



CITY OF
REVELSTOKE

South Revelstoke (Electoral Area B) Diagnostic Inventory of Planning, Service Delivery and Governance



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URBAN
systems

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1 INTRODUCTION

1.1 Study Purpose

Over the past few years, the City of Revelstoke has fielded several requests from property owners within the South Revelstoke Area (Electoral Area B) to be included within City boundaries. In 2016, in response to individual requests for boundary extension, the Columbia Shuswap Regional District (CSRD) Board passed a resolution signalling opposition to an incremental approach to boundary extensions and support for a clear strategy for the future integration of properties in the Upper Bench area into the City of Revelstoke.

This Diagnostic Inventory is the first step in the development of a boundary extension strategy. Funded through a partnership between the City of Revelstoke and the CSRD, with support from the Province of British Columbia, the Diagnostic Inventory is being completed with the following objectives:

- To provide baseline information that considers the activities and policies of the City and the Regional District;
- To outline how City and Regional District services are delivered to the Study Area, how these services are planned and paid for, and who participates in these processes;
- To collect and report on community perspectives on governance in the Study Area; and
- To position the City and the CSRD to achieve greater long-term planning certainty and a consistent approach to future boundary extension requests.

This study does not include the consideration or presentation of specific options for a boundary extension or restructure. While future boundary extension may be possible, the development of options would be a local initiative that would require further study and deliberation prior to acceptance from the City, CSRD, and Province. However, this study is intended to provide both the CSRD and the City with background information for local planning initiatives and to help determine if there is a need to pursue a formal boundary extension study.

1.2 Study Area Overview

The Diagnostic Inventory focuses on the 2.3 square kilometre South Revelstoke Study Area identified in Figure 1.1. This Study Area was chosen by considering the location of growth pressures, contiguity with City boundaries, and natural boundaries such as Upper Arrow Lake. While this report focuses on the South Revelstoke Study Area as outlined in the map, the Study Area is not intended to define a boundary extension area. There could be a variety of potential future boundary extension options, including all, part, or none of the Study Area. This study provides contextual information that is intended to assist both the City and the CSRD in narrowing down options for the future.

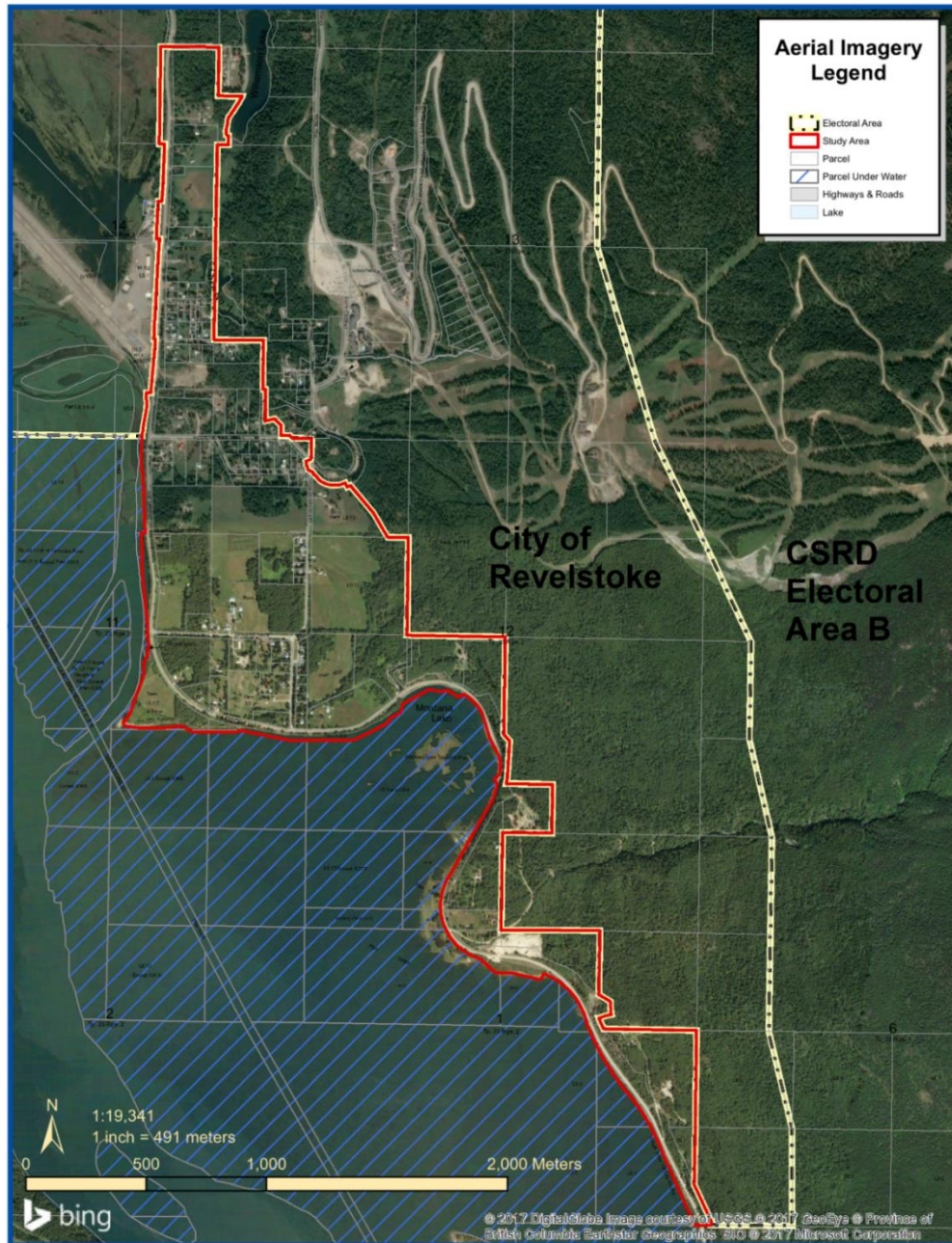


Figure 1.1: Study Area

The Study Area is located within Electoral Area B of the CSRD. It is located immediately south and west of the City of Revelstoke boundary and east of the Arrow Lakes reservoir. Figure 1.2 shows the Study Area context in relation to other jurisdictions of the CSRD. Despite its proximity to the City of Revelstoke, the Study Area has maintained its rural character. The area is surrounded by recreational opportunities, particularly to the east with Revelstoke Mountain Resort (RMR). RMR has had a significant impact on the South Revelstoke area, especially on the upper bench portion directly adjacent to the core resort development area. The northern end of the Study Area includes the Williamson Lake recreational area and the western boundary of the Study Area is bordered by the river ecosystem and the resulting recreational opportunities.²



² CSRD, *Electoral Area B Official Community Plan Bylaw No. 850*, 2008.

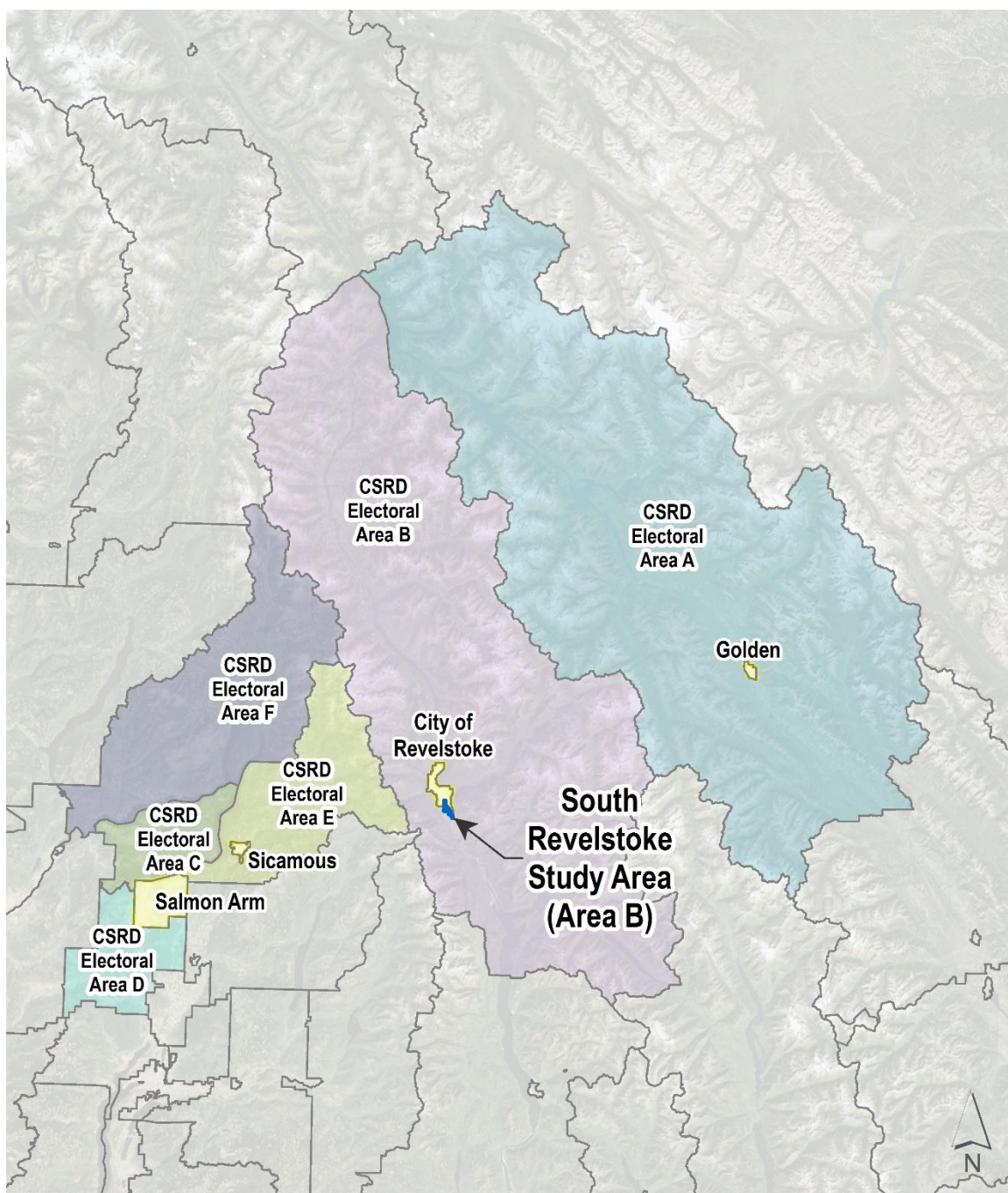


Figure 1.2: Columbia-Shuswap Regional District (CSRD)

1.3 Study Process

The Diagnostic Inventory process involved the following research components:

- Background information was reviewed and summarized, including Census data; CSRD and City of Revelstoke plans, policies, and bylaws; tax rate and assessment data; and CSRD Board / City Council reports, among other sources.
- Key informant interviews were conducted with various CSRD and City of Revelstoke staff, the CSRD Electoral Area B Director, and the City of Revelstoke Mayor.
- An environmental inventory was completed to understand factors such as the area's geology, agricultural capability, vegetation, water resources, cultural resources, and contaminated sites.
- There were opportunities for residents from the Study Area and City of Revelstoke to provide feedback on governance, service delivery, and boundary extension through online community surveys and a community meeting.

1.4 Report Outline

This report includes the following sections:

- | | |
|------------------------------------|---|
| 1. Introduction | Overview of the purpose and process of the Diagnostic Inventory |
| 2. Study Context | Summary of recent events and issues which prompted the Diagnostic Inventory |
| 3. Community Profile | Summary of the Study Area's demographics and land use profile |
| 4. Governance and Service Delivery | Inventory of services and service providers for the Study Area, as well as a review of governance and decision-making |
| 5. Financial Overview | Review of financial considerations related to the Study Area, with comparisons to the City of Revelstoke |
| 6. Community Engagement Findings | Summary of Fall 2017 community engagement program findings |
| 7. Conclusions | Summary of key study findings and potential next steps |

2 STUDY CONTEXT

2.1 General Motivations for Boundary Extension

Communities consider boundary extension for diverse reasons. For example, residents of an unincorporated area may consider joining a municipality

- to receive more services,
- to connect to community infrastructure such as water or sewer,
- to formally join an urban area the community already feels a part of, and/or
- to develop in a more urban manner not supported by the electoral area OCP or Zoning Bylaw.

Conversely, a municipality may consider extending its boundaries

- to increase the availability of land for development,
- to expand its tax base, and/or
- to provide services to residents who are unable to access those services through other providers.

Regardless of the motivation, each community faces a unique set of opportunities and constraints that will influence the paths available to accomplish community goals. In some cases, boundary extension can offer the most benefits; in others, changes to service delivery or land use planning can be made through the regional district.

2.2 Current Issues in the South Revelstoke Area

The City of Revelstoke's policy approach is to only provide water or sewer services to properties within municipal boundaries. As a result, the City has recently fielded a number of applications for boundary extensions from individual property owners within the Study Area. These requests are generally submitted at the initiative of property owners and reviewed on an individual basis. In 2016, in response to approaching boundary extension on a case-by-case basis, the CSRD Board passed a resolution to confirm that the CSRD does not support an incremental approach.

“MOTION AS AMENDED (Restated for Ease of Reference)

THAT

the City of Revelstoke and the Ministry of Community, Sport and Cultural Development be advised that the CSRD does not support an incremental approach to property annexation by the City of Revelstoke;

THAT:

the Board supports the development of a clear strategy to establish how properties in the areas adjacent to the City of Revelstoke could be integrated into the City of Revelstoke; such a strategy would examine a larger area, beyond one or two parcels, and would take into account matters such as servicing, fire suppression, impact to ALR land, and transportation with a lens of 20-30 years;

AND THAT:

application proposals for the annexation of two properties described as Legal Subdivision 12 & 13, both of Section 12, Township 23, Range 2, West of the 6th Meridian, Kootenay District (Civic Address 3304 and 3452 Catherwood Road) be allowed to proceed as the application is with the Province.³

VOTE ON RESOLUTION 2016-0214, AS AMENDED – CARRIED

Alt. Director Stuart Opposed.”

CSRD Regular Board Meeting, February 18, 2016

³ This third aspect of the motion dealt specifically with a boundary extension proposal that ultimately did not proceed.

In the past decade, several key events have shaped the need for this study:

Timeline	Event
Mid-2000s	The City of Revelstoke extended its boundary to include the base area of Revelstoke Mountain Resort.
2008	Electoral Area B adopts a new Official Community Plan which recognizes the resort potential of the Upper Bench lands but recommends that a clear strategy should be in place prior to considering a City boundary extension.
2009	The City and the CSRD made a joint funding request to the Province for a Boundary Extension Evaluation Study (similar in scope to this Diagnostic Inventory). However, this request was turned down by the Province due to financial constraints at the time.
2015	The City of Revelstoke extends its boundary to include a Camozzi Road property. This boundary extension is followed by a development proposal for hotel use (i.e. Tree House Hotel) on the property (Figure 2.1—shown in green).
2015-2016	Unsuccessful boundary extension requests were made for properties along the east side of Catherwood Road (Figure 2.1—shown in red). Boundary extension interest was expressed was shown for a property along the west side of Catherwood Road (Figure 2.1—shown in blue). However, this application did not proceed to City of Revelstoke Council.
2016	The City extends its boundary to include 23 properties, including the Thomas Brook water user community, to resolve longstanding water issues and facilitate a connection to the City's water service (Figure 2.1—shown in yellow).

As a result, the CSRD, the City of Revelstoke and the Ministry of Municipal Affairs and Housing (previously the Ministry of Community, Sport and Cultural Development) recently confirmed support for the preparation of a Diagnostic Inventory. The Diagnostic Inventory is intended to provide all stakeholders with a thorough understanding of current land use, demographics, infrastructure, governance, and service delivery in the South Revelstoke Area of Electoral Area B. The Diagnostic Inventory also provides an opportunity to inform area residents and property owners about current planning, service delivery, and governance, and gain insight into local perspectives on governance in the area.

Within the Study Area, there are a diversity of opinions regarding the merits of a City of Revelstoke boundary extension. Some property owners would like to develop their lands beyond what is currently allowed through the Area B Official Community Plan and Zoning Bylaw, they require City services (such as water and sewer utilities) to do so, and they understand that the City will not extend these services outside of its boundaries. These property owners may also desire other arrangements for local government services such as subdivision approval, road maintenance, and other services, and be prepared to pay higher tax rates to receive these services. Conversely, other property owners would like to retain their predominantly rural lifestyle (i.e. large land holdings with on-site water and sewer services and limited direct-to-property local government services) and not want to pay higher tax rates as they are content with the status quo.

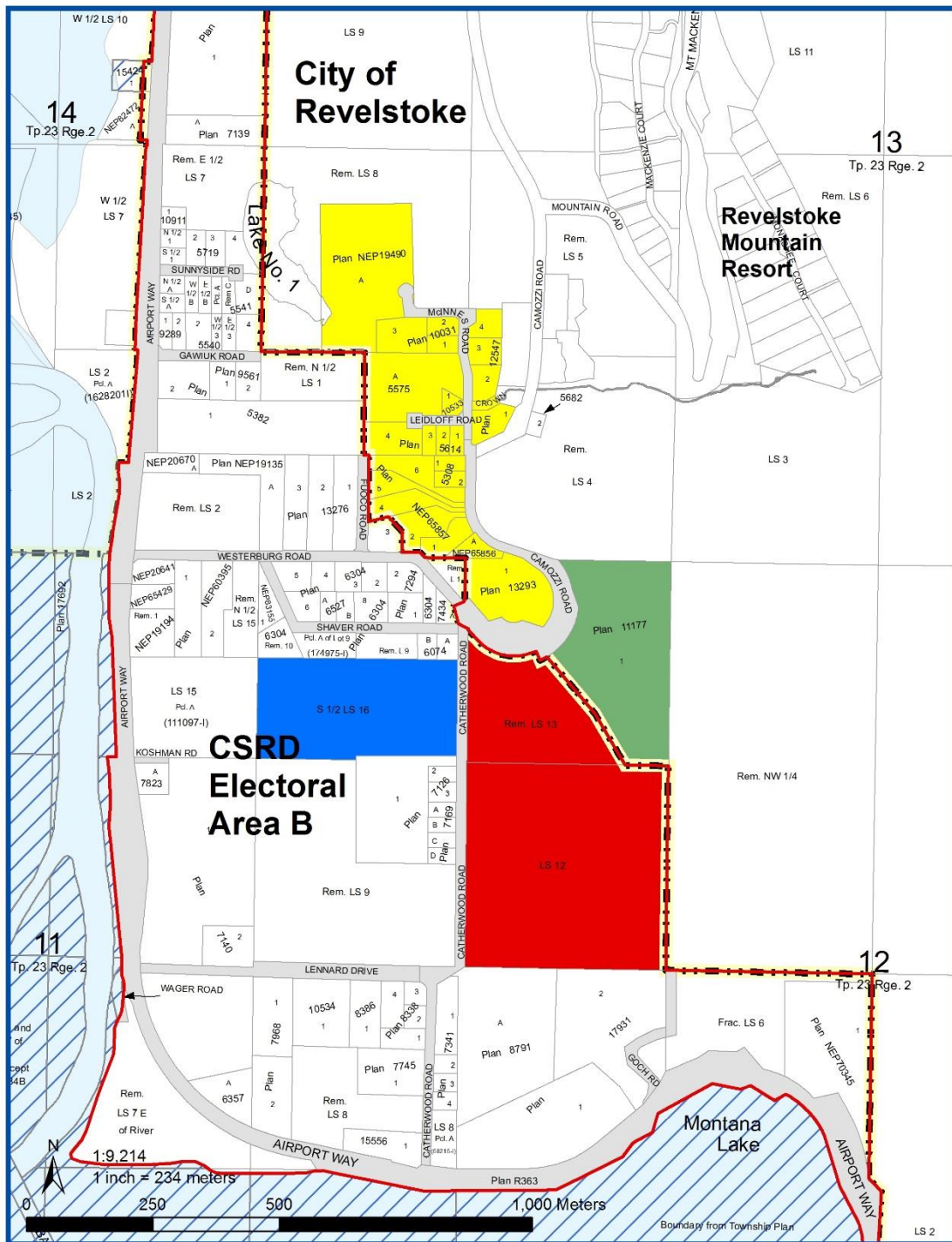


Figure 2.1: Recent Boundary Extension Applications

2.3 Emerging Issues

In addition to the issues identified above, new pressures are emerging. These pressures are primarily related to economic and service delivery issues, including the following:

- As tourism in the City grows, there is increasing pressure to make more land available for development.
- Properties near the City boundary are experiencing increasing assessment values, potentially incentivizing owners to request boundary extension and further develop their properties.
- There is a need for tourist accommodation in the City, especially for visitors to Revelstoke Mountain Resort. Rental housing is often used for short-term vacation rentals, putting pressure on the availability of housing for local residents and workers.
- The CSRD and City have service agreements that require ongoing review.
- Issues around the availability of water may lead to pressures for the extension of City community water services to the Study Area. Capital costs for the extension of water (or other infrastructure) services would generally be the responsibility of the property owners or developers requesting the extension of services.
- There is increasing interest in local food production and the Study Area contains land with good quality soils. A large portion of the Study Area is located within the Agricultural Land Reserve (ALR).

