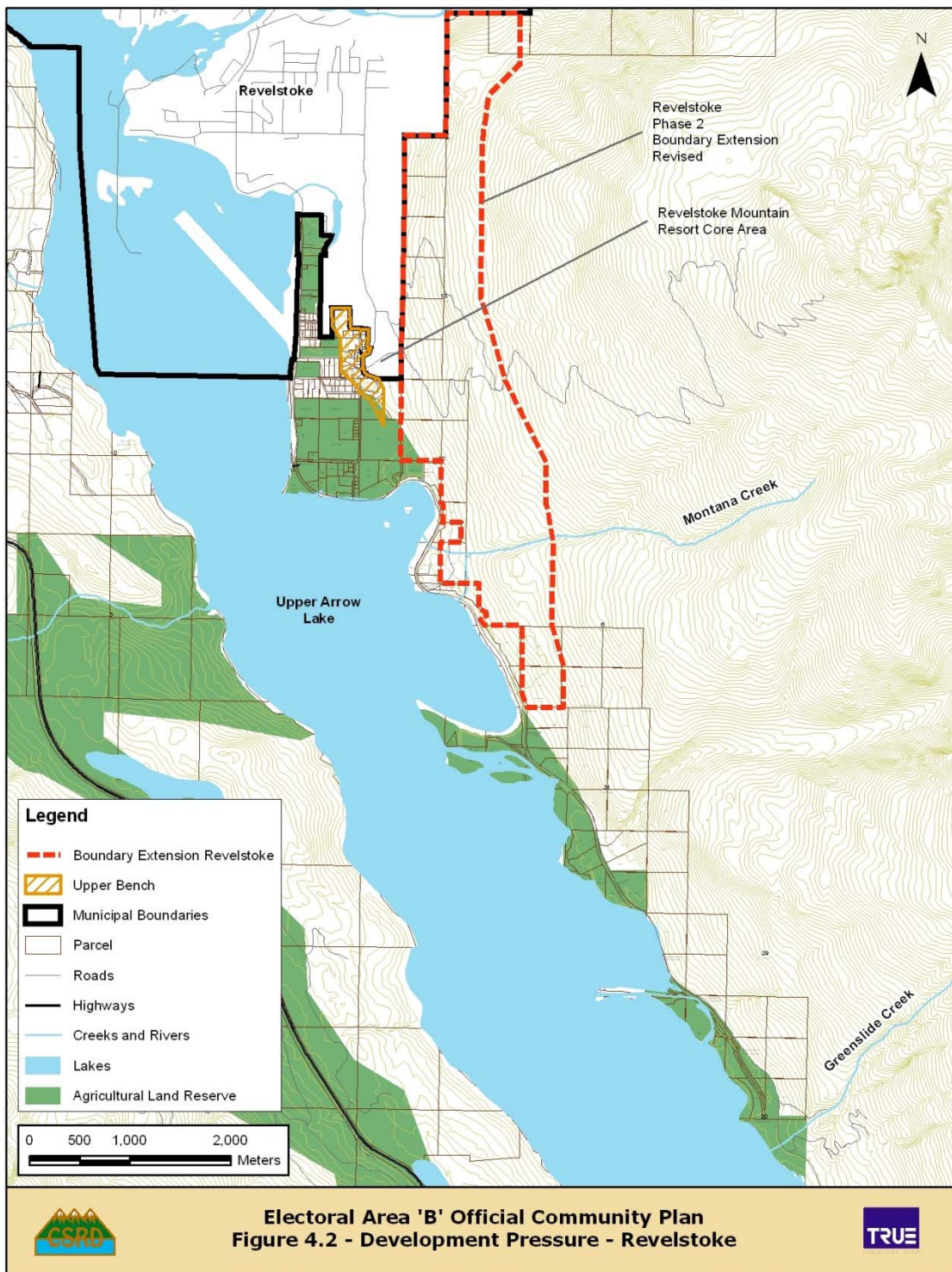
4.3.33 Bed and Breakfast Resorts, accommodating more than 3 let units to a maximum of 15 units shall be supported in residential areas on a major highway (Trans-Canada Highway, Highway 6, Highway 23 South or Highway 31) where the Bed & Breakfast Resort:

- 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.

### 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.

X:\Land\Projects\2006\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.

# 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.

## **Utilities**

### **13.1 Community Context**

#### *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.

## 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.

## **Electoral Area B Zoning Bylaw No. 851**

### **3.14 BED AND BREAKFAST**

- (1) A *bed and breakfast* must comply with the following regulations:
- (a) there may be a maximum of one (1) *bed and breakfast* on a *parcel*;
  - (b) a *bed and breakfast* shall not be operated in conjunction with a *vacation rental*;
  - (c) a maximum of three (3) bedrooms in a *single family dwelling* may be used for a *bed and breakfast* and no more than six (6) guests are permitted in a *bed and breakfast* at any one time;
  - (d) a *bed and breakfast* must be operated by a permanent resident of the *single family dwelling* with which it relates;
  - (e) a maximum of one (1) person who is not a resident of the *single family dwelling* may be on the *parcel* at any one time to assist a resident in the operation of a *bed and breakfast*;
  - (f) a *bed and breakfast* shall not produce a nuisance for surrounding residents, including but not limited to noise, light or traffic that is disruptive to surrounding residents quiet and enjoyment of their property;
  - (g) meet all provincial and Interior Health requirements regarding water and sewer servicing; and
  - (h) total signage (excluding framing) used for the purpose of advertising the *bed and breakfast* on each *parcel* shall not exceed 0.5 m<sup>2</sup> in area. *Signs* shall have a minimum setback of 1 m from *parcel* lines.

