

## COLUMBIA SHUSWAP REGIONAL DISTRICT

### ELECTORAL AREA 'B' OFFICIAL COMMUNITY PLAN AMENDMENT

#### (ILLECILLEWAET DEVELOPMENT INC.) BYLAW NO. 850-12

#### A bylaw to amend the "Electoral Area 'B' Official Community Plan Bylaw No. 850"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 850;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 850;

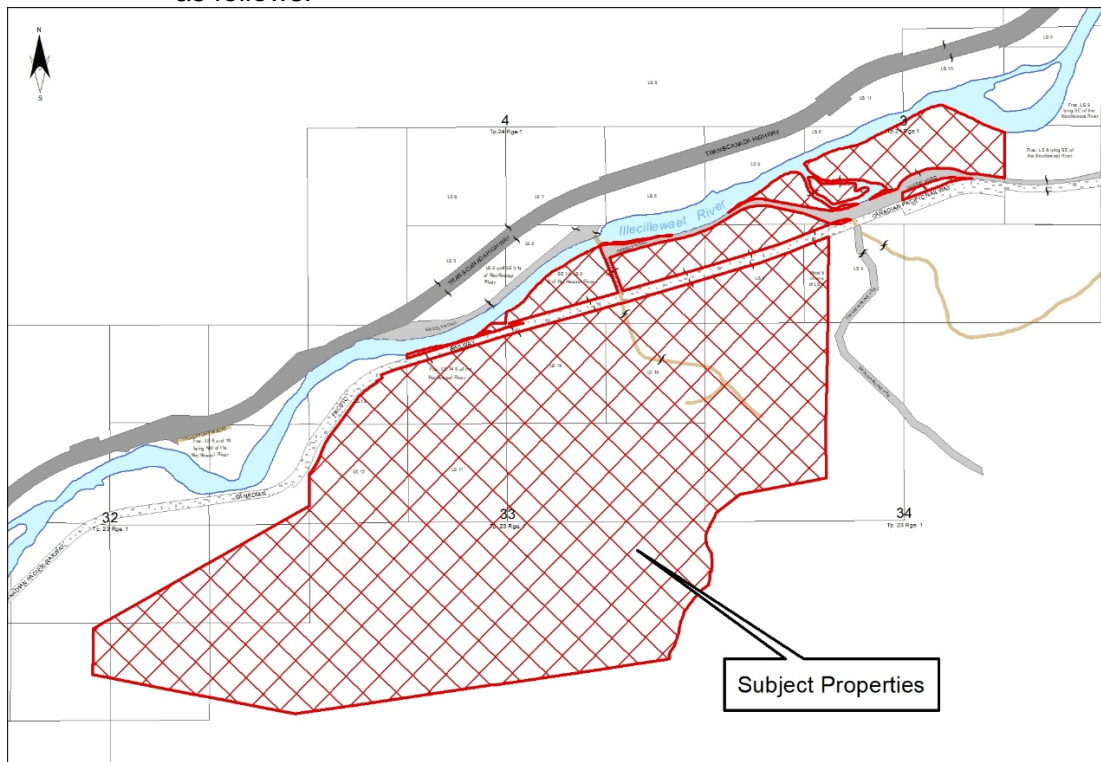
NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "Electoral Area 'B' Official Community Plan Bylaw No. 850", as amended, is hereby further amended as follows:

#### A. TEXT AMENDMENT

1. Schedule A (the Official Community Plan text) is amended by:

- a. Deleting Figure 5.5.2.1 Revelstoke Adventure Park – Greeley in its entirety and replacing it with a new "Figure 5.5.2.1 Revelstoke Adventure Park – Greeley" as follows:



b. Addition of the following new Section 5.5.7 in its entirety, as follows:

"5.5.7 Greeley Hazardous Lands Development Permit Area 5 (Illecillewaet River Flood and Debris Flow Area)