2.4 Boundary Extension Framework and Process

The Province's approach to boundary extensions is guided by a number of principles. Boundary extension proposals are expected to respect the following policy framework established by the Province:⁴

- **Municipal leadership** – Whether a boundary extension proposal originates with property owners or council, the municipality is expected to
 - articulate its reasons and rationale for requesting the change in jurisdiction,
 - initiate consultation with other jurisdictions,
 - communicate effectively with residents in the boundary extension area and in the municipality about the proposal, and
 - provide a complete proposal to the Ministry.
- **Inter-jurisdictional collaboration** – Successful management of a jurisdictional change requires a willingness to adjust plans when necessary to minimize negative consequences to other

⁴ This Provincial policy framework is articulated in the March 2010 *Municipal Boundary Extension Policies Guide*, published by the Ministry of Municipal Affairs and Housing and available at: www.cscd.gov.bc.ca/lgd/gov_structure/library/Municipal_Boundary_Extension_Policies_Guide.pdf

jurisdictions. Therefore, the municipality is responsible for engaging with residents, regional districts, provincial agencies and ministries, First Nations, and others as required to develop boundary extension proposals.

- **Consultation with and consent of those affected** – Local government service, taxation and regulatory authorities affect the residents and property owners within their boundaries. As a result, electors of a municipality and the property owners within a proposed extension area must be consulted and have an opportunity to indicate their opinion of a municipal boundary extension proposal.
- **Consistency with community sustainability objectives** – The municipality should describe a rationale for developing and submitting a boundary extension proposal to the Ministry. The rationale should be based on addressing, as applicable, goals for community growth management governance, local servicing, financial management, administrative sustainability, and mitigating and adapting to climate change.
- **Provincial approval** – The Minister’s decision to advance a boundary extension proposal for consideration by Cabinet must balance the interests of a municipality with the Province’s overall obligations and interests.

As indicated, municipal leadership is required in boundary extension proposals. Whether a proposal is initiated by a property owner/developer or by the municipality, a Council resolution is required to confirm that the municipality wishes to consider a boundary extension proposal. Table 2.1 provides an overview of the steps required to complete a boundary extension.⁵

⁵ Table 2.1 is adapted from the March 2010 *Municipal Boundary Extension Process Guide*, published by the Ministry of Municipal Affairs and Housing, and available at: www.cscd.gov.bc.ca/lgd/gov_structure/library/Municipal_Boundary_Extension_Process_Guide.pdf

Table 2.1: Boundary Extension Process

Step	Description
Step 1 Proposal Development and Referrals	<ul style="list-style-type: none"> • Municipal staff prepare a boundary extension proposal. • Municipality refers boundary extension proposal for comment to the regional district, property owners within the proposed boundary extension area, First Nations, the Agricultural Land Commission, and various other intergovernmental agencies as required. • Municipality identifies and resolves concerns prior to formal proposal submission to Ministry.
Step 2 Proposal Submission	<ul style="list-style-type: none"> • A Council resolution confirms that the municipality wishes to consider a proposal. • The proposal (including referral results and other background information) is submitted to the Ministry of Municipal Affairs and Housing.
Step 3 Ministry Review	<ul style="list-style-type: none"> • The Ministry reviews the proposal and provides feedback on any issues. If the proposal is found to be complete, it is referred to the Ministry of Transportation and Infrastructure for review.
Step 4 Electoral Approval	<ul style="list-style-type: none"> • Once the Ministries confirm that there are no issues with the proposal, the municipality seeks the approval of electors within the municipality through either a referendum or the Alternative Approval Process.⁶
Step 5 Provincial Approval	<ul style="list-style-type: none"> • If electors approve the boundary extension, the Ministry will prepare Letters Patent that implement the boundary extension. Letters Patent outline which properties are included and address how services will be transferred. • The Lieutenant Governor in Council (Cabinet) must also approve the boundary extension.

⁶ Generally, for a boundary extension to proceed, the municipality has a duty to consult with residents and property owners within the proposed boundary extension area during Step 1 to confirm whether there is majority interest in proceeding with the boundary extension. The Minister of Municipal Affairs and Housing has the option of directing that a vote be taken within the proposed boundary extension area, per Section 12(3) of the *Local Government Act*. Additionally, in Step 4, the municipality has a legislated requirement to obtain the approval of electors already within the municipality, per Section 12(2) of the *Local Government Act*. This approval can be obtained through either the Alternative Approvals Process or a referendum vote.

Step	Description
Step 6 Implementation	<ul style="list-style-type: none"> Once Cabinet approves the boundary extension, all relevant governments and agencies are informed. The boundary extension is implemented by the municipality and regional district; these two parties may use a transition agreement for this process. To conclude the process, the municipality confirms the population of the boundary extension to the Ministry for the purposes of grant allocations and determining votes on the regional district board.

For consultation with property owners within the proposed boundary extension area (during Step 1), the approach varies depending on the size of the proposed boundary extension area and the number of parcels proposed to be included within the municipal boundary. Generally, the Minister will not recommend a boundary extension to Cabinet if a majority of property owners within the proposed extension area object. It is the municipality's responsibility to design an appropriate process to obtain the opinion of residents and property owners within the area of the proposed boundary extension. Smaller proposals may be approved through individual response letters and other means of collecting consent. However, larger proposals typically require a formal vote, at the discretion of the Minister of Municipal Affairs and Housing (per Section 12(3) of the *Local Government Act*).

For electors within the existing municipal boundary (during Step 4), elector approval may be obtained through a referendum or the Alternative Approval Process (AAP) as set out in the *Community Charter*. Under the Alternative Approval Process, a municipality publishes two notices of the boundary extension proposal. Municipal electors then have 30 days within which to provide response forms to "indicate that council may not proceed... unless it is approved by assent of the electors" through a formal referendum vote (Section 86(1) of the *Community Charter*). If more than 10 percent of all municipal electors hold this opinion, then the local government cannot proceed without holding a referendum.

2.5 Tax Rates

The *Local Government Act* enables Letters Patent to establish a phase-in period for tax rate changes following a boundary extension over a specified time period that is not more than 20 taxation years. The Province determines if tax rates will be limited and over what period; in recent years, a five-year phase-in period has been the norm for new boundary extensions.

When the Thomas Brook community became part of the City of Revelstoke, a five-year tax rate limit was used to help property owners transition to a higher property tax. The tax rate for Thomas Brook residents was set to equal the tax rate being paid by Electoral Area B residents until 2022. After 2022, Thomas Brook residents will begin paying City of Revelstoke tax rates. The phase-in period was defined this way to minimize the burden of capital costs of connecting to water and sewer upgrades. More frequently, an incremental approach is taken. For example, the City of Fort St. John uses a

phased, five-year tax rate limit based on a formula that sees tax rates adjusted incrementally (i.e. 20 percent per year until 100 percent is achieved).

3 COMMUNITY PROFILE

Note: At the time of writing, population figures from the 2016 Canada Census were available and are used in the discussion of population and density comparisons. However, more detailed Census information such as housing, education and labour was yet to be released. Where 2016 Census data was unavailable, information is presented based on the 2011 Census, as indicated.

3.1 History and Settlement Patterns

Revelstoke began as a transportation and supply centre for the mining industry in the 1880s. The growth of the settlement was soon bolstered by the construction of the transcontinental railway and the subsequent decision of the Canadian Pacific Railway to establish its main operations offices and maintenance facilities for the Shuswap and Mountain Subdivisions in Revelstoke. Mining and railway construction required substantial amounts of timber, which prompted the early establishment and growth of the forest industry in the area.

Between 1900 and the early 1960s, Revelstoke grew at a gradual, steady pace. The area was opened to tourism in 1962 through the construction of the Trans-Canada Highway through Rogers Pass. Rapid growth followed to meet the needs of the tourism industry and the economy was further diversified.

Beginning in 1965, three hydroelectric dams were built in the area, creating large reservoirs. While these megaprojects fortified the economy of the city, they also flooded agricultural lands and vast expanses of prime forest lands, reducing the timber and natural environmental resources of the area. When the megaproject boom ended in 1985, the town experienced a significant downturn. This downturn was overcome through the development and implementation of a community economic development strategy which included a downtown revitalization project, development and diversification of small businesses, encouragement of tourism, and strengthening of the timber industry.⁷

Revelstoke has always been an attractive 4-season recreation destination with tourism interest in biking, hiking, skiing, and other activities both in the back-country and along the highway corridor. The area gained further worldwide attention with the opening of Revelstoke Mountain Resort in 2007. To accommodate the resort development and ensure that it received necessary servicing, the land at the base of Mt. Mackenzie was incorporated into the City of Revelstoke in the mid-2000s. The adjacent electoral area lands to the west remained outside of the City boundary. These electoral area lands primarily include rural residential and agricultural uses on properties serviced by wells and septic systems.

⁷ City of Revelstoke. *Revelstoke Community Profile*, August 2015. <http://www.cityofrevelstoke.com/DocumentCenter/Home/View/384>.

3.2 Demographics

Population and Density

While accurate population data for the South Revelstoke Study Area is unavailable, the Area B Official Community Plan estimates the South Revelstoke population at approximately 300 persons.⁸⁹ With a land area of 2.3 square kilometres, the Study Area has a population density of approximately 130 persons per square kilometre. The Study Area accounts for roughly 50 percent of Area B's total population, but only 0.2 percent of its 10,231 square kilometres of land. For comparison, the City of Revelstoke has a population of approximately 7,547 over a land area of 41.1 square kilometres, representing a population density of 180 persons per square kilometre.¹⁰

Between the 2011 and 2016 Census periods, the population of Area B grew from 552 residents to 598 residents, an increase of 8.3 percent. However, between the 2006 and 2011 Census periods, the population of Area B had fallen from 706 to 552, a decrease of 21.8 percent. This decrease may be due to several factors, including the 2009/2010 downturn which significantly impacted the tourism industry in the region, and variations in the collection of census data during this period.

For comparison, between the 2011 and 2016 Census periods, the population of the City of Revelstoke grew from 7,139 residents to 7,547 residents, an increase of 5.7%. The recent population growth can likely be attributed to the popularity of Revelstoke Mountain Resort and the tourism industry job growth it has created. However, recent history shows how sensitive the region's population is to economic factors beyond local control. Revelstoke's population declined slightly, by 1.3 percent, between 2006 and 2011 Census periods, despite the inclusions of the base area of RMR within City boundaries. It is likely that this decline was due to the 2009 global economic recession which impacted tourism heavily and led to little population growth in the region over this period.

Age

As illustrated in Figure 3.1, the City of Revelstoke has a lower median age than Electoral Area B, the CSRD, or the Province of BC. The lower median age is indicative of the City's recent shift to a largely tourism-based economy with the opening of Revelstoke Mountain Resort in 2007. Median age data is not available for South Revelstoke specifically, but its population is reflected in the Area B data. The median age in Area B is nearly 10 years higher than that of the City of Revelstoke, suggesting that the residents of South Revelstoke are older on average than the residents of the City of Revelstoke.

⁸ CSRD. *Area B Official Community Plan*, 2016.

⁹ More recently, CSRD GIS staff have estimated that the Study Area includes 118 houses. With an average occupancy rate of approximately 2.2 (CSRD Electoral Area B 2016) to 2.3 (City of Revelstoke 2016), the number of residents is estimated at approximately 260 to 271.

¹⁰ Statistics Canada. *Census*, 2016.

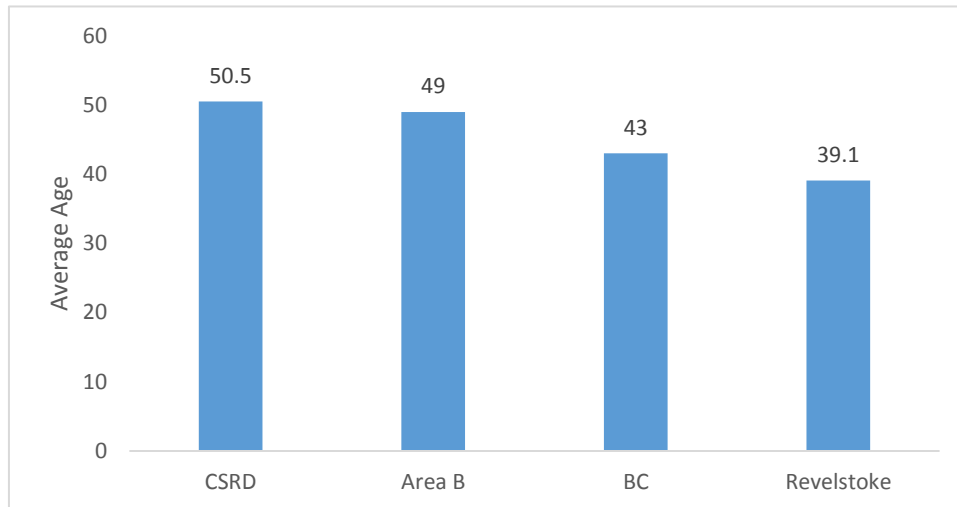


Figure 3.1: Median Age Comparison
Source: Statistics Canada. *Census*, 2016.

Language

The majority of residents in both the City of Revelstoke and Electoral Area B reported English as their first language (Figure 3.2). Of those Area B residents who reported a non-official language as their first language, German was the most often cited. In comparison, of the City of Revelstoke residents who indicated a language other than English or French as their first language, German and Italian were most often cited.¹¹

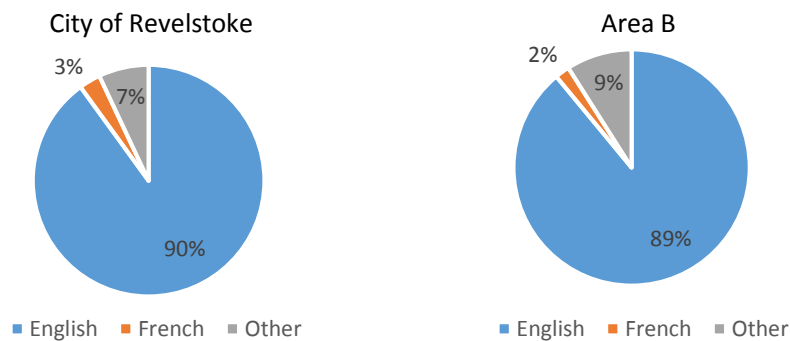


Figure 3.2: Language Comparison
Source: Statistics Canada. *Census*, 2011.

¹¹ Statistics Canada. *Census*, 2016.

Economy and Labour Force

Note: Economic and labour data from the 2011 National Household Survey (NHS) is used in this section as 2015 data had not yet been released when the community profile was completed.¹²

The economy of Revelstoke and the surrounding area is closely linked to its geographic location, physical environment and the region's abundance of natural resources. Forestry, transportation, government services, and a vibrant tourism sector drive the economy. For a community of its size, Revelstoke's economy is diverse.¹³

Area B's median before-tax household income was \$53,283 in 2011, compared to \$57,724 in the City of Revelstoke.¹⁴

The following are the top three occupation types in the City of Revelstoke:

- trades, transport, and equipment operators;
- sales and service operations; and
- business, finance, and administration occupations.

In Area B, the following are the top three occupation types:

- accommodation and food services;
- agriculture, forestry, fishing and hunting; and
- retail trade.

Eighty percent of reported jobs in the City of Revelstoke were full-time, compared to 84 percent for residents in Area B.

¹² Unlike the Census long-form, the NHS was voluntary. This impacted the accuracy of the data as the response rate was much lower than what was assumed for the mandatory Census long-form (across Canada, 69.6% versus 94%).

¹³ City of Revelstoke. *Revelstoke Community Profile*, August 2015. <http://www.cityofrevelstoke.com/DocumentCenter/Home/View/384>.

¹⁴ Statistics Canada. *National Household Survey*, 2011.

Housing

The South Revelstoke area contains a mixture of lot sizes ranging from small half acre parcels to larger, agricultural acreages. The settled portion of the area contains a mixture of housing types and sizes, but most housing is single family residential (Figure 3.3).¹⁵ Most of the manufactured homes are located along Catherwood Road, just to the south of Lennard Drive.

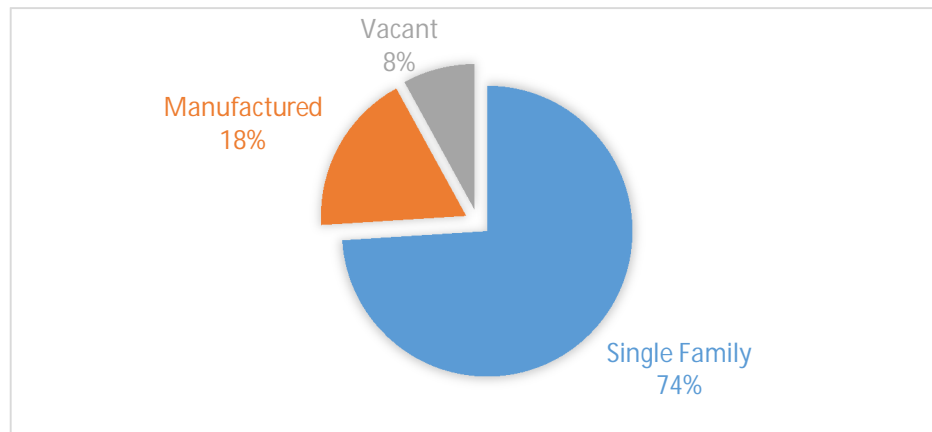


Figure 3.3: South Revelstoke Dwelling Types
Source: 2017 BC Assessment data

3.3 Planning Context

Existing Land Uses

Existing land uses in South Revelstoke are predominantly residential, with a small amount of agricultural activity and some vacant lots. There are currently no commercial land uses in South Revelstoke, though some residential properties are used for home-based businesses, vacation rentals, and bed and breakfasts. However, the CSRD does not provide business licenses and these in-home commercial uses are not reflected in property classifications.