### **3.17 HOME OCCUPATION**

- (1) A *home occupation* must comply with the following regulations:
- (a) a *home occupation* must be on the same *parcel* as the *single family dwelling* with which it relates;
  - (b) all *home occupations* on a *parcel*, in total, must be accessory to the *single family dwelling* and the maximum size will be determined in Part 5 of this *Bylaw*;
  - (c) a *home occupation* shall not produce, discharge or emit: smoke (except smoke produced from the heating of the home occupation space), dust, litter, vibrations; odorous, toxic or noxious matter or vapours; heat; glare; radiation; electrical or television interference; or sufficient noise, congestion or traffic to constitute a nuisance offensive to the community;

- (d) a *home occupation* must be compatible with the character of the area and not present a potential conflict with surrounding properties;
- (e) a *home occupation* is subject to the provisions of the Agricultural Land Commission Act;
- (f) outdoor storage and processing associated with the *home occupation* must be completely screened from adjoining properties and highways at a minimum height of 1.8 m, with the exception of daycares and parking;
- (g) a *home occupation* must be operated by a permanent resident of the *single family dwelling* with which the *home occupation* relates;
- (h) a maximum of two persons who are not residents of the *single family dwelling* may assist a resident in the operation of all the *home occupations* on the *parcel*;
- (i) the area used for the display and sale of retail and *wholesale* goods on a *parcel* is limited to 25% of the *floor area* used for the *home occupation* and must be auxiliary and incidental to the *home occupation*;
- (j) total signage (excluding framing) used for the purpose of advertising the *home occupation* on each *parcel* shall not exceed 0.5 m<sup>2</sup> in area and 2 m in height if *free standing*. *Signs* shall have a minimum setback of 1 m from *parcel* lines;
- (k) have all parking associated with the *home occupation* shall be on-site. One *parking space* shall be provided:
  - (i) per 75 m<sup>2</sup> of area used for the *home occupation*;
  - (ii) per non-resident employee;
  - (iii) in compliance with the dimensions and access requirements as set out in Part 4 of this *Bylaw*, and;
- (l) a home occupation does not include:
  - (i) asphalt batch plant;
  - (ii) *bed and breakfast*, boarding house or any kind of accommodation to the public;
  - (iii) *kennel*;
  - (iv) *medical marihuana production facility*;
  - (v) *restaurant* or similar *use* involving the serving of prepared food or drink;
  - (vi) sand and gravel processing;
  - (vii) *vehicle repair* or maintenance of any kind; or
  - (viii) *vehicle wrecking yard*.

## **5.6 RURAL RESIDENTIAL 2 - RR2**

### **Principal Uses**

- (1) The *uses* stated in this subsection and no others are permitted in the Rural Residential 2 zone as *principal uses*, except as stated in Part 3: General Regulations:
  - (a) *agriculture*
  - (b) *day care*
  - (c) *horticulture*
  - (d) *single family dwelling*
  - (e) *standalone residential campsite*

### **Secondary Uses**

- (2) The *uses* stated in this subsection and no others are permitted in the Rural Residential 2 zone as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *bed and breakfast*
- (c) *home occupation*
- (d) *residential campsite*
- (e) *secondary dwelling unit*

## **Regulations**

- (3) On a *parcel* zoned Rural Residential 2, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	2 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single family dwellings</i> per <i>parcel</i> (subject to Section 3.7 of this <i>Bylaw</i> )	One
(e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i> (subject to Section 3.15 of this <i>Bylaw</i> )	One
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>▪ principal <i>buildings</i> and structures</li> <li>▪ <i>accessory buildings</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 11.5 m</li> <li>▪ 8 m</li> </ul>
(g) Maximum <i>gross floor area</i> of <i>secondary dwelling unit</i>	Less than 60% of the <i>floor area</i> of the principal <i>dwelling unit</i> .

(h) Maximum <i>gross floor area</i> of an <i>accessory building</i>	150 m <sup>2</sup>
(i) Maximum <i>gross floor area</i> of an <i>home occupation</i>	100 m <sup>2</sup>
(j) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <li>▪ <i>front parcel boundary</i></li> <li>▪ <i>rear parcel boundary</i></li> <li>▪ <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding <i>secondary dwelling unit</i> or <i>home occupation</i>)</li> <li>▪ <i>interior side parcel boundary</i></li> <li>▪ <i>interior side parcel boundary</i> for a <i>secondary dwelling unit</i> or <i>home occupation</i></li> <li>▪ <i>exterior side parcel boundary</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 5 m</li> <li>▪ 5 m</li> <li>▪ 3 m</li> <li>▪ 2 m</li> <li>▪ 5 m</li> <li>▪ 5 m</li> </ul>

