

**Relevant Excerpt From Electoral Area B Official Community Plan Bylaw No. 850 and
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Electoral Area B Official Community Plan Bylaw No. 850

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;

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- 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.

Section 2 Planning Strategy - East Revelstoke

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.

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.

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- 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 views along key watercourses (Lake Revelstoke, Arrow Lakes, Trout Lake) however; management efforts to minimize impacts near lakeshores will be encouraged. Views 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.

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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

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- 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

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- 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).

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.

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;

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- 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.

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.
- 5.3.11 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.

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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

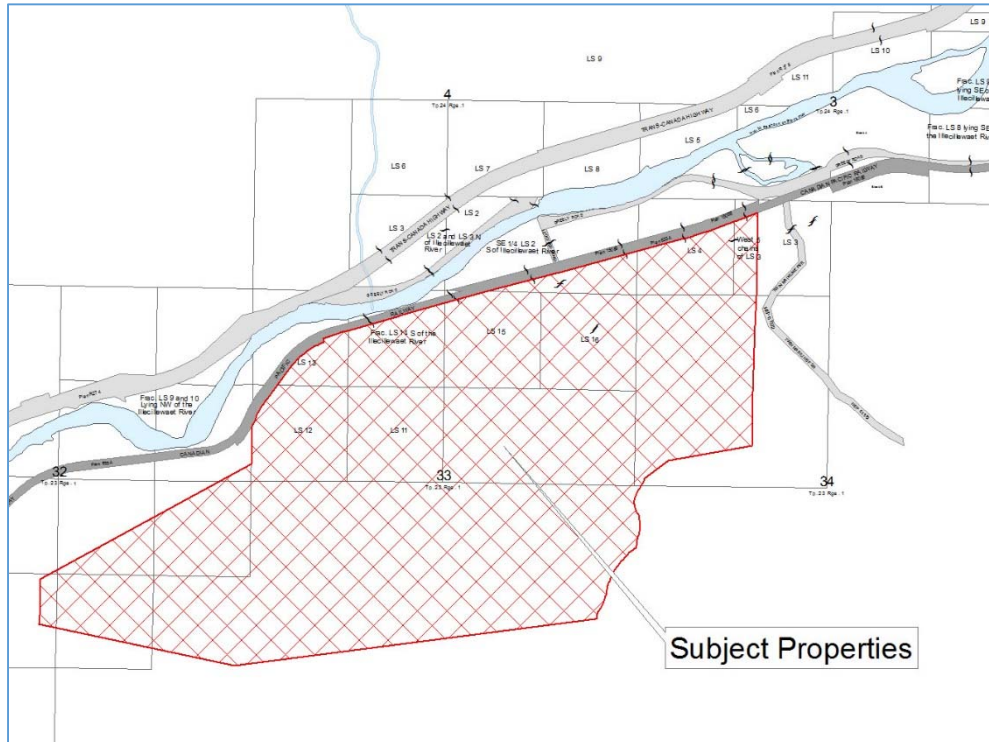


Figure 5.5.2.1 Revelstoke Adventure Park - Greeley

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

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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.

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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.

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- 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.

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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.

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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;

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- 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).

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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

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- b. All staff will be trained regarding safety and best practices related to interactions with wildlife;

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.

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- 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.

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- 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.

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- 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.

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

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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.

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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,

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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.

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- 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.

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- 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;

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- 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.

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- 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.

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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.

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5.4 RURAL HOLDINGS - RH

Principal Uses

- (1) The *uses* stated in this subsection and no others are permitted in the Rural Holdings zone as *principal uses*, except as stated in Part 3: General Regulations:
- (a) *airfield*
 - (b) *agriculture*
 - (c) *backcountry recreation*
 - (d) *driving range*
 - (e) *forestry*
 - (f) *golf course*
 - (g) *horticulture*
 - (h) *small-scale sawmill*
 - (i) *resource extraction*
 - (j) *single family dwelling*
 - (k) *standalone residential campsite*
 - (l) *timber harvesting*