The Study Area is located between the Revelstoke Airport, the City of Revelstoke, and Revelstoke Mountain Resort. To the south of the Study Area, Airport Way carries on towards additional recreational opportunities, as well as forest industry activity. As a result, the South Revelstoke area also functions as part of a transportation corridor to the south.

Official Community Plan

Development in South Revelstoke is guided by the Area B Official Community Plan (OCP) Bylaw No. 850, which was adopted in October 2008, and most recently amended in November 2016. Figure 3.4

¹⁵ Area B Official Community Plan, pg. 18.

illustrates the Official Community Plan land use designations for South Revelstoke, as well as the area designated *Resort Commercial (RC)* located within Area B.

The Official Community Plan designates a significant portion of South Revelstoke as Small Holdings (SH), parcels with a minimum size of 4 hectares. Most of the area located between the airport and Revelstoke Mountain Resort is designated as Rural Residential 2 (RR2), parcels of between 2 and 4 hectares. Lastly, there is a small section of land designated as Rural Resource (RSC) located at the southern end of the Study Area. Rural Resource lands represent most of the land area in Electoral Area B. They are generally publicly-owned Crown resource lands but also include large private holdings.¹⁶

Significantly, the current OCP designations are intended to maintain the Study Area's rural character, limiting development potential. However, due to the proximity to the Revelstoke Mountain Resort core, the Upper Bench area (now included within City boundaries with the Thomas Brook boundary extension) is specifically identified for urban and resort development uses. Further neighbourhood planning is required in this area and the OCP states that development to higher resort densities should be consistent with the overall direction of the Resort Master Plan. Since boundary extension for the Upper Bench has already occurred, the City of Revelstoke is responsible for any future OCP amendments or other planning initiatives related to these lands.



¹⁶ CSRD. *Area B Official Community Plan*, 2016.

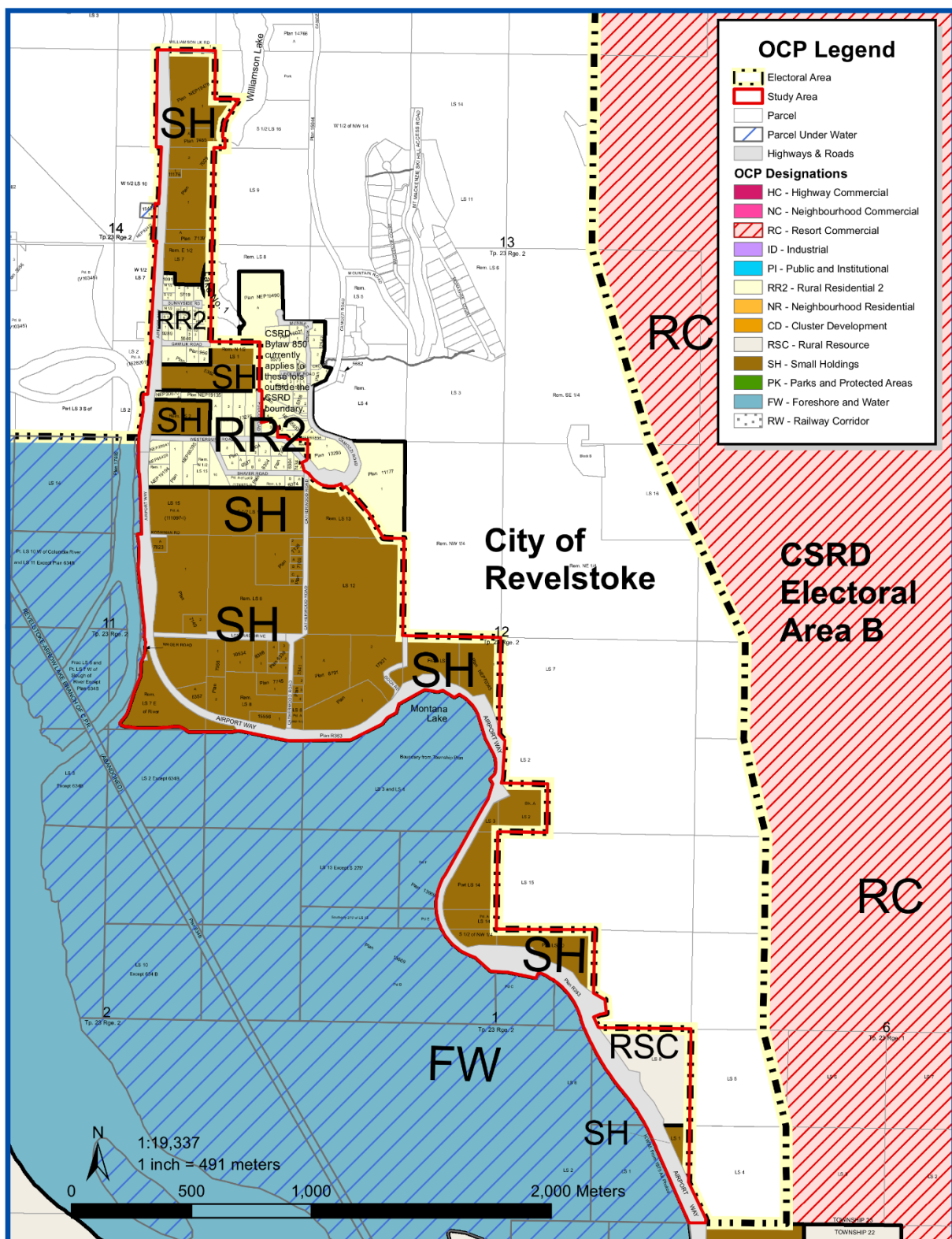


Figure 3.4: OCP Land Use Designations
Source: CSRD, 2017.

Zoning

The Electoral Area B Zoning Bylaw No. 851 was adopted in August 2014. Zoning in South Revelstoke mirrors the OCP designations, with the exception of the RSC parcel mentioned above. While the OCP designates it for Rural Resource (RSC), it is currently zoned for Rural Holding (RH), which is consistent with its current residential use. Figure 3.5 illustrates the Study Area zoning.

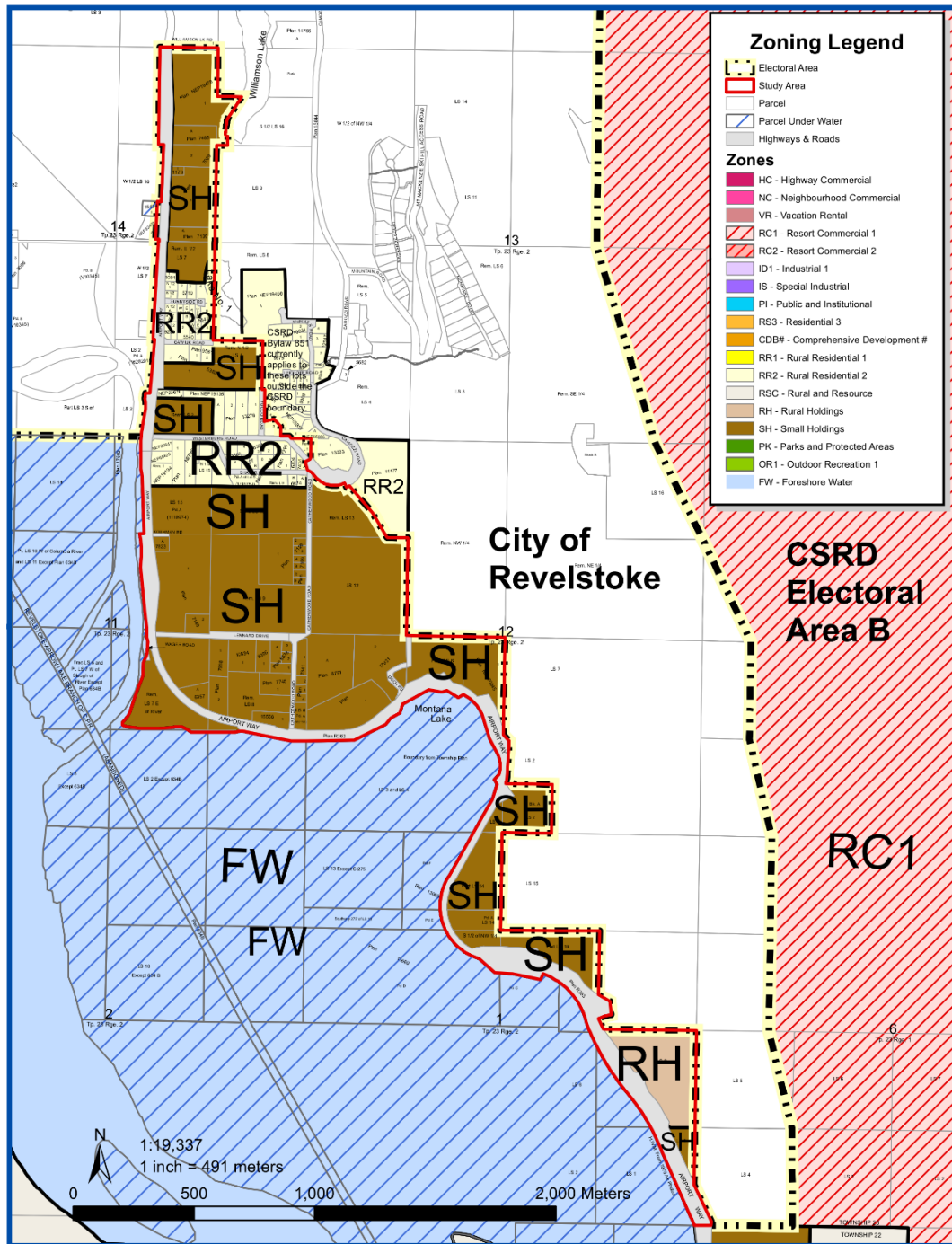


Figure 3.5: Zoning
Source: CSRD, 2017.

Development Permit Areas

The Electoral Area B Official Community Plan outlines three Development Permit Areas (DPA) that guide the processing of development applications in the Study Area:

- **Riparian Areas Regulation (RAR) DPA:** The RAR DPA applies to lands that are within 30 metres of the high-water mark of a watercourse. This DPA applies to the parcels that are on the western edge of the Study Area, which are on the shores of the Columbia River.
- **Lakes 100 metre DPA:** The Lakes 100m DPA applies to areas within 100 metres of the Upper Arrow Lake portion of the Columbia River. This affects all of the parcels that are within 100m of the western boundary of the Study Area.
- **Foreshore and Water DPA:** The Foreshore and Water DPA applies to all water bodies designated as Foreshore and Water in the OCP. The portion of the Columbia River that is within the Study Area falls under this designation and, as a result, there are restrictions to development. The intent is to ensure the proper siting of structures on the foreshore and in the water to prevent or minimize negative impacts on lake ecology, including fish habitat, and to complement the Riparian Areas Regulation DPA.

Additionally, the CSRD requires a geotechnical report for properties with slopes of greater than 30 percent.

Surrounding Land Uses

The South Revelstoke Study Area is surrounded by the City of Revelstoke to the north and east, rural Electoral Area B land to the south, and the Upper Arrow Lakes portion of the Columbia River to the west. Significantly, the Study Area is located immediately to the west of the Upper Bench area (Thomas Brook), Revelstoke Mountain Resort, and other recreational opportunities. The Study Area is also directly east of the Revelstoke Airport. The Revelstoke Airport falls within City limits but is owned by the CSRD.

Airport Way connects the City of Revelstoke, through the Study Area, to more rural parts of Area B to the south. Approximately 4.5 km south of the Study Area boundary, Airport Way becomes a dirt road and connects with a network of Forest Service Roads (FSRs). These FSRs are significant because they create recreational opportunities, which in turn increase the traffic travelling through the Study Area.

In sum, the Study Area has retained its rural character. However, the demand for accommodation and other amenities that serve the needs of the region's tourism and recreation industries is creating pressures for development.

3.4 Growth Context

According to the Official Community Plan for CSRD Electoral Area B, there are two major factors supporting existing growth and influencing future growth and development in Area B. These factors include continued support for the service, public sector, forestry, and mining economy; and, continued and growing interest in the resort and recreation amenities in the area.

Projected Growth

The OCP does not provide growth projections for the Study Area due to several projection-related challenges, including the following:

- Multiple boundary changes mean that past population changes for Electoral Area B are unreliable,
- Past growth cycles have been impacted by mega hydroelectric projects,
- The potential future impact of RMR on the Study Area is unclear, and
- There are few development statistics to use for trends analysis.¹⁷

The challenge of quantifying potential population growth for this area is further compounded by Revelstoke's tourist character and exposure to the global economy. As a tourism destination, many homes in Revelstoke are owned by non-permanent residents. Tourism is also highly dependent on global factors. For example, the 2009 global financial crisis impacted investment in RMR and supporting accommodation. To illustrate, Table 3.1 compares the growth projections used in the City of Revelstoke's 2009 OCP and actual permanent population changes in the city over this period, along with comparable compound annual growth rates (CAGR) for these two sources.

Table 3.1: City of Revelstoke Growth--Projected versus Actual

Source	2006	2011	2016	CAGR 2006 to 2016
OCP	7,230	8,518	8,953	2.2%
Canada Census	7,230	7,139	7,547	0.4%

Source: City of Revelstoke. *Official Community Plan*. 2009. Statistics Canada. *Census*. 2006-2016.

In the future, the level of Revelstoke's overall growth may be significantly impacted by the amount of development at the base of RMR, directly adjacent to the study area. The Mount Mackenzie Resort Master Plan allows the owners of the resort to build up to 16,600 bed units, though only about 400 to 600 units have been completed to date. The actual allowed number of bed units is 'earned' through the construction of ski operations infrastructure. RMR is also entitled to build up to 500,000 square feet of commercial space.

Over the lifetime of RMR, base area development has been slower than originally anticipated due to factors such as the 2009 financial crisis. However, recent years have seen increased demand for accommodation in the area. This demand is reflected in the popularity of short term rentals in both the City and the Study Area, as well as recent efforts to include land from Electoral Area B within City boundaries to provide for hotel development.

Study Area / Electoral Area B Development Context

Within the study area, there are current pressures to develop as the area's tourism industry grows. Many property owners are already renting rooms or homes to tourists as short-term vacation rentals, reflective of changing consumer preferences and new opportunities for homeowners. As well, there has been interest in additional tourism and housing related development within the Study Area.

¹⁷ CSRD. *Electoral Area B Official Community Plan*, 2016.

The Area B OCP identifies 19 vacant lots in the South Revelstoke Study Area.¹⁸ Eight of these lots are in the Agricultural Land Reserve (ALR) and have limited development opportunity as a result. The OCP also states that approximately 43 lots could be created under existing Land Use Bylaw provisions. However, servicing issues would need to be addressed and some subdivisions would require Agricultural Land Commission approval.

In terms of future development of ALR parcels, the Area B OCP notes that “the ALC [Agricultural Land Commission] has indicated that it does not support a review of these lands for exclusion from the ALR. The ALC has indicated that it would only consider a review under the following conditions:

- Specific information is provided as to the capacity of non-ALR land in the City of Revelstoke to accommodate growth (i.e. more land is required to service growth pressures); and
- The land is proposed for incorporation into the City of Revelstoke.”¹⁹

The ALC’s mandate is to protect farmland and encourage farming, and notwithstanding the above, the ALC is not required to consider ALR lands within a municipality differently than lands within an electoral area, nor is it required to consider urban development demands placed on ALR lands.

Apart from the Study Area, the Electoral Area B OCP identifies potential for some additional rural development in the Begbie Bench area (i.e. minimum 2 ha parcel sizes).

City of Revelstoke Development Context

For context, the City of Revelstoke has experienced an increase in development activity in recent years. The City’s annual reporting found an increase in the number of development applications received between 2013 and 2016, including applications for rezoning, OCP amendment, development permit, development variance permit, heritage alteration permit, and sign permit.²⁰ The number of building permits issued has fluctuated over this period but the total value has doubled.

Table 3.2: City of Revelstoke Development Activity

	2013	2014	2015	2016
Development Applications	45	75	75	133
Building Permits Issues	137	231	209	180
Value of Building Permits	\$9,723,000	\$14,293,000	\$15,042,000	\$19,343,000

Source: City of Revelstoke, “Development Activity – 2016 Year End Report”, 2017.

With the growth that is occurring, there appears to be significant unmet demand for year-round and seasonal housing for people who live and work in Revelstoke or surrounding areas, in addition to demand for vacation homes and accommodations. Community concern has been raised about the affordability of housing in Revelstoke and how the City will address housing needs across a range of incomes. The City has indicated that it will be initiating work on an affordable housing strategy shortly.

¹⁸ 2017 BC Assessment data identifies eleven properties as being vacant or having outbuildings (e.g. shed) only.

¹⁹ CSRD. *Area B Official Community Plan*, pg. 46, 2016

²⁰ City of Revelstoke. *Development Activity – 2016 Year End Report*. 2017.

Within the City, there are a number of areas that could accommodate future growth and development. Figure 3.6 shows the City of Revelstoke's current OCP map. In existing neighbourhoods, key opportunities and constraints include the following:

- The Big Eddy area contains a number of larger lots with potential capacity for future development. However, density in this area is constrained by the lack of available community sewer.
- Infill through redevelopment has been occurring on an incremental basis in the Southside neighbourhood.

The City's OCP also designates Future Growth areas, which are vacant or underdeveloped lands, generally on large lots, which hold potential for development. There are 23 parcels, totalling 59.3 hectares, identified as Future Growth areas. While a number of sites may have future development potential, four key areas (identified by numbers on Figure 3.6) are reviewed below:

1. Undeveloped land—This site is currently forested but has been identified for future growth. This site is close to the urban core.
2. Mackenzie Village Development—In 2016 the City approved a Master Development Agreement for a phased development on this site. The development proposes approximately 1,100 units at full build out. The developer reported that the initial 46 units were sold within three months, to both current residents and buyers from other locations around North America. Previous average home sales are reported to have averaged approximately 90 sales per year within all of Revelstoke.
3. Thomas Brook neighbourhood—The City's boundary was recently extended to include this area. Now that it is connected to the City's infrastructure system, there is potential for increased density. Future planning is required for this area.
4. Tree House Hotel Proposal—The City's boundary was also recently extended to include this property off of Camozzi Road. There is currently an active rezoning application for this property, with potential build-out capacity contingent on the results of this current process.

There may also be potential for low density development in portions of the areas designated as Urban Reserve in the City's OCP. However, development in these areas is subject to environmental and topographical constraints.