5.5.7.1 Designation

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

5.5.7.2 *Guidelines*

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

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

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

- .1 Prior to construction of, addition to or alteration of a building or other structure or prior to subdivision approval, the applicant shall submit a report, prepared by a qualified professional registered with the APEGBC with experience in geotechnical engineering and preferably also with experience in hydraulic engineering. The report, which the Regional District will use to determine the conditions and requirements of the DP, must certify that the "land may be used safely for the use intended" as provided under the Local Government Act.
- .2 The report should include the following types of analysis and information:
  - i. site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;

- ii. inspections of up-stream channels and flood ways, including channel confinement and creek gradients;
- iii. debris dams and characteristics, culverts;
- iv. sources of alluvium (channels and eroded banks), protection of groundwater resources, and related hydrologic features, which are factors that may affect the field defined limit of flooding and related erosion and deposition, as well as the potential for debris torrents;
- v. slope and stream profiles with documentation of slope stability, the limits and types of instability, should be indicated along with changes in stability that may be induced by forest clearing, and the mobilization and run out limits of debris in creeks; and
- vi. comments regarding cut and fill slope stability with reference to required surface or subsurface drainage, culverts, and special reference to the stability of fills required for steep gully crossings should be provided

.3 A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners."

## B. MAP AMENDMENT

1. Schedule B (Overview Maps B1 – B5) which forms part of the "Electoral Area 'B' Official Community Plan Bylaw No. 850" is hereby amended by:

a. Redesignating the following properties:

- 1. A portion of Legal Subdivision 4, Section 3, Township 24, Range 1, W6M, Kootenay District, Except Parts included in R/W Plans 633A and 15088 and Plan NEP22512 (PID: 016-775-988) lying to the north of CPR RoW Plan 633A ;
- 2. Block A, Section 3, Township 24, Range 1, W6M, Kootenay District, Except Plan 15088 (PID: 018-834-434);
- 3. A portion of That Part of the SE ¼, Section 4, Township 24, Range 1, W6M, Kootenay District Which lies to the South of the left bank of the Illecillewaet River, Except (1) Part included in R/W DD12340, (2) Part included in R/W Plan 633A, and (3) Part included in Plans 15089 and NEP22512 (PID: 018-522-475), lying to the north of CPR RoW Plan 633A;

which lands are more particularly shown outlined in red and cross-hatched on Schedule 1 attached hereto and forming part of this bylaw, from RSC Rural Resource to RC Resort Commercial.

2. Schedule D (Land Use Designation Maps) which forms part of the "Electoral Area 'B' Official Community Plan Bylaw No. 850" is hereby amended by:

b. Redesignating the subject properties as follows:

1. A portion of Legal Subdivision 4, Section 3, Township 24, Range 1, W6M, Kootenay District, Except Parts included in R/W Plans 633A and 15088 and Plan NEP22512 (PID: 016-775-988) lying to the north of CPR RoW Plan 633A ;
2. Block A, Section 3, Township 24, Range 1, W6M, Kootenay District, Except Plan 15088 (PID: 018-834-434);
3. A portion of That Part of the SE ¼, Section 4, Township 24, Range 1, W6M, Kootenay District Which lies to the South of the left bank of the Illecillewaet River, Except (1) Part included in R/W DD12340, (2) Part included in R/W Plan 633A, and (3) Part included in Plans 15089 and NEP22512 (PID: 018-522-475), lying to the north of CPR RoW Plan 633A;

which lands are more particularly shown outlined in red and cross-hatched on Schedule 1 attached hereto and forming part of this bylaw, from RSC Rural Resource to RC Resort Commercial.

3. This Bylaw may be cited as "Electoral Area 'B' Official Community Plan Amendment (Illecillewaet Development Inc.) Bylaw No. 850-12."

READ a first time this 21<sup>st</sup> day of March, 2019

READ a second time this 18<sup>th</sup> day of July, 2019

PUBLIC HEARING held this 13<sup>th</sup> day of August, 2019

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2019

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

CERTIFIED true copy of Bylaw No. 850-12  
as read a third time.