Secondary Uses

- (2) The *uses* stated in this subsection and no others are permitted in the Rural Holdings zone as *secondary uses*, except as stated in Part 3: General Regulations:
- (a) *accessory use*
 - (b) *bed and breakfast*
 - (c) *guest ranch*
 - (d) *home occupation*
 - (e) *kennel*
 - (f) *residential campsite*
 - (g) *secondary dwelling unit*

Regulations

- (3) On a *parcel* zoned Rural Holdings, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of *subdivision* approved; that

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contravenes the regulations stated in this subsection, except as stated in Part 3:
General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	60 ha
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	100 m
(c) Maximum <i>parcel</i> coverage	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</i> units 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"> ▪ principal <i>buildings</i> and structures ▪ accessory <i>buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(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>home occupation</i>	100 m ²
(i) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 5 m ▪ 5 m ▪ 5 m ▪ 5 m
(j) <i>Kennel</i>	Permitted on a <i>parcel</i> 8 ha or greater. <i>Buildings</i> and structures, including runs, must be a minimum of 75 m from a <i>parcel</i> boundary.
(k) <i>Small-Scale Sawmill</i>	Permitted on a <i>parcel</i> 4 ha or larger. <i>Small-Scale Sawmill</i> must be a minimum of 30 m from a <i>parcel</i> boundary.

**Relevant Excerpt From Electoral Area B Official Community Plan Bylaw No. 850 and
Electoral Area B Zoning Bylaw No. 851**

BL 850-12, BL 851-15

(See Bylaw No. 850 and 851 for all policies and zones)

**5.11: COMPREHENSIVE DEVELOPMENT B4 (ILLECILLEWAET DEVELOPMENT INC.) –
CDB4**

Development Area 1

Principal Uses

- 1) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 1 as *principal uses*, except as stated in Part 3: General Regulations:
 - (a) *agriculture*
 - (b) *adventure amusement ride*
 - (c) *bike skills park*
 - (d) *chair lift*
 - (e) *full service base lodge*
 - (f) *pub*
 - (g) *restaurant (excluding drive-in restaurant)*

Secondary Uses

- 2) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 1 as *secondary uses*, except as stated in Part 3: General Regulations:
 - (a) *accessory use*
 - (b) *accessory building*
 - (c) *commercial recreation*
 - (d) *guide and tour services*
 - (e) *helipad*
 - (f) *open space*
 - (g) *owner/operator dwelling*

Regulations

- 3) On an area zoned CDB4 Development Area 1, 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.

**Relevant Excerpt From Electoral Area B Official Community Plan Bylaw No. 850 and
Electoral Area B Zoning Bylaw No. 851**

BL 850-12, BL 851-15

(See Bylaw No. 850 and 851 for all policies and zones)

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision	60.0 ha
(b) Maximum <i>parcel</i> coverage in Development Area 1	20%
(c) Maximum number of <i>Owner/Operator Dwellings</i> in Development Area 1	One
(d) Maximum <i>gross floor area</i> of <i>full service base lodge</i>	5,400 m ²
(e) Maximum <i>gross floor area</i> of <i>accessory building</i>	100 m ²
(f) Maximum <i>gross floor area</i> of <i>restaurant</i>	500 m ²
(g) Maximum <i>gross floor area</i> of <i>pub</i>	500 m ²
(h) Maximum <i>height</i> for: <ul style="list-style-type: none"> <i>full service base lodge</i> <i>restaurant</i> <i>pub</i> <i>accessory buildings</i> 	20.0 m 12.0 m 12.0 m 10.0 m
(i) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <i>front parcel boundary</i> <i>rear parcel boundary</i> <i>interior side parcel boundary</i> <i>exterior side parcel boundary</i> 	3 m 1.5 m 1.5 m 3.0 m
(j) Minimum building separation	4.0 m
(k) Servicing standard	<i>Community water system and Community sewer system</i>

Development Area 2

Principal Uses

- 4) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 2 as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *campground*
- (b) *camping yurts*
- (c) *holiday cabins*
- (d) *spa facilities*
- (e) *agriculture*

Secondary Uses

- 5) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 2 as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *accessory building*
- (c) *commercial recreation*

**Relevant Excerpt From Electoral Area B Official Community Plan Bylaw No. 850 and
Electoral Area B Zoning Bylaw No. 851**