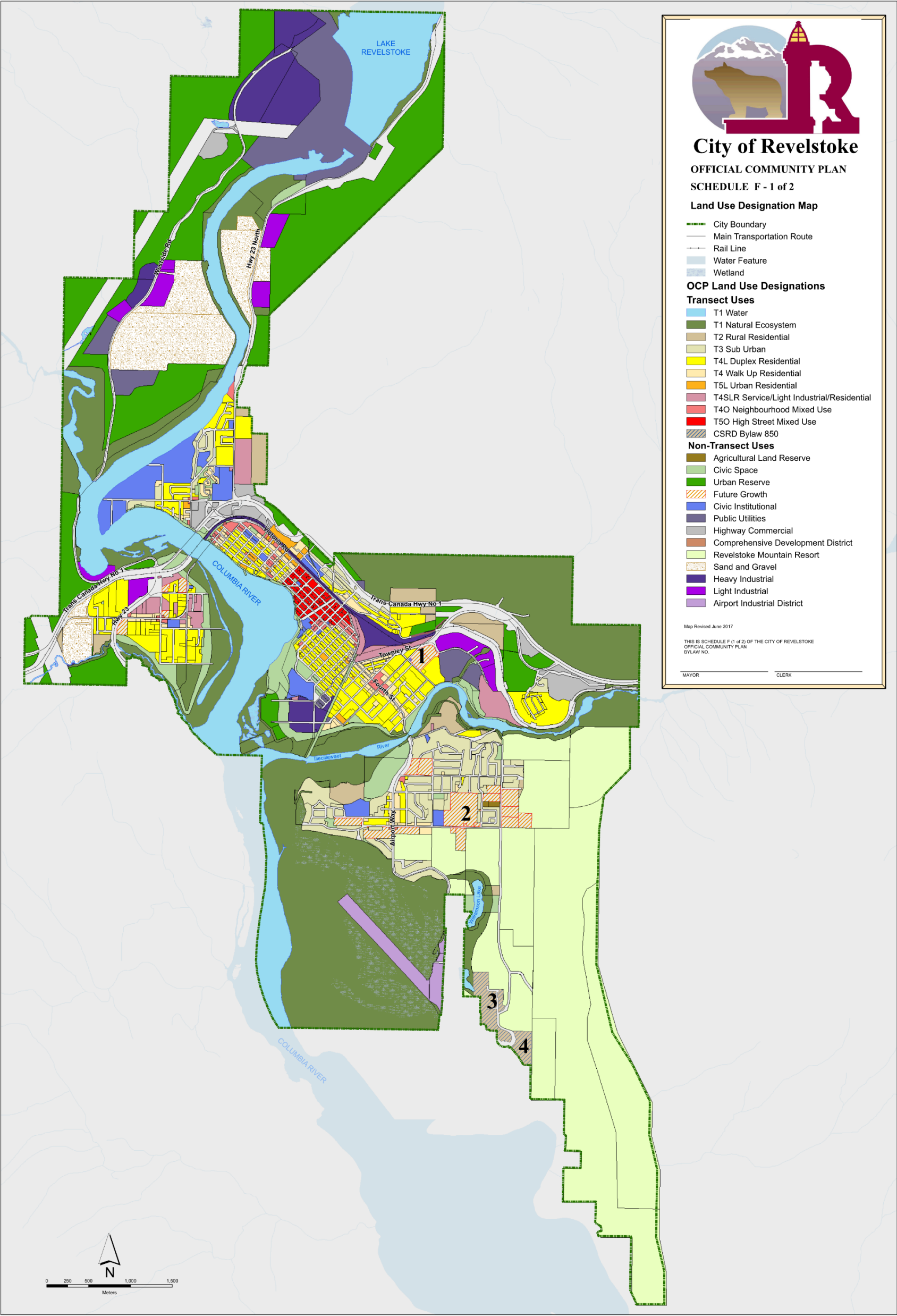


Figure 3.6: City of Revelstoke Growth Areas

3.5 Existing Infrastructure

Roads

There are approximately 12 km of public roads in the Study Area (Figure 3.7). These roads are owned by the Province and maintained by a Provincial road maintenance contractor, as is the case with all roads in electoral areas. Study area local roads (i.e. not including Airport Way) were resurfaced two years ago with recycled asphalt paving material. Airport Way is an industrial route and while it was not part of this recent road resurfacing program, Ministry of Transportation and Infrastructure staff indicate that it performs well on regular road strength testing.

With any boundary extension, the City of Revelstoke would take over ownership and maintenance of all associated public roads. Within City limits, the City performs all of its own minor road maintenance such as grass cutting, minor patches, culvert cleaning, signage, etc. The City contracts services for ditching, crack sealing, line painting, some patching and paving, and some snow clearing and removal.



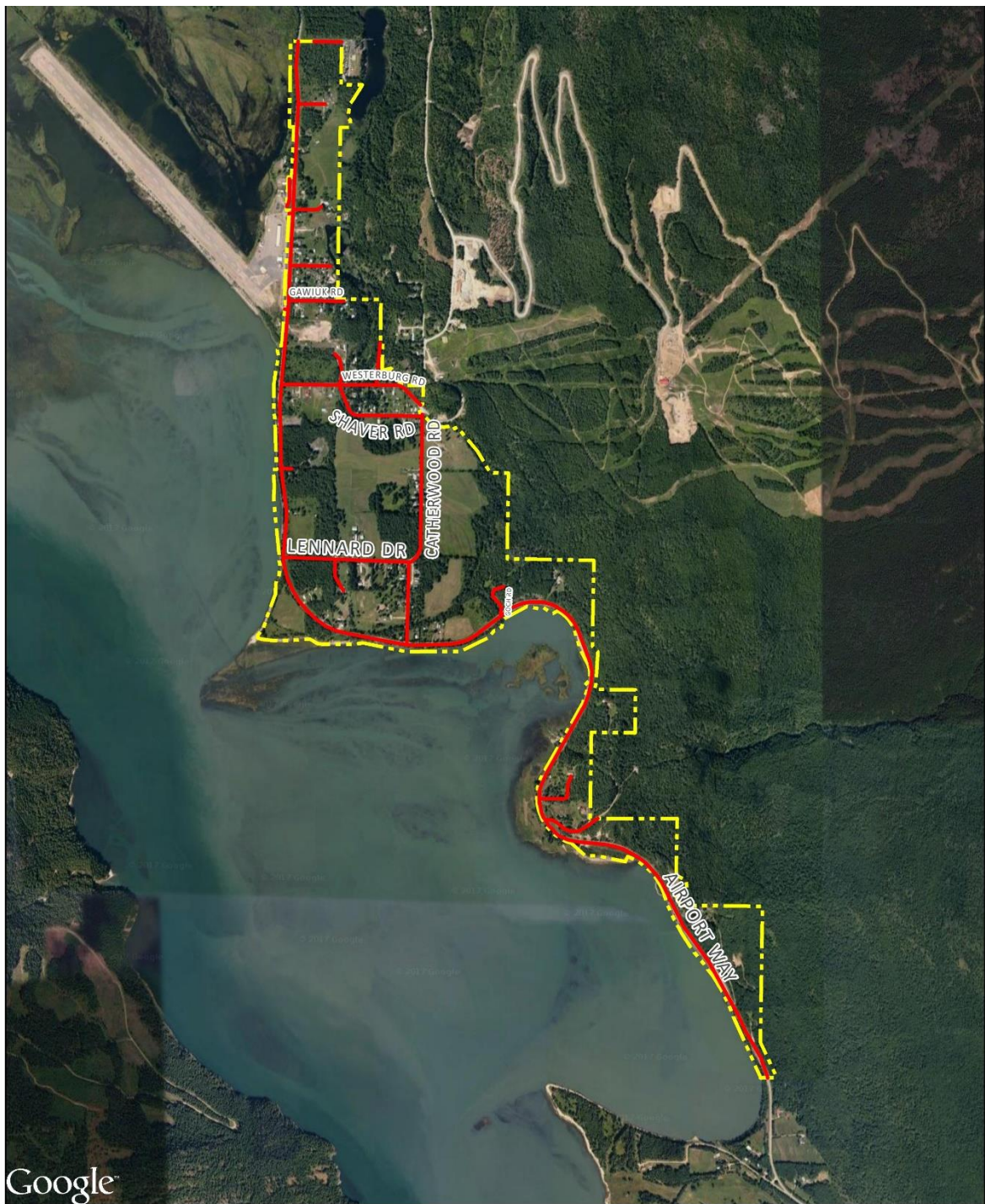


Figure 3.7: Public Roads

Water, Sewer and Stormwater

There are no community water or sewer utilities in the Study Area. However, there is a small-diameter City watermain that runs along Airport Way from the north boundary of the Study Area to provide service to the Revelstoke Airport. However, all Study Area properties rely on other water sources (e.g. private wells and surface water sources). The Thomas Brook properties had a community water system, and with boundary extension, they are now on City of Revelstoke water.

The City of Revelstoke will only extend community water and sewer infrastructure to areas within the municipal boundary. As a result, a boundary extension must be requested when there are any property owners outside of municipal boundaries who wish to connect to municipal water or sewer services. The City also takes a developer-pay philosophy to infrastructure extensions, requiring the property owner(s) requesting services to pay for the cost of extending infrastructure to reach their property.

As it relates to the road network, stormwater management is a Provincial responsibility. However, all Study Area roads are rural standard roads (i.e. no curb and gutter or underground stormwater management system), and there are no major stormwater management features within the Study Area aside from some culverts, primarily across Airport Way..

Airport

The Revelstoke Airport is located with the City of Revelstoke boundary. Located about 3 km south of Downtown Revelstoke and near the base of Revelstoke Ski Resort, the airport is a key transportation hub for the area's industries, including tourism. The airport includes the following features:

- a 75' by 4,800' asphalt-surfaced runway;
- two paved taxiways;
- a self-serve public fuel facility with a concrete re-fuelling pad;
- a BC Ministry of Forests air tanker base, including fire retardant liquid storage tanks and administration offices;
- an Air Terminal Building (ATB) with washrooms, pay phone, and offices;
- a privately-operated helicopter maintenance facility;
- a Ministry of Environment/Nav Canada meteorological compound;
- one T-hangar building;
- a BC Ministry of Forests RAP Attack base;
- flying Club offices;
- a paved airside road that accesses the north end of the apron; and
- a groundside frontage road with vehicle parking.

An update to the Land Use Design Brief for the airport was completed in 2013 to reflect options for a new hangar that could provide Fixed Base Operations style facilities, house two design aircraft (Pilatus

PC-12 single engine turboprop and Cessna Citation II corporate jet, both with wingspans of approximately 14 metres), and provide a heated/covered garage for maintenance vehicles.²¹

In January of 2017, an update report for the “Revelstoke Airport – Water Main Upgrade” was completed. The CSRD, which owns the airport, has identified the potential to expand the airport in response to growth in the tourism industry. However, expanding the airport would require upgrading water infrastructure to ensure that there is a sufficient supply of water for fire protection needs. The CSRD report reviewed the possibility of a water main extension from Williamson Lake Road to the airport entrance, and found that future fire flow requirements could be met by this extension along with looping of an existing water main near the base of RMR. Separately from the CSRD study, it has been noted that there could be a possibility of installing a water storage tank and pump at the airport to increase fire protection capacity; however, further technical review of this alternative would be required.

The airport provides scheduled flights between January and March of each year. Over this period in 2017, there were 26 scheduled flights. The CSRD recently approved the use of up to \$90,400 funding from the Revelstoke and Area B Economy Opportunity Fund towards a charter air service for 2018 to promote tourism. This funding will help test if a business case can be made for ongoing, regularly scheduled flight service to and from Revelstoke Airport.

Other

While some electoral area communities have street lighting services through the regional district, there are no street lighting services within the Study Area. Hydro and telecommunications services are available (e.g. BC Hydro, Telus, RCTV). There is no natural gas available within the Study Area. However, Fortis service is available nearby within the City of Revelstoke. The closest natural gas connection is at Airport Way and Williamson Lake Road.

3.6 Environmental Overview

This section provides a high-level overview of two aspects of the Study Area’s environment: the agricultural land base and the aquatic resources within the Study Area. As part of this work, an environmental inventory was completed; the full report can be found in Appendix A—Environmental Inventory.

Agricultural Land

Fifty-seven percent of the Study Area falls within the Agricultural Land Reserve (ALR) (Figure 3.8). However, according to the Area B OCP, there is little active farming taking place.²² Site visits indicate that current agricultural activities primarily include grazing or small-scale farming of fruits/vegetables.

²¹ EBA: A Tetra Tech Company. “Land Use Design Brief Update – Revelstoke Airport”. 2013.

²² CSRD. *Area B Official Community Plan*, 2016

Due to the completion of nearby BC Hydro dams and subsequent flooding, the ALR land in the Study Area is among the last remaining stock of agricultural land in this part of the CSRD.

The parcels that exist within the ALR are largely concentrated on the north and south sides of the Study Area. Non-ALR properties are predominantly the smaller parcels located between the Revelstoke Airport and the base of Revelstoke Mountain Resort (i.e. parcels zoned Rural Residential 2), as well as in the portion of the Study Area located south of Montana Creek, near Airport Way.

The environmental inventory found the soil quality of ALR land was primarily Class 2, which indicates soils that are deep and hold moisture well and that have moderate limitations to the range of crops that can be cultivated. However, Class 2 soils are generally of high quality, and limitations can be managed with little difficulty. Under good management, Class 2 soils are moderately high to high in productivity for a fairly wide range of crops. Though most of the ALR parcels in the Study Area are flat, some topographical constraints exist in some areas that may impact agricultural productivity.

Within a broader local context, the City of Revelstoke's Food Security Strategy identified that development interests are putting significant pressure on agricultural land.²³ The strategy noted that, despite this pressure, the agricultural sector in the region has not declined in line with national trends. Notwithstanding, the City of Revelstoke has very little ALR land (i.e. one property along Hay Road). In the vicinity of the City, the main agricultural properties are located in the South Revelstoke Study Area (as identified in Figure 3.8) and along Highway 23, on the west side of Upper Arrow Lake.



²³ City of Revelstoke. *Food Security Strategy*. 2014.



Figure 3.8: Study Area ALR
Source: CSRD, 2017.

Water Resources

A total of 32 registered water wells were confirmed within the Study Area. These well were identified as either Private Domestic or Water Supply System wells. Additionally, the following surface water resources are located completely or partially within the Study Area:

- Locks Creek,
- Scott Creek,
- Montana Creek,
- Williamson Lake, and
- Turtle Pond.



4 GOVERNANCE AND SERVICE DELIVERY

4.1 Overview

In British Columbia, communities that are outside of municipal boundaries have a system of governance that is termed rural area governance. Under this system of governance, regional districts (as opposed to municipalities) are the main local service delivery providers. In addition, various other bodies are involved in the provision of municipal-type services. For instance, many regional districts contract service delivery to other service providers (e.g. Study Area fire protection services are provided by the City of Revelstoke Fire Department). As well, in unincorporated areas of the Province, the Government of BC is responsible for services like road maintenance, policing, and subdivision approval.

This section provides an overview of governance and service delivery arrangements in the Study Area, focusing on the roles of the Province and the CSRD, as well as the City of Revelstoke where applicable (e.g. fire protection, recreation).

4.2 Province of British Columbia

As an unincorporated area, Electoral Area B receives Provincial services that are also provided to municipalities, such as schools and health care. However, the Province is also responsible for roads, policing, subdivision approval (through the Provincial approving officer), and property tax collection. Conversely, within City limits, the City of Revelstoke is responsible for these functions.

Roads

The Province oversees the construction, maintenance, and rehabilitation of public roads in electoral areas, including the 12km road network in the South Revelstoke Study Area. Rural area property owners contribute to the cost of roads through the provincial rural tax. Note, however, that this tax is not based on actual costs. The provincial rural tax is based on a standard rate set by the Province and applied in all electoral areas (i.e. the tax rate does not vary by location).

With any boundary extension, the City would become responsible for public roads that are within the additional area.

Policing

The Study Area is served by the Revelstoke RCMP detachment, an integrated detachment that serves both the municipality and outlying rural areas, but with significant differences in funding. Within Revelstoke, the City is responsible under the *Police Act* for providing, and bearing the necessary expenses of policing and law enforcement within municipal boundaries. The City has a Municipal Police

Unit Agreement with the Province for the provision of RCMP municipal police services. Under this Agreement, based on its population (over 5,000 and less than 15,000), the City pays for 70 percent of the cost-base for its RCMP members (the federal government pays the remaining 30 percent), plus 100 percent of certain costs such as municipal support staff employees and the municipality's share of the detachment facility.²⁴ Residents pay for their policing services through general municipal taxes.

In contrast, within the Study Area, policing services are administered by the Province (as they are to all electoral areas and municipalities under 5,000 residents). Policing services are provided by the RCMP Provincial Police Services, through the Revelstoke Provincial Unit, which is housed alongside the Revelstoke Municipal Unit within the integrated Revelstoke RCMP detachment. Study Area property owners pay the Provincially assessed Police Tax, which provides only partial cost recovery for front-line policing services (i.e. general duty/general investigative services).

The Police Tax is assessed to unincorporated areas and to municipalities under 5,000 population. In 2015, the Police Tax contributed to approximately 34 percent of the Province's total estimated 70 percent share of front-line policing costs for these areas. It is important to note that the Police Tax is not directly linked to the actual costs of providing policing services to the Study Area. The police tax is based on a formula that considers both population and assessment value. As well, the Police Tax excludes additional specialized services (e.g. police dogs, traffic services, forensic identification), provincial resources, or infrastructure that is part of the RCMP Provincial Police Service.

With any boundary extension, the responsibility for police services shifts to the City. While a boundary extension would not have a significant impact on the City's population, it would expand the service area for the RCMP municipal unit currently serving the City, potentially requiring additional policing resources that would be paid for directly by the City. As the City is responsible for a greater portion of its policing costs than Area B, the local community would likely face increased taxes in relation to policing in the event of a boundary extension.

Subdivision Approval

Within the Study Area, subdivision approval is currently under the jurisdiction of the Province, through the Ministry of Transportation and Infrastructure subdivision approving officer. Subdivision application fees provide a source of funding for this function. Additionally, the CSRD's Subdivision Servicing Bylaw No. 641 outlines service standards and design requirements for water and sewer systems. In the event of a boundary extension, the City would be responsible for the subdivision approval function, as is already the case within City limits.

²⁴ Province of British Columbia. *Municipal Policing*. Accessed August 15, 2017. <http://www2.gov.bc.ca/gov/content/justice/criminal-justice/policing-in-bc/the-structure-of-police-services-in-bc/municipal>

Property Tax Collection

Currently, property taxes for parcels in electoral areas are collected by the Province based on the annual tax requisitions submitted by all service providers. The Province charges a fee of 5.25 percent for this service.

With boundary extension, property taxes would be collected directly by the City and the service fee would be eliminated.

Other Services

The Province provides other services such as education and healthcare to all BC residents. These services would not be impacted by boundary extension.