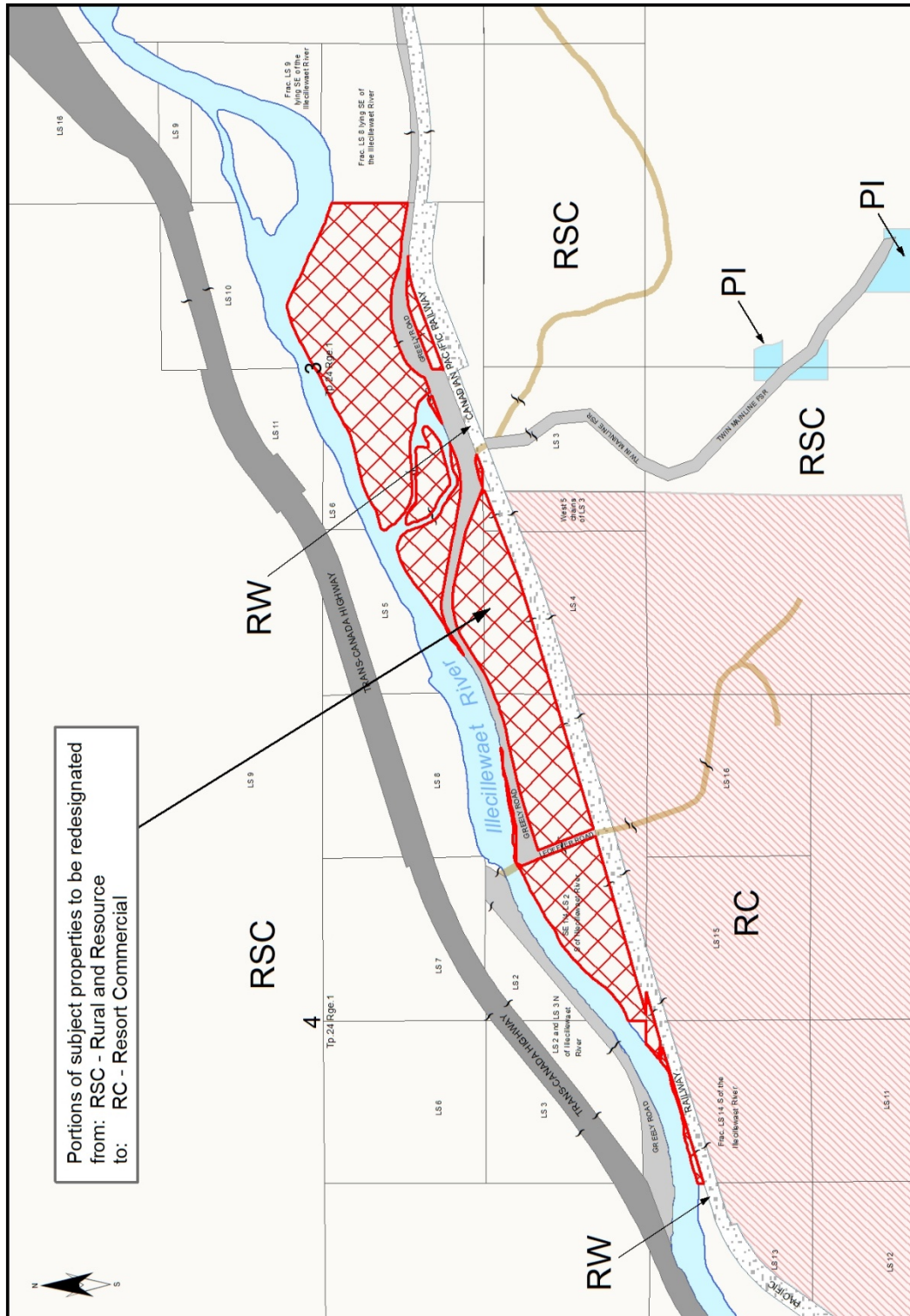
CERTIFIED true copy of Bylaw No. 850-12  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

## SCHEDULE 1

**ELECTORAL AREA 'B' OFFICIAL COMMUNITY PLAN AMENDMENT  
(ILLECILLEWAET DEVELOPMENT INC.) BYLAW NO. 850-12**



## SCHEDULE 2

**ELECTORAL AREA 'B' OFFICIAL COMMUNITY PLAN AMENDMENT  
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