BL 850-12, BL 851-15

(See Bylaw No. 850 and 851 for all policies and zones)

- (d) *owner/operator dwelling*
- (e) *recreation amenities*
- (f) *open space*

Regulations

- 6) On an area zoned CDB4 Development Area 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.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum parcel size created by subdivision	60.0 ha.
(b) Maximum <i>parcel coverage</i> in Development Area 2	20%
(c) Maximum number of <i>camping spaces</i> in Development Area 2	212 units
(d) Maximum number of <i>holiday cabins</i> in Development Area 2	100 units
(e) Maximum number of <i>camping yurts</i> in Development Area 2	30 units
(f) Maximum number of <i>Owner/Operator Dwellings in Development Area 2</i>	One
(g) Maximum <i>gross floor area</i> of <i>buildings</i> for <i>spa facilities</i>	500 m ²
(h) Maximum <i>gross floor area</i> of an <i>accessory building</i>	200 m ²
(i) Maximum <i>gross floor area</i> of a <i>holiday cabin</i>	150 m ²
(j) Maximum <i>gross floor area</i> of a wooden platform or deck for a <i>camping yurt</i>	55 m ²
(k) Maximum <i>height</i> for: <ul style="list-style-type: none"> • <i>spa facilities</i> • <i>holiday cabins</i> • <i>accessory buildings</i> 	14.0 m 10.0 m 10.0 m
(l) Minimum <i>setback</i> from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>rear parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> 	3 m 1.5 m 1.5 m 5.0 m
(m) Minimum building separation	3.0 m
(n) Servicing standard	<i>Community water system and Community sewer system</i>

**Relevant Excerpt From Electoral Area B Official Community Plan Bylaw No. 850 and
Electoral Area B Zoning Bylaw No. 851**

BL 850-12, BL 851-15

(See Bylaw No. 850 and 851 for all policies and zones)

Special Regulation

- 7) On an area zoned CDB4 Development Area 2, no *Holiday Cabins* or *Spa Facilities* shall be constructed or located within the *Agricultural Land Reserve*.

Development Area 3

Principal Uses

- 8) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 3 as *principal uses*, except as stated in Part 3: General Regulations:
- (a) *agriculture*
 - (b) *bike skills park*
 - (c) *commercial recreation*
 - (d) *driving range*
 - (e) *horse boarding and riding stables*
 - (f) *recreational water activities*

Secondary Uses

- 9) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 3 as *secondary uses*, except as stated in Part 3: General Regulations:
- (a) *accessory use*
 - (b) *accessory building*
 - (c) *adventure amusement ride*
 - (d) *aerial adventure park*
 - (e) *maintenance and storage facilities*
 - (f) *open space*
 - (g) *recreation amenities*
 - (h) *service cabin*

Regulations

- 10) On an area zoned CDB4 Development Area 3 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.

**Relevant Excerpt From Electoral Area B Official Community Plan Bylaw No. 850 and
Electoral Area B Zoning Bylaw No. 851**

BL 850-12, BL 851-15

(See Bylaw No. 850 and 851 for all policies and zones)

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision	60.0 ha.
(b) Maximum <i>parcel coverage</i> in Development Area 3	20%
(c) Maximum number of <i>maintenance and storage facilities buildings</i> in Development Area 3	2
(d) Maximum number of <i>service cabins</i> in Development Area 3	3
(e) Maximum <i>gross floor area of Horse boarding and riding stable buildings</i> in Development Area 3	1,000 m ²
(f) Maximum <i>gross floor area</i> of a <i>service cabin</i>	100 m ²
(g) Maximum <i>gross floor area</i> of an <i>Accessory Building</i>	100 m ²
(h) Maximum <i>building</i> and structure <i>height</i> for: <ul style="list-style-type: none"> horse boarding and riding stable accessory building 	11.5 m 8.0 m
(i) <i>Minimum</i> setback from: <ul style="list-style-type: none"> <i>front parcel boundary</i> <i>rear parcel boundary</i> <i>interior side parcel boundary</i> <i>exterior side parcel boundary</i> 	5.0 m 5.0 m 3.0 m 5.0 m
(j) <i>Minimum</i> building separation	4.0 m
(k) Servicing standard	<i>Community water system and Community sewer system</i>