4.3 Columbia Shuswap Regional District

Introduction to Regional District Governance

The City of Revelstoke and Electoral Area B are both members of the CSRD. The CSRD is one of 28 regional districts in British Columbia. Regional districts cover almost all of the Province's geography, and they include both municipal members and unincorporated electoral area members. The CSRD includes four municipalities (Golden, Revelstoke, Sicamous and Salmon Arm) and six electoral areas, including Electoral Area B.

In total, the CSRD Board includes 11 directors. Each of the six electoral areas has one regional district director. Golden, Revelstoke, and Sicamous also each have one director. Due to its larger population, Salmon Arm has two directors.

Regional districts are unique in that they fundamentally exist to provide (typically voluntary) services in response to the needs and desires of their members. Regional districts have the following three main roles:

- Providing region-wide services to all regional district members;
- Providing a framework for combinations of municipalities and/or electoral areas to participate in sub-regional services; and
- Serving as the local government for electoral areas, providing basic services such as land use planning, emergency planning, and other services that electoral areas choose to receive.

Regional districts have various required services:

- General administration for the region as a whole,
- Local government administration for electoral areas,

- The processing of long-term capital financing for the regional district and member municipalities through the Municipal Finance Authority,
- Hospital capital financing,
- Electoral area land use planning,
- Regional solid waste management planning,
- Liquid waste management planning, and
- Emergency planning.

Otherwise, the range of regional district services is determined by the regional district board in response to the wishes of communities as represented by their regional district directors. Unlike municipalities, which have broad authorities to establish and tax for services, regional districts must develop and adopt service establishment bylaws for all services that they provide. Service establishment bylaws must be approved by the Province’s Inspector of Municipalities. Once services are established, each service is accounted for separately, with the cost of each service being recovered from revenue that is generated specifically for that service. Whereas municipalities have a flexible ‘general fund,’ regional districts must ensure that revenues generated for one service are not used to subsidize another service.

Regional district cost recovery for services is primarily through property taxation, as collected by the Provincial Surveyor of Taxes in unincorporated areas and municipalities in incorporated areas, and then remitted to the regional district. The two main types of taxes are: a) ad valorem (value) taxes, based on the assessed value of properties in a given service area; and, b) parcel taxes, based on a set amount per parcel, property frontage (i.e. lineal metres), or parcel area. Additionally, regional districts also generate revenue from other sources such as user fees and charges, senior government grants (both conditional and unconditional), and BC Hydro Payments in Lieu of Taxes.

CSRD Services in South Revelstoke (Electoral Area B)

Table 4.1 provides an overview of applicable CSRD services and how they are distributed, including those delivered to the entire region, those delivered to portions of the region, and those delivered to all electoral areas or a portion of Electoral Area B.

Table 4.1: CSRD Services to Study Area

Services	Region-Wide	Sub-Regional	Electoral Areas	Portions of Electoral Area B
General Government and Administration	x			
Feasibility Studies	x			
Refuse and Recycling	x			
Film Commission	x			
9-1-1	x			
Noxious Weed Control	x			
Okanagan Regional Library*		x		
Airport**		x		
Mosquito Control**		x		
Cemetery**		x		
Emergency Management**		x		
Economic Development***		x		
Electoral Area Administration			x	
GIS/Mapping			x	
Planning and Development			x	
Community Parks			x	
Building Inspection (proposed to begin in 2018) ²⁵			x	
Fire Service (Figure 4.1)****				x
Recreation Services**** (Figure 4.2)				x

*Library service provides for Electoral Areas B, C, D, E and F to participate in the Okanagan Regional Library District.

**Sub-regional service involving City of Revelstoke and Electoral Area B.

***Economic development service is managed by City of Revelstoke with CSRD funding coming through Hydro Payments in Lieu of Taxes.

****Service is provided by the City of Revelstoke through a contract arrangement with CSRD.

The following sections provide a brief overview of key considerations related to any future potential boundary extension(s).

Region-Wide Services

In the event of a boundary extension, region-wide services would continue unaffected. The areas subject to a boundary extension would be represented by the municipality rather than the electoral

²⁵ In response to concerns about the consistency of construction quality and adherence to the *BC Building Code*, the CSRD is planning to introduce building inspection services for Area B.

area director, and property taxation would be through the municipality rather than the Province (which collects taxes in electoral areas).

Sub-Regional Services

Key sub-regional services include the following:

- **Okanagan Regional Library**

The library service simply provides a means by which Electoral Areas B, C, D, E, F can contribute towards and participate in the Okanagan Regional Library District, which has 29 branches, including a branch in Revelstoke. Municipalities also contribute towards and participate in the Library District. Decision-making for the Library District is made by a separate Okanagan Regional Library Board of Trustees, established per the *Library Act*.

- **Revelstoke Airport**

The City of Revelstoke and Electoral Area B jointly fund the Revelstoke Airport. Ownership and responsibility for the Revelstoke Airport was transferred from the City of Revelstoke to the CSRD in 1980. A CSRD Revelstoke Airport Management Committee has participation from both the CSRD and the City, and oversees the operations of the airport.

- **Mosquito Control**

The City of Revelstoke and Electoral Area B jointly fund the mosquito control service. This service is delivered by a private contractor.

- **Cemetery**

The City of Revelstoke and Electoral Area B jointly fund a cemetery service, which provides a source of funding for the Mountain View Cemetery.

- **Emergency Management**

The CSRD has coordinated with the City of Revelstoke to administer an emergency program for Electoral Area B under the Revelstoke and Area Emergency Management Program Agreement. Through this agreement, emergency management is provided on a sub-regional basis and delivered by the City of Revelstoke. The CSRD contracts with the City for the day-to-day operation and management of this service. The City's responsibilities include Emergency Operation Centre site support, maintenance of emergency plans and programs, development and maintenance of training exercises and programs, administration of grant programs, and program coordination throughout Revelstoke and the area. A City of Revelstoke Emergency Management Program Committee has representation from both the CSRD and the City.

- **Economic Development**

The CSRD contributes towards Area B / City of Revelstoke Economic Development initiatives through funding provided through BC Hydro Payments in Lieu of Taxes. Economic development initiatives are led by the City of Revelstoke's Director of Community Economic Development. Key roles include: implementing the annual Community Economic Development work plan; implementing the Revelstoke Resort Development Strategy; managing the activities of the Revelstoke Area Economic Development Commission (which includes the Electoral Area B Director and the CSRD City of Revelstoke Director); supervising the activities of the Social Development Committee; promoting Revelstoke as a place to work and do business; and, promoting services to assist with business retention and expansion.

Resort Municipality Initiative

The City of Revelstoke is part of a unique cohort of municipalities designated as resort municipalities. In 2008, through the BC Municipality Initiative, the City signed an agreement with the provincial government to receive a portion of provincial hotel room tax revenues. The funding it receives can be used to invest in tourism-related projects. The City prepared a Resort Development Strategy to guide implementation of tourism-related projects.

In the event of any South Revelstoke boundary extension, it is likely the most or all sub-regional services would continue to be delivered in the same fashion. However, it is possible that a larger boundary extension could place pressure on some services to become solely City of Revelstoke services, without the benefit of funding from the broader Electoral Area B.

Electoral Area Services

One of the CSRD's key responsibilities is the provision of local government services to electoral areas. As such, all electoral areas receive certain services such as electoral area administration, feasibility studies, bylaw enforcement, GIS/mapping, and planning and development, and community parks. A parks plan is currently being proposed for Electoral Area B but it has not been implemented. Electoral Area B does not have a parks commission. Funding for the community parks function is used to assess property for land acquisition at time of subdivision approval.

Up until the mid-1990s, the CSRD had a contract service delivery arrangement with the City of Revelstoke to provide building inspection services in the Study Area. However, at this time there is no building inspection function in the Study Area. The CSRD is currently proposing to introduce a new building inspection service throughout Electoral Areas B (including South Revelstoke) and other portions of CSRD unincorporated areas. This service would be established to ensure that new construction complies with the requirements of the *BC Building Code*.

Electoral area services are provided from the CSRD offices in Salmon Arm. In the event of any South Revelstoke boundary extension, the City of Revelstoke would provide the newly incorporated areas with all of the above-named electoral area services currently (or proposed to be) provided by the CSRD.

Services to Portions of Electoral Area B

In addition to the services provided to electoral areas, the CSRD facilitates contract fire service and recreation service delivery arrangements to portions of Electoral Area B.

Fire Services

The Rural Revelstoke Fire Service Area includes all of the Study Area, as illustrated in Figure 4.1. Fire protection services are provided by the City of Revelstoke Fire Department through a service agreement with the CSRD. Costs are apportioned between the City and the rural area on the basis of assessment. The CSRD also contributes BC Hydro Payments In lieu of Taxes to this function.

The City's fire protection budget is currently being impacted by increased training costs (as determined by service standard declared under the *British Columbia Structure Firefighter Competency and Training Playbook*) and equipment costs (e.g. the need for apparatus suitable to deal with responses on the reservoir draw-down lands). As a result, the CSRD and the City are currently engaged in discussions regarding the fire services agreement. The service establishment bylaw dates from 1980 and it does not include a maximum taxation rate.

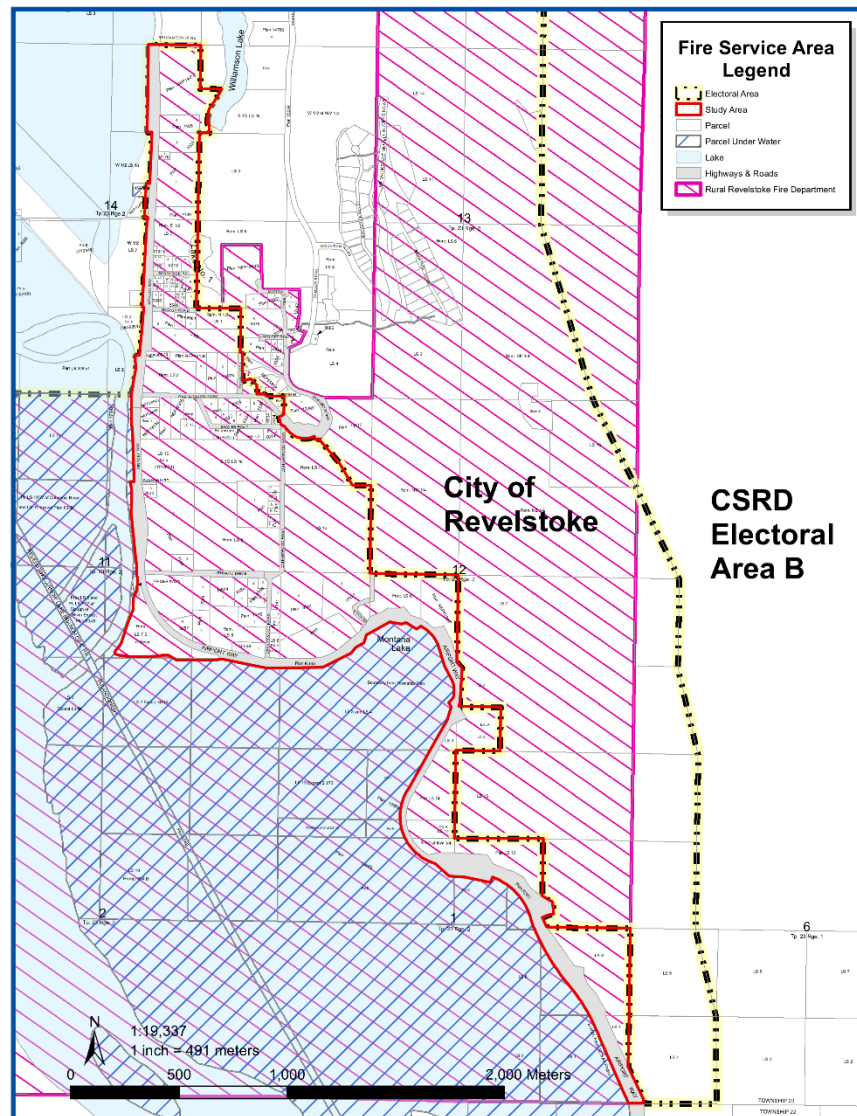


Figure 4.1: Fire Protection Service Area

Source: CSRD, 2017.

Recreation Services

The Revelstoke Recreation Service Area includes all of the Study Area, as illustrated in Figure 4.2. Through this function, the CSRD provides funding to the City of Revelstoke for the administration and programs associated with all City recreation facilities excluding neighbourhood parks, boulevard and revitalization areas, and trails and walkways. The purpose of the agreement is primarily to provide rural area residents with access to the City's recreation facilities, such as the swimming pool, arena, community centre; community-wide parks; and arts, culture, and heritage services. Costs are apportioned based on the proportion of residential occurrences (e.g. properties) within the rural area in relation to the City. Funding from the CSRD is primarily provided through property taxation and BC Hydro Payments in Lieu of Taxes. The current agreement is a three year agreement that expires at the end of 2018.

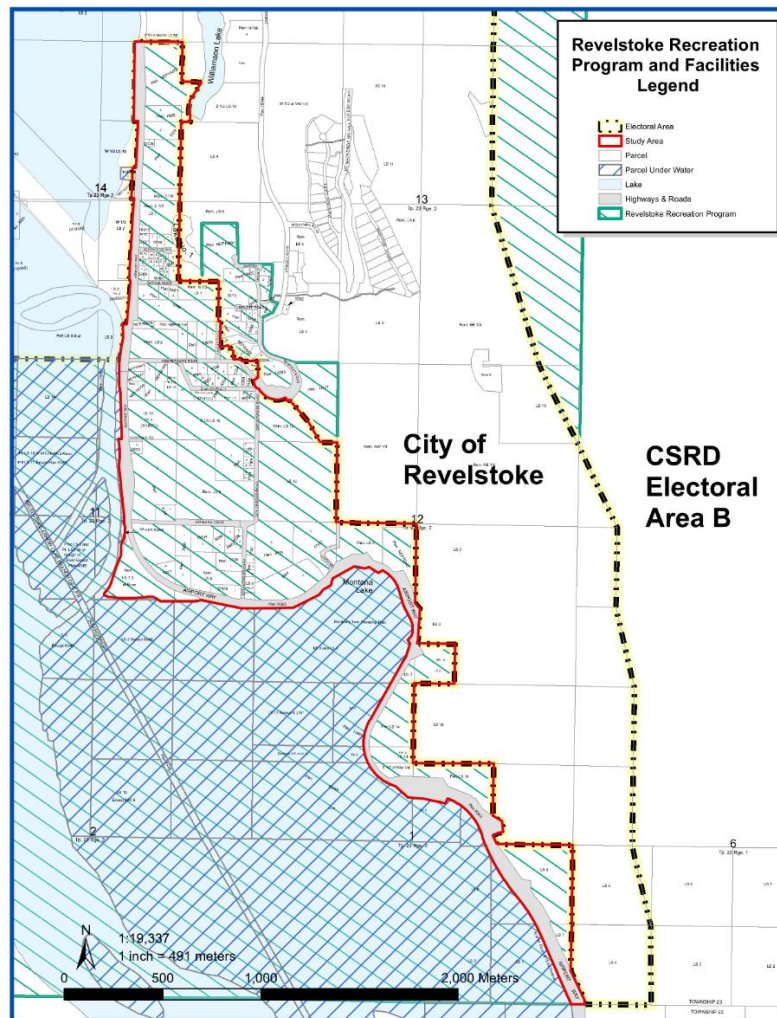


Figure 4.2: Recreation Service Area

Source: CSRD, 2017.

Water and Sewer Services

Study area properties do not currently have access to community water or sewer services (i.e. piped infrastructure as opposed to individual wells and septic systems). However, as indicated, the CSRD recently studied the potential for a water main extension to the airport (which is located within City boundaries) and associated looping of the system from the base of RMR, in order to meet fire flow requirements for future airport expansion. Provision of the required water mains could potentially result in interest in connecting to the system from adjacent electoral area property owners. However, as noted, the current City of Revelstoke policy approach is to provide connections to City system only for those properties within the City boundary.

Governance and Service Planning

As indicated, the CSRD Board is comprised of both municipal directors and electoral area directors. Municipal directors are drawn from the respective municipal councils, and directors are appointed by each Council. In contrast, electoral area directors are elected directly by the voters within each respective electoral area (i.e. electoral area voters vote for a single director to represent their specific electoral area).

The CSRD Board is ultimately responsible for regional district decision-making, including votes to establish new services, establish regulatory bylaws, approve a financial plan, approve borrowing, approve property acquisition, and various operational matters. Some decisions are made by the entire board of directors, through corporate votes. However, other decisions that are unique to individual services are made only by the directors from the jurisdictions participating in the respective services, through stakeholder votes.

The CSRD Board elects a board chair. The board chair has the authority to create standing committees to deal with matters that would be better dealt with by committee. A board may also establish select committees to consider or inquire into matters and report findings and opinions to the board. There are various CSRD standing and select committees of relevance to the Study Area, including:

- Administration and Finance Committee (Committee of the Whole), which includes all directors and advises the Board on region-wide matters;
- Electoral Area Directors Committee, which includes all electoral area directors and advises the board on electoral area services such as land use planning and building inspection;
- Revelstoke Airport Management Committee, which includes the Electoral Area B Director and City of Revelstoke Director;
- Revelstoke Economic Development Commission, which includes the Electoral Area B Director and City of Revelstoke Director; and
- North Okanagan/Columbia Shuswap Hospital District Board, which includes the Electoral Area B, C, D, and E Directors, the City of Revelstoke Director, City of Salmon Arm Directors, and District of Sicamous Director.

Also, as indicated previously, the City of Revelstoke has an Emergency Management Program Committee, with representation from both the CSRD and the City.

For other services such as fire protection and recreation that are provided on a contractual basis between the CSRD and the City, strategic discussions currently rely on more informal collaboration between CSRD and City staff and/or elected officials. Ultimately, however, CSRD Board and City of Revelstoke Council agreement are required when varying the terms of current service establishment bylaws and/or agreements.

The Electoral Area B Director also serves residents through work on various committees, boards, and external agencies.

5 FINANCIAL OVERVIEW

5.1 Assessment

Assessed property values are one determinant of the ability of governments to raise property tax revenue. Most local government property taxes are 'ad valorem' (value-based taxes), expressed as property tax rates per \$1,000 of assessed property values. Once annual budget requirements are established, property tax rates are calculated based on the assessed property values in the given year, and the tax rates are then established by the Province (for electoral areas) and by municipalities (for areas within municipal boundaries). Tax rates for most non-residential property types are generally higher than tax rates for residential property types. As a result, a given amount of utilities, industrial, or business assessment, for example, typically generates more property tax revenue than the same amount of residential assessment.

Net Taxable Assessment

Table 5.1 provides an overview of property assessment values for the Study Area, Electoral Area B as a whole, and the City of Revelstoke for comparison. Unlike the City of Revelstoke, which has a wide range of property class types, the Study Area primarily includes residential properties. BC Assessment 2017 data indicates that there is a net taxable assessment of approximately \$42 million within the Study Area.