Development Area 4

Principal Uses

- 11) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 4 as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *adventure amusement ride*
- (b) *aerial adventure park*
- (c) *bike skills park*
- (d) *bungee facility*
- (e) *chair lift*
- (f) *commercial recreation*

Secondary Uses

- 12) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 4 as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory building*
- (b) *accessory use*

**Relevant Excerpt From Electoral Area B Official Community Plan Bylaw No. 850 and
Electoral Area B Zoning Bylaw No. 851**

BL 850-12, BL 851-15

(See Bylaw No. 850 and 851 for all policies and zones)

- (c) *helipad*
- (d) *heliport*
- (e) *maintenance and storage facilities*
- (f) *open space*
- (g) *recreation amenities*
- (h) *service cabin*
- (i) *small scale sawmill*

Regulations

- 13) On an area zoned CDB4 Development Area 4, 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.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel size</i> created by subdivision	1.0 ha.
(b) Maximum <i>parcel coverage</i> in Development Area 4	25%
(c) Maximum number of <i>maintenance and storage facilities buildings</i> in Development Area 4	4
(d) Maximum number of <i>service cabins</i> in Development Area 4	4
(e) Maximum number of <i>Tourist Accommodation sleeping units</i> in the <i>Bungee facility</i> in Development Area 4	20 units
(f) Maximum <i>gross floor area of buildings</i>	5,500 m ²
(g) Maximum <i>gross floor area of a service cabin</i>	100 m ²
(h) Maximum <i>gross floor area of an Accessory Building</i>	100 m ²
(i) Maximum <i>building</i> and <i>structure height</i> for: <ul style="list-style-type: none"> • <i>principal buildings</i> • <i>accessory building</i> 	15.0 m 8.0 m
(j) Minimum setback from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>rear parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> 	5.0 m 7.5 m 3.0 m 5.0 m
(k) Minimum building separation	4.0 m
(l) Servicing standard	<i>Community water system and Community sewer system</i>

**Relevant Excerpt From Electoral Area B Official Community Plan Bylaw No. 850 and
Electoral Area B Zoning Bylaw No. 851**

BL 850-12, BL 851-15

(See Bylaw No. 850 and 851 for all policies and zones)

14) Definitions (applicable to CDB4 only):

- i. **ADVENTURE AMUSEMENT RIDE** is a mechanical device that moves adventure park customers over or through a fixed course or within a defined area for the purpose of amusement or entertainment. These activities take place outside and include but are not limited to uses such as aqua go courses, bungee jumping facilities, fish pipe, mountain coasters, and zip lines.
- ii. **AERIAL ADVENTURE PARK** is the use of land for outdoor adventure activities and associated accessory facilities that consist of a combination of high and low ropes in a course. The course consists of poles or trees that are connected by a variety of acrobatic elements or zip-lines. A belay system is required for the high ropes courses to ensure participant safety.
- iii. **BIKE SKILLS PARK** is the use of land for mountain bike skills training. It includes various man-made built features such as jumps, pumps, logs, ladders and bermed corners designed to develop and further enhance mountain biker's skills.
- iv. **BUILDING SEPARATION** means the horizontal distance between two buildings measured from closest point to closest point on the buildings.
- v. **BUNGEE FACILITY** is the use of land, a building or structure that provides for bungee-related services and structural elements integral to the bungee operation and may include but is not limited to the sale of recreation activities, accessory food and beverage services, spa facilities, associated retail, lockers, change rooms, tourist accommodation, and meeting area.
- vi. **CAMPING YURT** is the use of land for a portable, large tent containing up to one sleeping unit used exclusively for tourist accommodation for the temporary accommodation for the travelling public, which must be installed on a wooden platform or deck.
- vii. **CHAIR LIFT** is a mechanical device, including, but not limited to surface lifts, gondolas or cable cars, for the purpose of transporting adventure park customers uphill to designated areas or trails for downhill skiing, adventure amusement rides, aerial adventure park, bungee facility, cross-country skiing, snowshoeing, cycling or hiking or other Commercial Recreation Services.
- viii. **COMMERCIAL RECREATION** is the use of land for trails, and other facilities to be used by adventure park customers, including but not limited to mountain biking, guide and tour services, horseback riding, cross country skiing, snowshoeing, outdoor skating, and staging areas.
- ix. **DECK** means a structure used for the purpose of providing an outdoor recreation and amenity area which shall have guard railings if raised at least 200 mm above finished ground.
- x. **FULL-SERVICE BASE LODGE** is the use of land, buildings or structures that is the "main recreation facility" and may include but is not limited to tourist accommodation, accessory food and beverage services, retail, spa facilities, the sale of recreation