Table 5.1: 2017 Net Hospital Tax Assessment Values

Class	Study Area	Area B	City of Revelstoke
1—Residential	\$41,944,000	\$183,695,000	\$1,067,772,000
2—Utilities	\$28,000	\$46,679,000	\$14,224,000
3—Supportive Housing	-	-	-
4—Major Industry	-	\$1,920,000	\$9,533,000
5—Light Industry	-	\$2,143,000	\$5,828,000
6—Business	-	\$27,743,000	\$232,913,000
7—Managed Forest Land	-	\$4,076,000	-
8—Recreational Property & Non-profit Organization	-	\$2,455,000	\$2,386,000
9—Farm	\$13,000	\$62,000	\$0
Total	\$41,985,000	\$268,772,000	\$1,332,657,000

Source: 2017 BC Assessment Net Taxable and Converted Values for Municipalities. 2017 BC Assessment Net Taxable and Hospital Values for properties within the Study Area.

As illustrated in Table 5.2, average residential (Class 1) property assessment values are much higher in the Study Area than in the City of Revelstoke, at \$396,000 versus \$293,000, respectively. This difference is likely due to larger parcel sizes, larger homes, and less diversity in the types of homes in the Study Area than in the City of Revelstoke.

Table 5.2: 2017 Average Property Values (Hospital Net Taxable Assessment)

Class	Study Area	Area B	City of Revelstoke
1—Residential	\$396,000	\$173,000	\$293,000
2—Utilities	\$28,000	\$805,000	\$837,000
3—Supportive Housing	-	-	-
4—Major Industry	-	\$960,000	\$1,059,000
5—Light Industry	-	\$89,000	\$364,000
6—Business	-	\$360,000	\$423,000
7—Managed Forest Lands	-	\$64,000	-
8—Recreational Property & Non-profit Organization	-	\$107,000	\$265,000
9—Farm	\$3,000	\$3,000	\$0
Average (All Classes)	\$375,000	\$202,000	\$314,000

Source: 2017 BC Assessment Net Taxable and Converted Values for Municipalities.
2017 BC Assessment Net Taxable and Hospital Values for properties within the Study Area.

Converted Assessment

Converted assessment values provide another comparison of assessment (Table 5.3). Converted assessment values are determined by multiplying net taxable assessment by a percentage prescribed by Provincial regulation. This step allows the composition of the property tax base to be taken into account and provides a greater weighting to non-residential property types that generally pay higher tax rates (e.g. utilities, industry, and business). When assessment figures are used to apportion costs between multiple jurisdictions (e.g. for regional district services), total converted assessment is typically used as the basis for distributing the tax burden between property classes.

Table 5.3: 2017 Converted Assessments (Hospital Purpose)

Class	Study Area Converted Assessment	Area B Converted Assessment	City of Revelstoke Converted Assessment
1—Residential	\$4,194,000	\$18,369,000	\$106,777,000
2—Utilities	\$10,000	\$16,338,000	\$4,978,000
3—Supportive Housing	-	-	\$0
4—Major Industry	-	\$653,000	\$3,241,000
5—Light Industry	-	\$729,000	\$1,982,000
6—Business	-	\$6,797,000	\$57,064,000
7—Managed Forest Lands	-	\$1,223,000	
8—Recreational Property & Non-profit Organization	-	\$245,000	\$239,000
9—Farm	\$1,000	\$6,000	\$0
Total	\$4,205,000	\$44,360,000	\$174,281,000

Source: 2017 BC Assessment Net Taxable and Converted Values for Municipalities. 2017 BC Assessment Net Taxable and Hospital Values for properties within the Study Area.

5.2 Property Taxation

Property Tax Rates

For both the Study Area and the City of Revelstoke, tax rates for select property classes are provided in Table 5.4 and Table 5.5. City of Revelstoke tax rates are higher than Electoral Area B tax rates because the City provides more services and is responsible for roads and policing. Municipalities typically have higher tax rates than electoral areas due to the difference in the number of services, service levels, and the added costs of roads and policing.

Table 5.4: 2017 City of Revelstoke Tax Rates

Tax	Class 1 Residential	Class 2 Utilities	Class 4 Major Industry	Class 5 Light Industry	Class 6 Business	Class 9 Farm
General Municipal	4.4302	51.6503	35.3431	32.8410	18.6463	18.6463
Debt	0.3527	4.1120	2.8137	2.6145	1.4845	1.4845
Library	0.1276	1.6152	1.1456	1.0735	0.6647	0.6647
Hospital	0.2749	0.0962	0.9347	0.9347	0.6735	0.2749
CSRD	0.3107	1.0875	1.0564	1.0564	0.7612	0.3107
School	2.0955	13.4000	4.8000	4.8000	4.8000	6.9000
BC Assessment	0.0432	0.4981	0.1393	0.1393	0.1393	0.0432
MFA	0.0002	0.0007	0.0005	0.0007	0.0005	0.0002
Total	7.6350	72.4600	46.2333	43.4601	27.1700	28.3243

Source: 2017 City of Revelstoke Bylaw No. 2176.

Table 5.5: 2017 Electoral Area B Tax Rates

Tax	Class 1 Residential	Class 2 Utilities	Class 4 Major Industry	Class 5 Light Industry	Class 6 Business	Class 9 Farm
CSRD	0.8430	2.9506	n/a	2.8663	2.0655	0.8430
Fire & Recreation	1.7657	6.1798	n/a	6.0032	4.3258	1.7657
Library	0.1705	0.5967	n/a	0.5796	0.4177	0.1705
Hospital	0.2741	0.9594	n/a	0.9320	0.6716	0.2741
Provincial Rural	0.5400	3.8700	n/a	2.9500	2.9500	0.5300
Provincial Police	0.1268	0.4438	n/a	0.4311	0.3107	0.1268
School	2.0955	13.4000	n/a	4.8000	4.8000	6.9000
BC Assessment	0.0432	0.4981	n/a	0.1393	0.1393	0.0432
MFA	0.0002	0.0007	n/a	0.0007	0.0005	0.0002
Total	5.8590	28.8991	n/a	18.7022	15.6811	10.6535

Source: 2017 BC Assessment.

Figure 5.1 shows a comparison of taxes on a residential property in both the City of Revelstoke and Electoral Area B.

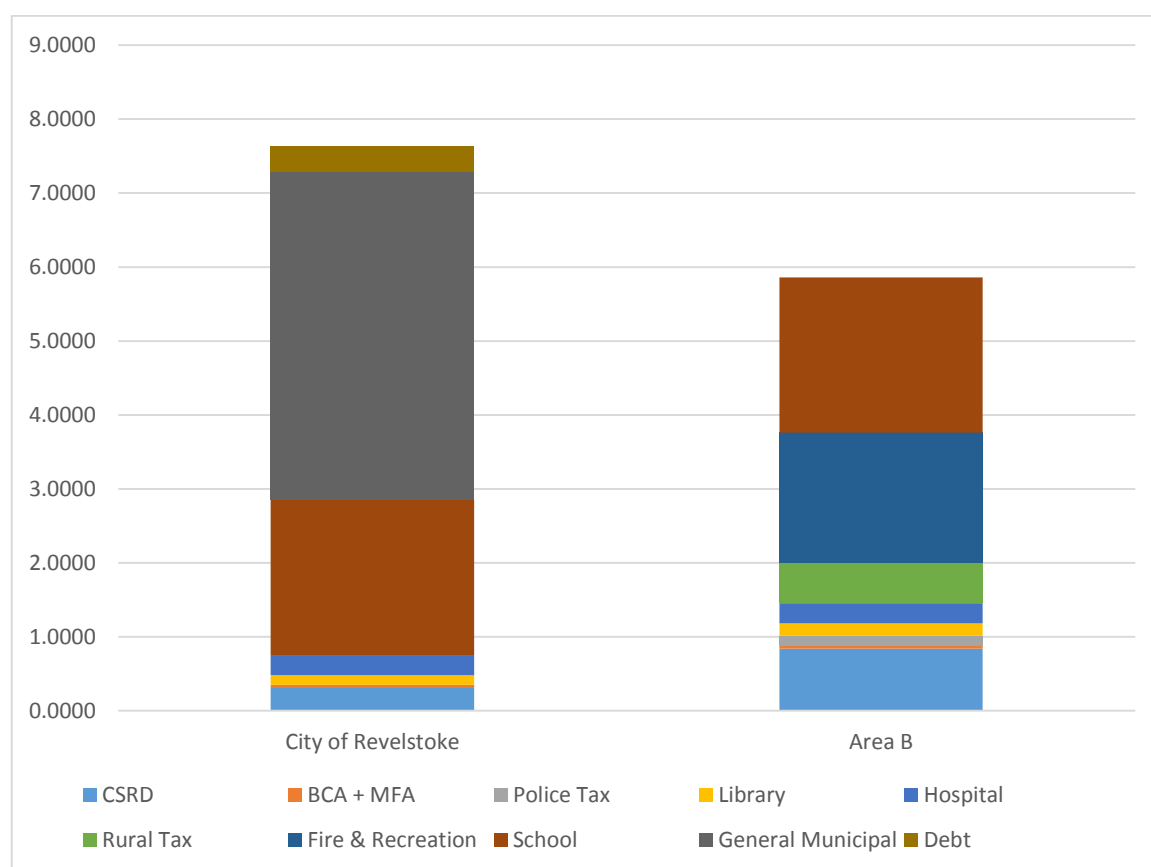


Figure 5.1: Comparison of Residential Property Tax Breakdown (2017)

As illustrated, there would be a property tax increase for any electoral area properties subject to a boundary extension. Current residential property tax rates in the City are approximately 30 percent higher than for Study Area residents. This difference is likely due to factors such as higher direct local costs for services such as policing and roads within City limits, and lower average residential assessments within City limits as compared to the Study Area. All other things being equal, an area with lower average residential assessments generally has higher tax rates than an area with higher average residential assessments.²⁶

Additionally, for the few properties with farm status and a residential home, the property tax impacts of a boundary extension would be more significant.²⁷ Farm properties are treated uniquely, with the primary consideration being a current exemption for Class 1 (residential) improvements from the Provincial Rural Tax, applicable in rural areas. Within a municipality, the full municipal general tax applies, subject to a phase-in period.

²⁶ During the study process it was also noted that property owners in the Study Area also pay higher insurance rates as they do not have access to a community water system with fire hydrants. Provision of community water could potentially lower property insurance rates.

²⁷ Based on 2017 BC Assessment data it is estimated that there are no more than four Study Area properties with farm status and a residential home currently exempt from the Provincial Rural Tax.

Property Tax Revenue

For comparative purposes, Table 5.6 illustrates the 2017 CSRD tax requisitions for the CSRD, Area B, and the City of Revelstoke. Note that Table 5.6 shows only the services relevant to Area B and the City.

Table 5.6: 2017 CSRD Tax Requisitions

Service Area	Total CSRD Requisition	Area B Requisition	City of Revelstoke Requisition
Admin Cost Allocation + IT	\$1,293,000	\$65,000	\$73,000
Feasibility Reserve (Regional)	\$10,000	\$0	\$1,000
Solid Waste - Recycling	\$949,000	\$32,000	\$126,000
911 Emergency Telephone	\$161,000	\$5,000	\$21,000
Total Regional	\$2,413,000	\$103,000	\$222,000
EA General Government	\$445,000	\$32,000	n/a ²⁸
Feasibility Reserve (Electoral)	\$10,000	\$1,000	
By-Law Enforcement	\$408,000	\$30,000	
GIS/Mapping	\$342,000	\$25,000	
House Numbering	\$27,000	\$2,000	
Development Services	\$1,002,000	\$73,000	
Planning-Special Projects	\$72,000	\$5,000	
Total Electoral Areas	\$2,306,000	\$168,000	
Emergency Preparedness-Revelstoke/Area B	\$95,000	\$19,000	\$76,000
EA Grant in Aids	\$408,000	\$1,000	n/a
Airport-Revelstoke/Area B	\$145,000	\$29,000	\$115,000
Cemetery-Revelstoke/Area B	\$110,000	\$22,000	\$88,000
Weed Control/Enforcement - Electoral	\$61,000	\$4,000	n/a
Weed Control/Enforcement - Municipal	\$7,000	n/a	\$2,000
Mosquito Control - Revelstoke/Area B	\$55,000	\$11,000	\$44,000
Film Commission	\$30,000	\$1,000	\$5,000
EA B Community Parks	\$5,000	\$5,000	n/a
Total Sub-Regional	\$917,000	\$364,000	\$329,000
Library-Okanagan Regional	\$869,000	\$74,000	n/a ²⁹
Fire Protection -Specified Area B	\$73,000	\$73,000	
Recreation - Specified Area B	\$107,000	\$107,000	
Total Local Service Areas	\$1,049,000	\$254,000	

Source: CSRD Five Year Financial Plan 2017 to 2022.

²⁸ The CSRD is responsible for electoral area planning, development and bylaw related services. The City funds its own services.

²⁹ The City of Revelstoke funds library, fire protection, and recreation services separately (i.e. the CSRD is used as the vehicle to provide funding from Electoral Area B for these services).

Payments In Lieu of Taxes

The CSRD receives payments in lieu of taxes (PILTs) from BC Hydro. These payments are distributed to a variety of services areas. Table 5.7 summarizes the 2016 distribution of BC Hydro PILTs towards services in Electoral Area B.

Table 5.7: 2016 BC Hydro PILT Distribution

Service	Amount
Fire Protection	\$52,000
Recreation	\$69,000
Revelstoke Community Centre	\$17,000
Revelstoke/Area B Economic Opportunities	\$346,000

Source: CSRD Five Year Financial Plan 2016 to 2021.

With a boundary extension to South Revelstoke it is possible that the distribution of PILT revenue may be adjusted depending on the relative impact to given service areas.

6 COMMUNITY ENGAGEMENT

Two methods of engagement were used to collect feedback for this study:

- Two online community surveys—one for Study Area residents and one for residents of the City of Revelstoke—were open from September 20 to October 10, 2017.
- A community meeting was held on October 4, 2017 at the Revelstoke Community Centre.

The community engagement process highlighted divisive views on boundary extension both within the City and within the CSRD Electoral Area. The importance of this topic to residents is reflected in the high response to the community engagement efforts that were undertaken as part of this study.

Engagement	Study Area Residents	City of Revelstoke Residents	Other
Online Survey	191	335	n/a
Community Meeting	59	64	7

This chapter summarizes the feedback received over the course of the Diagnostic Inventory. In addition to the formal components of the community engagement process, some residents also contacted staff at the CSRD by phone or email. Where relevant, the feedback or information they provided has been incorporated into this document.

6.1 Community Meeting

The community meeting attracted a total of 130 attendees, including 59 people from the Study Area, 64 people from the City of Revelstoke, and 7 people from other parts of the CSRD Electoral Area. The meeting included a 45-minute presentation by Urban Systems followed by an audience Q & A for approximately one and a half hours. The high number of attendees at this meeting reflected the strong opinions and concerns held by residents. Many of the questions challenged why this study was taking place and many expressed concern about opening the possibility of boundary extension. The themes of the questions are summarized below:

- Cost and process of connecting to infrastructure services following boundary extension
- How Study Area was defined and who were relevant stakeholders
- Land use considerations with or without boundary extension
- Potential tax impacts of boundary extension
- Protection of marginalized and/or lower-income residents in consideration of boundary extension
- Concern about availability of housing in the Study Area and the City of Revelstoke
- What is involved in a formal boundary extension process
- Concerns over the survey format and questions
- Concerns over protection of agricultural land

- City of Revelstoke debt and capacity
- Impact of development on older residents
- Impact of development on groundwater resources
- Concern over sprawl

Some of the questions raised are not addressed in this Diagnostic Inventory due to the limited scope of a preliminary study such as this one. However, where possible questions and concerns raised in the community meeting have been addressed during the revision process for this study.

The public meeting provided an important source of feedback for this study. However, a public format is not always easy for some members of the community to share their feedback, so the themes that were raised may not be representative of all the questions, opinions, or concerns in the community.

6.2 Online Survey

Voluntary online surveys provide a convenient and private way for residents to provide input and an efficient way for researchers and communities to collect public feedback. They often collect information on topics that are not easily defined or are used to collect preliminary feedback before a formal referendum or vote. A voluntary survey is not statistically significant, nor is it intended to be statistically significant.

As part of the Diagnostic Inventory, two MetroQuest surveys—one for Study Area residents and one for City of Revelstoke residents—were developed in collaboration with CSRD and City staff. As a Diagnostic Inventory is not a formal governance study, the goal of these surveys was to ‘take the temperature’ of the community, rather than draw direct conclusions about boundary extension, specific options for an extension, land development, or service delivery. Two surveys were created to identify any major differences in feedback from Study Area residents and City residents. It was also recognized that the concerns and priorities of Study Area residents may be different from City residents, and having two surveys allowed more customized questions to be asked.

The survey generated significant debate in the community, particularly with respect to the online, interactive format, perceptions of bias towards or against development, and skepticism about the validity of the results because it was possible to submit multiple responses from a single IP address. Several individuals reported that they submitted multiple responses to demonstrate that the results could be skewed.

These issues impact the results of the survey and present challenges to analyzing the results. As Table 6.1 shows, a significant number of surveys were completed from the same IP address. To respect the time and input of everyone who completed the survey, while addressing the issue of multiple responses, two sets of data are presented in this report: first, all the responses are presented; second, the data is presented with multiple responses from the same IP address removed. In the latter case, the last survey from each IP address was used and the others were excluded. By comparing these sets of data, feedback can be considered while balancing the issue of multiple responses. However, results were generally consistent.

Table 6.1: Survey Responses

	Study Area Residents	City of Revelstoke Residents
All Responses	191	335
Excluding Multiple Responses	126	252

The analysis did not exclude multiple responses completely because it is difficult to draw conclusions on why there were multiple responses from the same IP address, and in some cases, there are valid reasons for multiple responses. For example, multiple members of the same household may complete surveys, or survey respondents may complete surveys using a public computer. However, in other cases, it is known that the same individual completed multiple surveys because they revealed to the study team that they had done so.

South Revelstoke Study Area Residents

Almost half of Study Area survey respondents were between the ages of 40 and 59. Approximately one-third were between the ages of 20 and 39; just under a quarter were between 60 and 79. Over 90 percent of respondents had read either the fact sheets or the draft report.

Respondents were asked to identify their top three priorities from a list of topics. Figure 6.1 shows priority rankings when all responses are considered and Figure 6.2 shows priority ranking when multiple responses are removed. In both cases, rural lifestyle, agricultural land, and natural environment are top-three priorities. Also, tourism development was identified as the first priority the most times; however, tourism development did not score as strongly in terms of total rankings.