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activities, guide and tour services, lockers, change rooms, meeting area, rental, repair and sale of recreational equipment, associated office, but not including the rental, repair and sale or storage of recreational vehicles or personal watercraft.

- xi. GROUND FLOOR COMMERCIAL is the use of land, buildings or structures on the ground floor of a full-service base lodge used for commercial services and may include but is not limited to restaurant, pub, retail, and the sale of recreation activities, meeting area, rental, repair and sale of recreational equipment, associated office.
- xii. GUIDE AND TOUR SERVICES is a business primarily arranging and operating custom wilderness adventure and recreational tours that includes but is not limited to hiking, horseback riding, cross country skiing, snowshoeing, dogsledding and mountain biking and associated guide services, but does not include travel agencies or retail stores.
- xiii. HELIPAD is an area designated for use as a helicopter landing and take-off area for the purpose of picking up and discharging passengers or cargo and helicopter parking, and does not include facilities for fueling, maintenance, or repair of helicopters.
- xiv. HELIPORT means a building designated for the purpose of picking up and discharging passengers or cargo, and includes facilities for fueling, maintenance, repair or storage of helicopters.
- xv. HOLIDAY CABIN is the use of land for a detached building used exclusively for tourist accommodation for the temporary accommodation of the traveling public;
- xvi. HORSE BOARDING & RIDING STABLES is the use of land, buildings and structures for the keeping of horses and includes but is not limited to facilities for feed storage, tack storage and maintenance, feeding and watering areas, currying areas, training areas and run-out areas.
- xvii. MAINTENANCE & STORAGE FACILITIES is the use of land, buildings or structures for the maintenance and storage of vehicles and equipment required by the recreation provider for the day-to-day operation of the commercial adventure park.
- xviii. OWNER/OPERATOR DWELLING is a dwelling unit, which may be a single family dwelling, for the occupancy of the owner, operator, caretaker or security personnel of the adventure park;
- xix. RECREATION AMENITIES is the use of land, building and structures for amenities complementing the adventure park operation which may or may not be available for public use, and includes, but is not limited to gazebos, multi-use trails, look-out points, open space, picnic areas, and washrooms.
- xx. RECREATIONAL WATER ACTIVITIES means leisure-related activities that take place on the water, including, but not limited to, canoeing, kayaking, row boats, paddle boards, fishing, non-motorized boating, swimming, and diving.

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BL 850-12, BL 851-15

(See Bylaw No. 850 and 851 for all policies and zones)

- xxi. **SERVICE CABIN** means an accessory building ancillary to a commercial recreation use that does not include accommodation, but is intended to be used as a resting area with limited food and beverage sales, and is limited in floor area to a maximum of 100m²;
- xxii. **STAFF ACCOMMODATION** means a dwelling unit specifically intended as an accessory use to a principal commercial or industrial business to house staff employed by the principal commercial or industrial business.
- xxiii. **SPA FACILITIES** is the use of land, buildings or structures ancillary to the campground and includes, but is not limited to a restaurant, steam room, personal services including massage therapy and aesthetic services, hot & cool pools and ancillary uses.
- xxiv. **TOURIST ACCOMMODATION** means the use of a sleeping unit for temporary commercial accommodation for the traveling public.

15) Parking Requirements – Specific to CDB4 Only

Use	Minimum Required Number of Parking Spaces	Minimum Required Number of Loading Spaces
(a) holiday cabins	1 per sleeping unit	N/A
(b) commercial recreation • Automobile Parking Spaces	165 parking spaces	N/A
(c) bus parking spaces	7 bus parking spaces	N/A