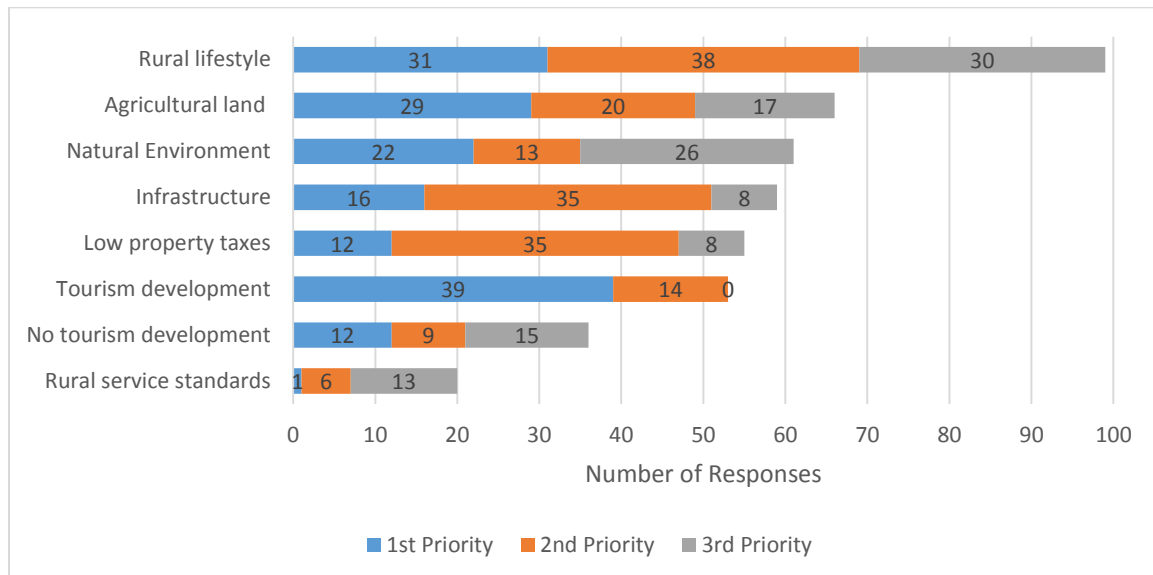


Figure 6.1: Study Area Priority Ranking – All Responses

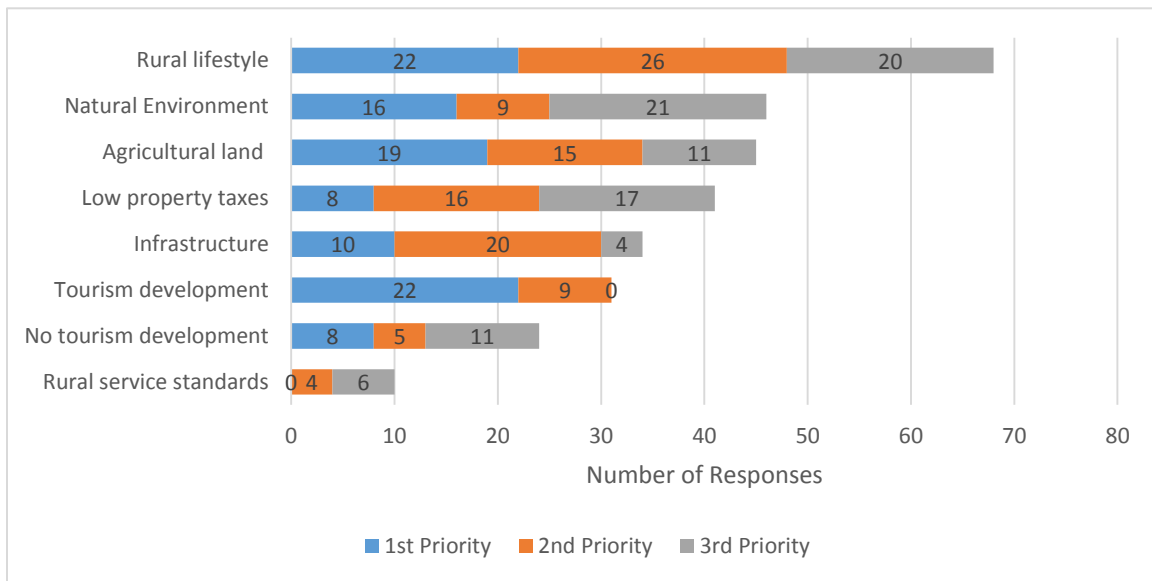


Figure 6.2: Study Area Priority Ranking - Multiple Responses Removed

In addition to the priority topics listed in the survey, respondents could suggest additional priorities. Suggested priorities have been grouped by theme and the most common themes are listed below with the number of people who suggested similar priorities in parentheses:

- Housing development, especially housing for local workers (10)
- Boundary extension to join the City of Revelstoke (7)
- Community sewer (2)

Survey respondents were asked a series of questions on land, development, service delivery, and boundary extension. The results to these questions are presented in the following graphs.

Approximately half of respondents felt that it was important or very important to keep land in South Revelstoke available for agriculture (Figure 6.3).

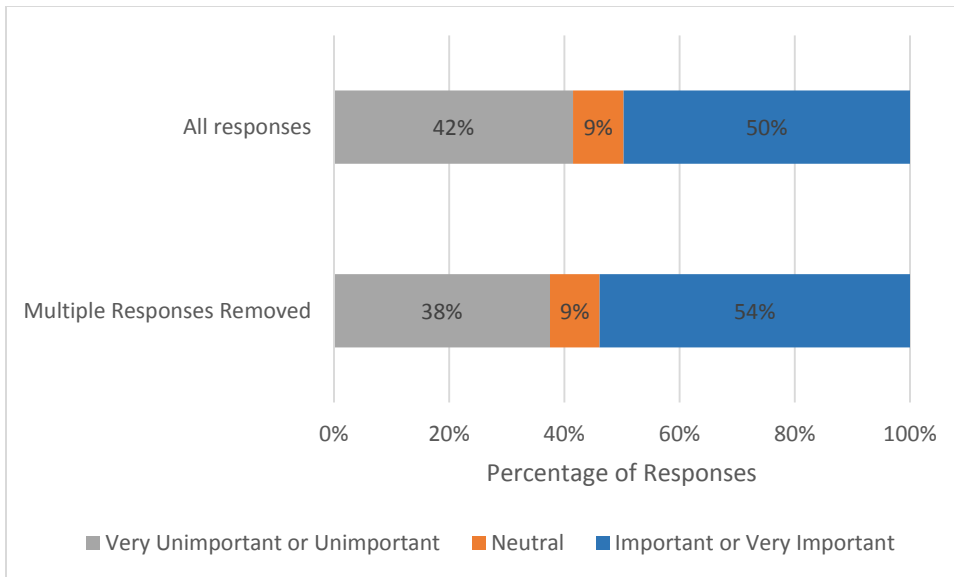


Figure 6.3: How important is it to keep land in South Revelstoke available for agriculture?

More than half of survey respondents said they did not want to see more development in South Revelstoke, and that they wanted the area to maintain its rural character (Figure 6.4).

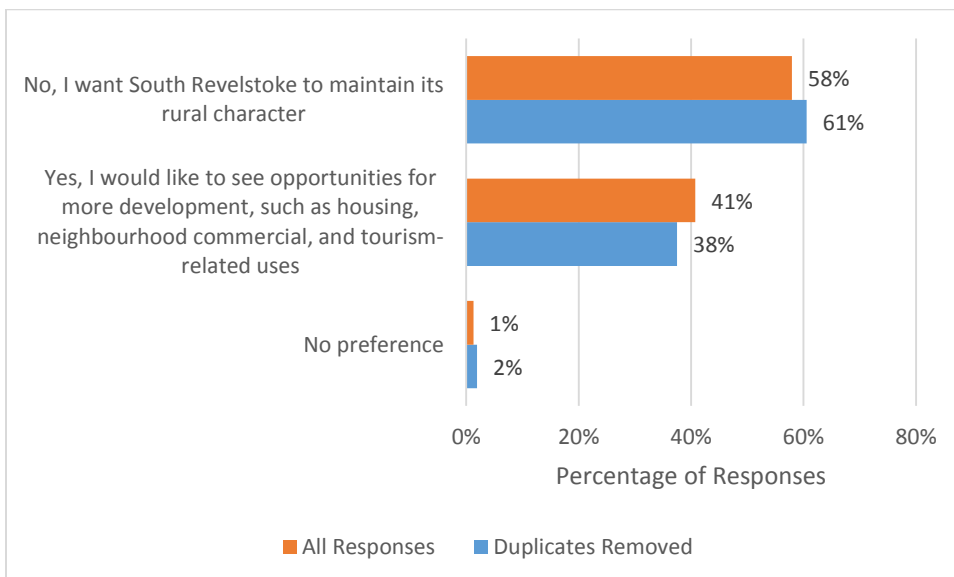


Figure 6.4: Would you like to see greater development in South Revelstoke?

Survey respondents were asked to rate how satisfied they were with a range of existing services. Figure 6.5 reports the percentage of respondents who indicated they were satisfied or very satisfied with each of these services. The services that received the highest satisfaction rating were roads and fire services. Refuse/recycling and land use planning and bylaw enforcement received much lower satisfaction ratings.

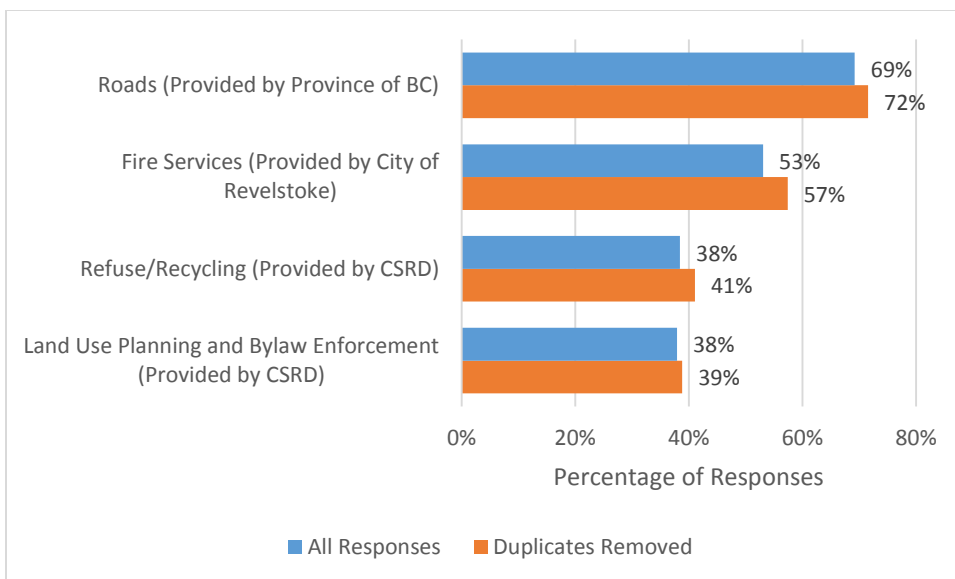


Figure 6.5: Satisfied or Very Satisfied with Existing Services

Respondents were also asked if there were any services that they did not currently receive that they would like to receive. Almost half of respondents who answered this question reported that they received all the services that they wanted. Figure 6.6 shows interest in other services that the Study Area does not currently receive.

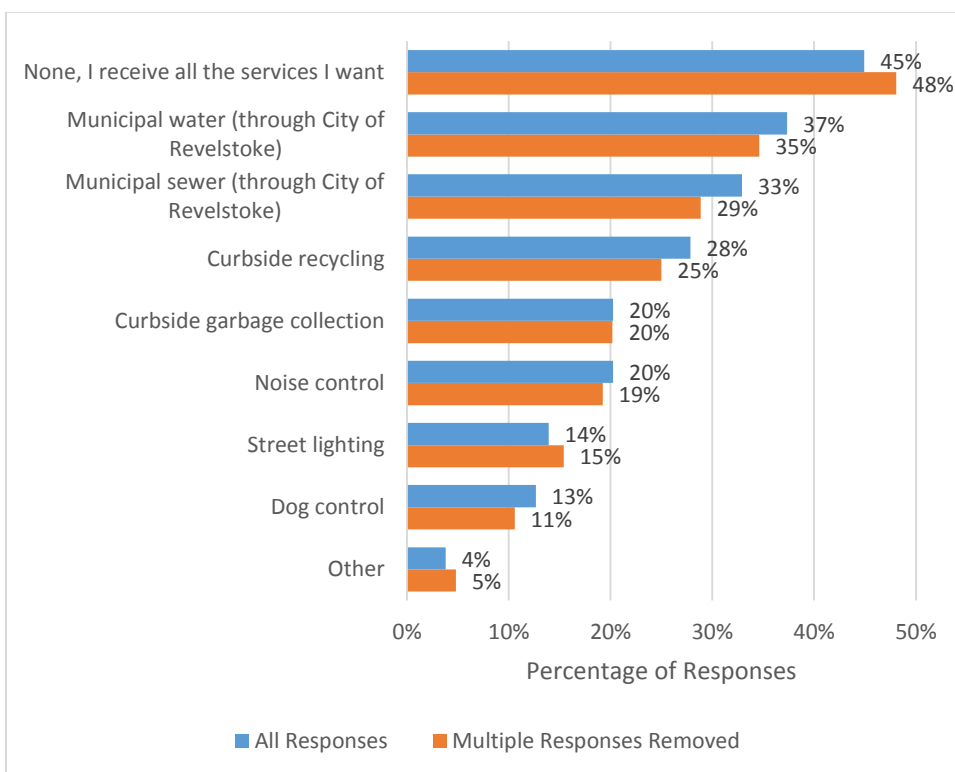


Figure 6.6: Are there any services that you do not currently receive that you would like to receive?

Note: Respondents could select multiple responses so values will not add to 100%.

More than half of respondents indicated that they would not be prepared to pay higher property taxes for a higher level of service (Figure 6.7). However, 44 percent reported that they were willing to pay higher property taxes for a higher level of service.

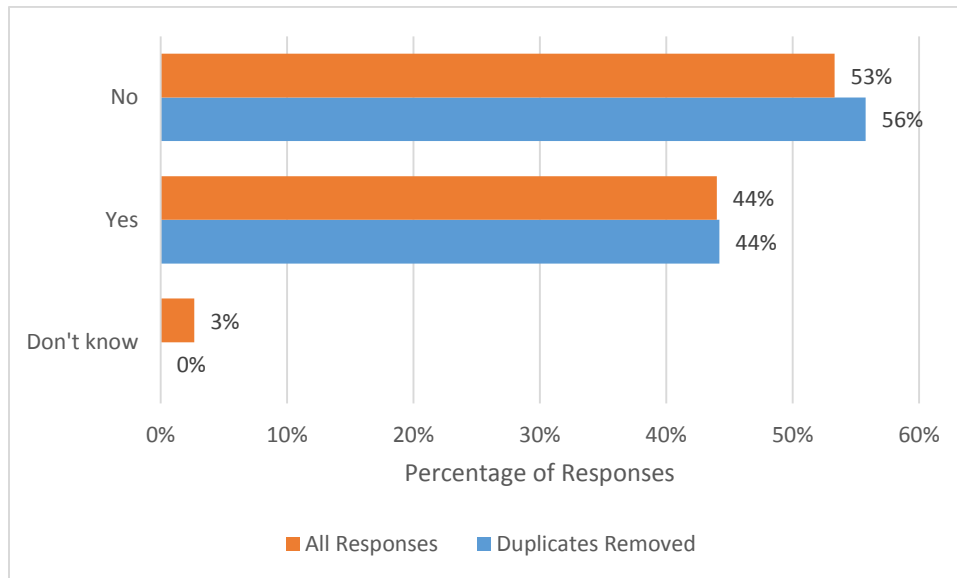


Figure 6.7: Would you be prepared to pay higher property taxes for a higher level of service?

More than half of survey respondents said that they felt that South Revelstoke was a separate area from the City of Revelstoke (Figure 6.8).

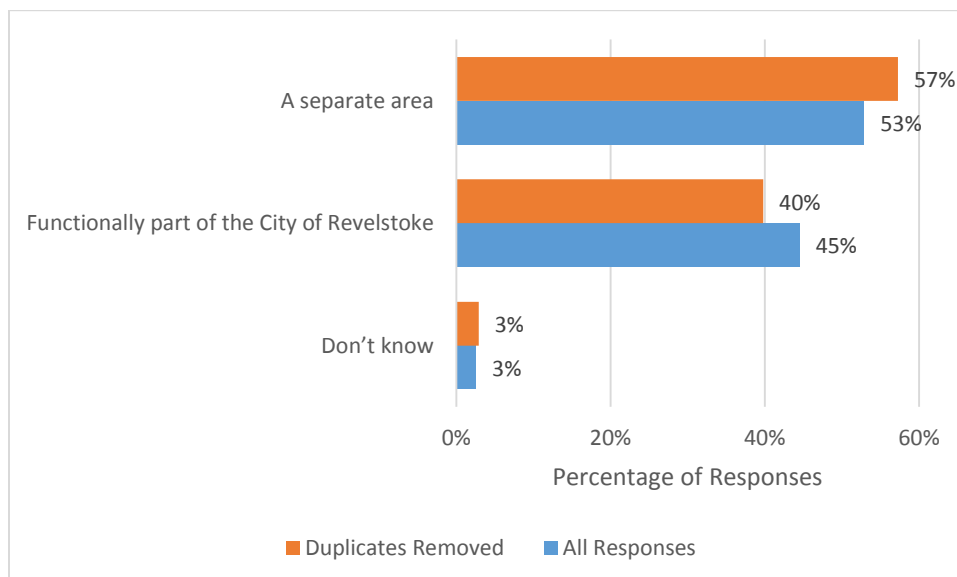


Figure 6.8: Do you feel that South Revelstoke is a separate area or functionally part of the City of Revelstoke?

Survey respondents were asked “Under what circumstances would it be appropriate for the South Revelstoke Study Area (or a portion of this area) to join the City of Revelstoke?” The following themes were identified by two or more survey respondents (note that identical responses were only counted once):

- No circumstances would be appropriate for boundary extension (39)
- To support growth and development in the City of Revelstoke (15)
- If community sewer and or water were provided (11)
- If South Revelstoke residents were consulted and voted in favour (3)
- If the City built out all of its existing developable land (3)
- The area around Catherwood Road is appropriate for boundary extension (2)
- If boundary extension benefits all property owners (2)
- If the City committed to protecting ALR land (2)
- If there would be a benefit to local, year-round residents (2)

City of Revelstoke Residents

Approximately 40 percent of City of Revelstoke survey respondents were between the ages of 20 and 39, over one-third were between the ages of 40 and 59, and approximately one-fifth were between the ages of 60 and 79. Approximately 85 percent of respondents reported that they had read either the fact sheets or draft report.

Respondents were asked to identify their top three priorities from a list of topics. Respondents did not have to select all three options and were able to select only one or two. These priority options are different from the Study Area survey, which included more specific questions about lifestyle and services that were more relevant to Study Area residents and property owners. City residents were asked for priorities of a more general nature as they did not live in the Study Area. Figure 6.9 and Figure 6.10 show how respondents ranked priorities. In both cases, the environment is the top ranked priority.

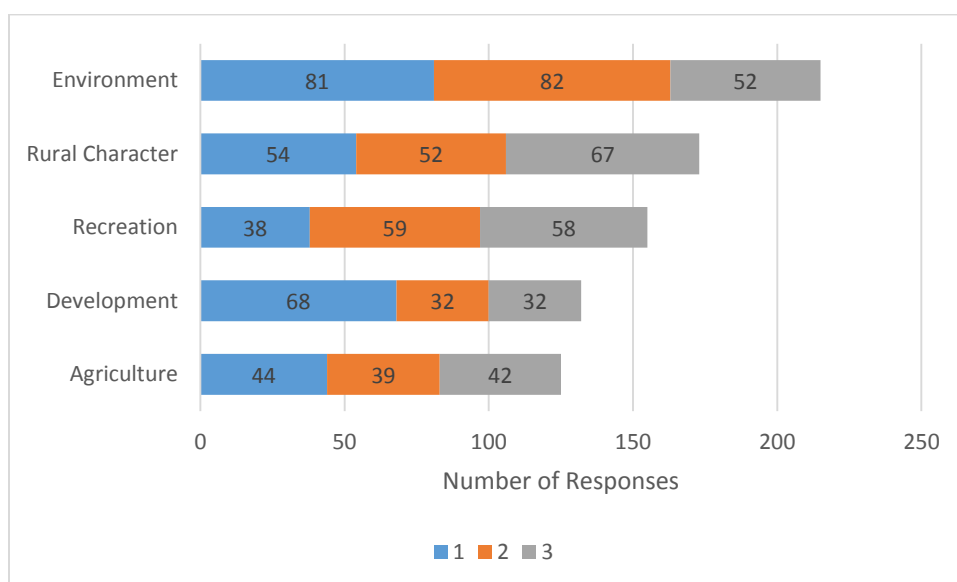


Figure 6.9: City of Revelstoke Priority Ranking – All Responses

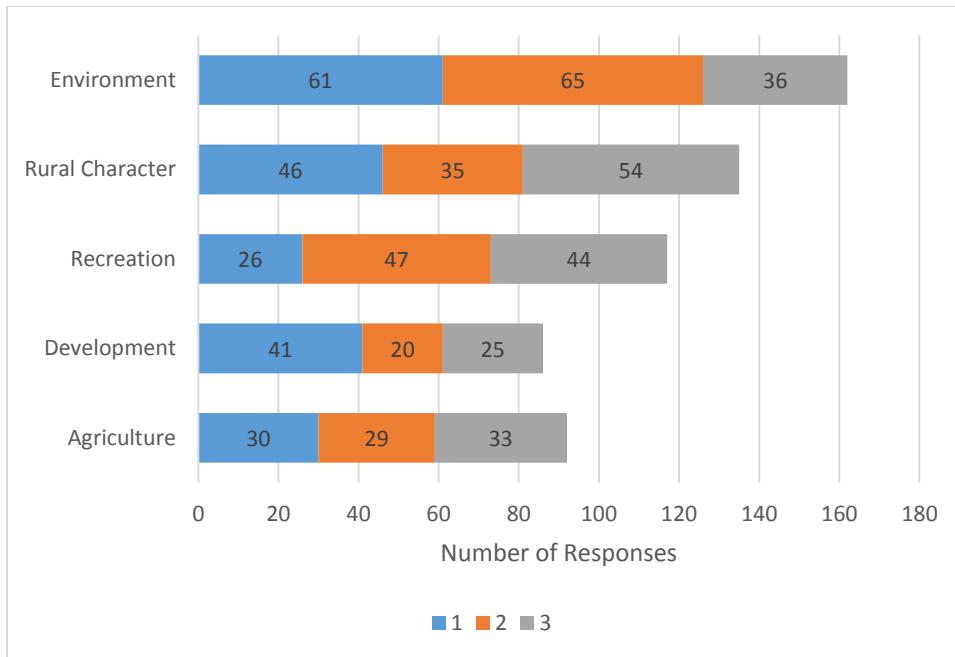


Figure 6.10: City of Revelstoke Priority Ranking – Multiple Responses Removed

In addition to the priority topics listed in the survey, respondents could suggest additional priorities. Suggested priorities have been grouped by theme and the most common themes are listed below with the number of people who suggested similar priorities in parentheses:

- More housing, particularly affordable housing for locals (8)
- Recreational opportunities, such as a climbing wall or zip track (5)
- Tourism development (4)
- More infrastructure services, such as sewer (3)
- Boundary extension (2)
- Support agriculture (2)

The majority of respondents felt that it was important or very important to keep land in South Revelstoke available for agriculture (Figure 6.11).

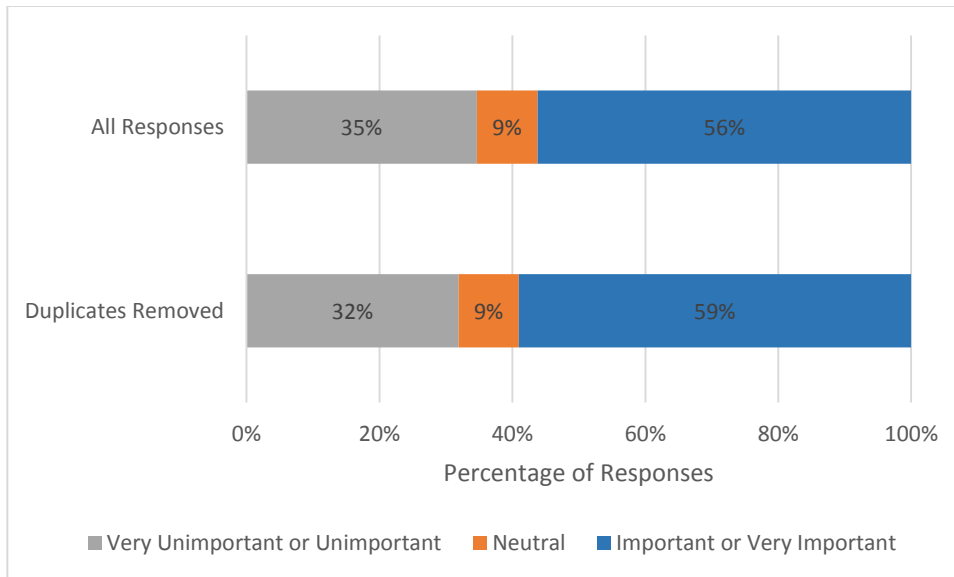


Figure 6.11: How important is it to keep land in South Revelstoke available for agriculture?

The majority of City of Revelstoke respondents felt that South Revelstoke was functionally part of the City (Figure 6.12); this contrasts with the Study Area survey which had the inverse result.

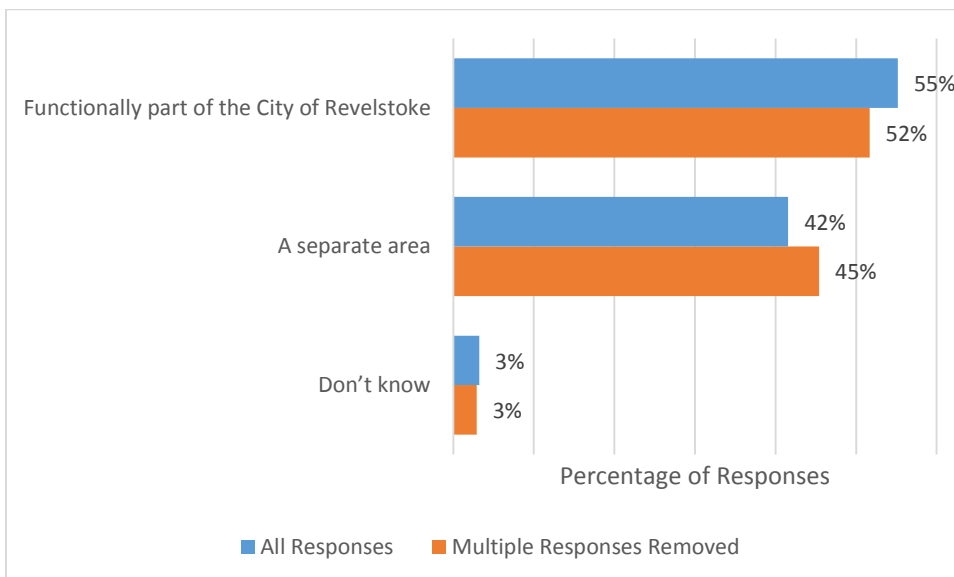


Figure 6.12: Do you feel that South Revelstoke is a separate area or functionally part of the City of Revelstoke?

More than half of City of Revelstoke respondents did not want to see greater development in South Revelstoke and wanted the area to maintain its rural character (Figure 6.13).

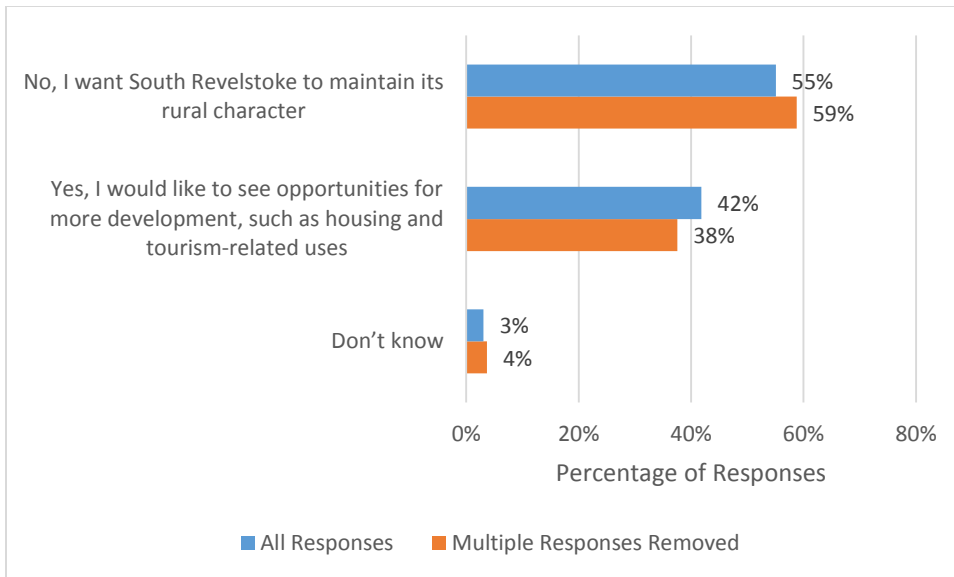


Figure 6.13: Would you like to see greater development in South Revelstoke?

Survey respondents were asked “Under what circumstances would it be appropriate for the South Revelstoke Study Area (or a portion of this area) to join the City of Revelstoke?” The following themes were identified by two or more survey respondents (note that identical responses were only counted once):

- No circumstances would be appropriate (26)
- If boundary extension was needed for Study Area residents to connect to services (15)
- If agricultural land could be protected (13)
- Present circumstances support boundary extension (13)
- If Study Area residents support boundary extension (10)
- To support more housing development for local residents, including affordable housing (10)
- To support the City of Revelstoke’s growth and development (9)
- Only when the City of Revelstoke is fully built-out (8)
- To support RMR development (7)
- If there was a plan in place (7)
- When the City has capacity to take on more infrastructure (4)
- To allow moderate subdivision (3)
- To expand the City’s tax base (3)
- To support more housing and tourism development (2)
- If it benefits existing residents (2)

Survey Comparison

Each survey used a mapping exercise to collect information regarding respondents' views on land use within the Study Area. Respondents were asked to identify areas with the following markers:

- Agriculture—areas where agriculture should be the primary use
- Environment—areas with environmental features that should be protected
- Maintain as is—areas that should be maintained as they are now
- More development—areas suitable for more development
- Other—areas with other features not captured by the other markers

Responses to the mapping exercise are provided in Appendix C. The following are high-level findings from this exercise:

- Agriculture—Study Area residents were more likely than City of Revelstoke residents to focus agricultural uses on ALR land; City of Revelstoke residents were more likely to consider the entire Study Area for agriculture.
- Environment—Study Area residents identified areas with environmental features throughout the Study Area where City of Revelstoke residents' responses were concentrated primarily along waterfront areas.
- Maintain as is—Between Study Area residents and City of Revelstoke residents, there was generally a similar distribution of markers indicating areas that should be maintained as is.
- More development—City of Revelstoke survey respondents placed more of this type of marker and covered a wider area than Study Area survey respondents.

7 CONCLUSIONS

Based on both the history of boundary extension proposals in the Revelstoke community, and the community engagement that was undertaken as part of this Diagnostic Inventory, it is clear that the issue of boundary extension is polarizing within both the City of Revelstoke and the South Revelstoke Study Area. There is some support for boundary extension. The Study Area is located in close proximity to the City of Revelstoke, and Study Area residents already access some services (e.g. fire protection, recreation) provided through the City of Revelstoke. Some property owners have interest in developing their lands, potentially with community water and sewer services to be provided by the City of Revelstoke.³⁰ As well, many people (more so in the City than in the Study Area) feel that the Study Area is already functionally part of the City of Revelstoke.

Conversely, there is also strong support to maintain Study Area lands as part of CSRD Electoral Area B. There is interest in maintaining the rural character of the Study Area. A majority of Study Area lands are located within the ALR, and there is interest in maintaining these lands to provide a long-term agricultural land supply (although it is recognized that most of the Study Area is not actively farmed at present). Many Study Area residents feel that the area is different than the City of Revelstoke, they are concerned about potential development impacts, and they feel that the rural area governance system is suitable for the area. As well, there are numerous expressed concerns about potential property tax impacts if the area were to become part of the City of Revelstoke.

A boundary extension does not necessarily need to equate to development activity. Theoretically, the City could extend its boundaries to encompass the Study Area (or portions thereof) and maintain the existing land uses. However, without the impetus to add a service such as community water, it is generally difficult to achieve the local support required to proceed with a boundary extension, especially given the potential tax rate impacts that are typical of a change from rural area governance to municipal governance.³¹

Alternatively, some amount of additional development could theoretically occur whether lands are included within City boundaries or remain within electoral area boundaries. However, there are two primary factors limiting the development potential. The first factor is the need for water and sewer services, which would mostly practically be available through the City of Revelstoke, with service extensions funded on a user-pay basis. Future water system extensions could occur to facilitate expansion of the Revelstoke Airport; however, the current policy approach suggests a need for boundary extension if properties are to connect to extensions of City water infrastructure.

³⁰ While establishment of CSRD water/sewer systems is theoretically possible under the current governance arrangement, extension of City systems would likely be the most practical approach. As indicated, the City's current policy is to require a boundary extension as part of service expansion, rather than providing extraterritorial water/sewer service outside of City boundaries.

³¹ As indicated, property tax rates are higher within the City than they are within the electoral area – though it has been noted that provision of a community water service within the study area could also bring down property insurance rates.

The second factor limiting development potential is the fact that 57 percent of study area lands are located within the ALR. As indicated, the current Electoral Area B OCP states that a review for exclusion would only occur if there is evidence that more land is required to service growth pressures, and if the land is proposed for incorporation into the City of Revelstoke. Further, the ALC is not required to consider ALR lands within a municipality differently than lands within an electoral area.

As a result of these two factors, it is highly likely that significant development activity could only occur if:

- a) properties were able to connect to water and sewer services; and/or,
- b) for current ALR lands, the ALC supported a block exclusion of ALR lands.

Given these findings and the results of the community engagement process, it is apparent that a City of Revelstoke boundary extension to the full Study Area would likely not be supported by a majority of the residents and property owners within the Study Area. There are, however, some residents and property owners who are clearly supportive of a boundary extension, primarily to enable land use planning and potential provision of utility service by the City of Revelstoke, as well as a City-wide discussion about the future of the area. Based on recent events, it is plausible that the City will continue to receive interest in the possibility of boundary extension from pockets of property owners within the Study Area.

Given the possibility of ongoing discussions around this issue, there are a number of potential options for next steps, not limited to the following (but including possible combinations thereof):

- A formal mail-out survey of Study Area residents could be conducted to identify which property owners might be interested in studying the possibility of a boundary extension in more detail.
- The City of Revelstoke Council and the CSRD Board of Directors could review this Diagnostic Inventory and determine whether to recommend to the Province that a formal governance study be undertaken to evaluate potential boundary extension options.
- The City of Revelstoke Council and the CSRD Board of Directors could jointly advance policies and/or an agreement related to management of the fringe area (e.g. land use, service delivery, and boundary extension process).

Regardless of the approach that is taken, the following actions are recommended.

- **Communications and Referrals:**

It is recommended that the City and the CSRD jointly develop a clear and transparent communication protocol regarding the potential consideration of any future boundary extension proposals. This communication protocol could also be extended to cover referrals on land use applications. This communication protocol could be incorporated into an agreement between the CSRD and the City of Revelstoke.

- **Future Land Use Planning:**

It is recommended that as part of the initial work on the City's next Official Community Plan update, further research is undertaken on the market demand for new residential housing (i.e.

potential annual absorption by residential unit type), tourism development, and the available capacity for development within current City limits (i.e. the number of residential units that could be built based on the City's land inventory). Similarly, it is recommended that the CSRD's next Electoral Area B Official Community Plan update consider the sub-regional planning context and provides guidance on the long-term future of the study area within this context. Potentially, the CSRD and the City could undertake joint studies and analysis (e.g. related to water infrastructure servicing, long term land use demands and supply, agricultural land capability and supply) to advance future land use planning initiatives.

- **Consideration of Boundary Extension Applications**

It is recommended that any future boundary extension proposal(s) consider all relevant properties (i.e. a logical block or blocks of parcels) at the same time, so that one comprehensive proposal is brought forward to the CSRD, other referral agencies, and the Province of BC, rather than multiple individual proposals. Further, it is recommended that any future boundary extension proposal be for lands that are contiguous to the existing City boundary, and that no 'doughnut holes' are created within the City.

- **Scope for a Formal Governance Study**

If the CSRD and the City determine that a formal governance study is warranted in the future, it is recommended that it be a joint study between the CSRD and the City, with a scope of work that includes review (and/or development) of options as required, analysis of impacts to Study Area property owners, analysis of impacts to the City of Revelstoke, analysis of impacts to the CSRD, and a review of considerations related to the ALR. Further, it is recommended that a robust engagement process be undertaken to confirm a preferred option.

Appendix A ENVIRONMENTAL INVENTORY

Geology and Soils

A full geotechnical review is outside the scope of the study. General information regarding geology and soils was acquired through available online resources. Soils in the Study Area are generally derived from fluvial, glaciofluvial, and morainal deposits. Soils are usually Brunisols with some areas of Orthic Regosol. The soil material is primarily composed of mineral particles.³² Brunisolic soils are one of three soil orders for forested soils in Canada and are generally found in areas where the mean annual precipitation is less than 700 mm. However, this is not always the case as the Revelstoke area receives an average of 950 mm of rain per year. Orthic Regosols are characterized by a very thin or absent B horizon (i.e. is less than 5 cm thick). Soils of this order are most commonly associated with landforms where the land surface is (or has recently been) unstable due to erosion or deposition.³³

Agricultural Capability of Soils

The soils within the Study Area are classified under the Canada Land Inventory as Class 2 and Class 4 lands (see Figure A.1), with some limitation subclasses denoted by a capital T or P.³⁴ Soils in the area immediately east of the Study Area are Class 7 with a limitation subclass of T and R. Note that black text on the figure denotes non-irrigated capability and red text denotes the irrigated capability rating. The classes and subclass limitations are outlined in Table A.1. Note that the Canada Land Inventory classification system focuses on cultivated field and forage crops. It does not consider the soil capability for trees, fruit trees, small fruits, ornamental plants, recreation or wildlife.

³² Agriculture and Agri-Food Canada, Canadian Soil Information Service: <http://sis.agr.gc.ca/cansis/>

³³ Soils of Canada website: <http://www.soilsofcanada.ca/index.php>

³⁴ Canada Land Inventory: <http://sis.agr.gc.ca/cansis/nsdb/cli/classdesc.html>

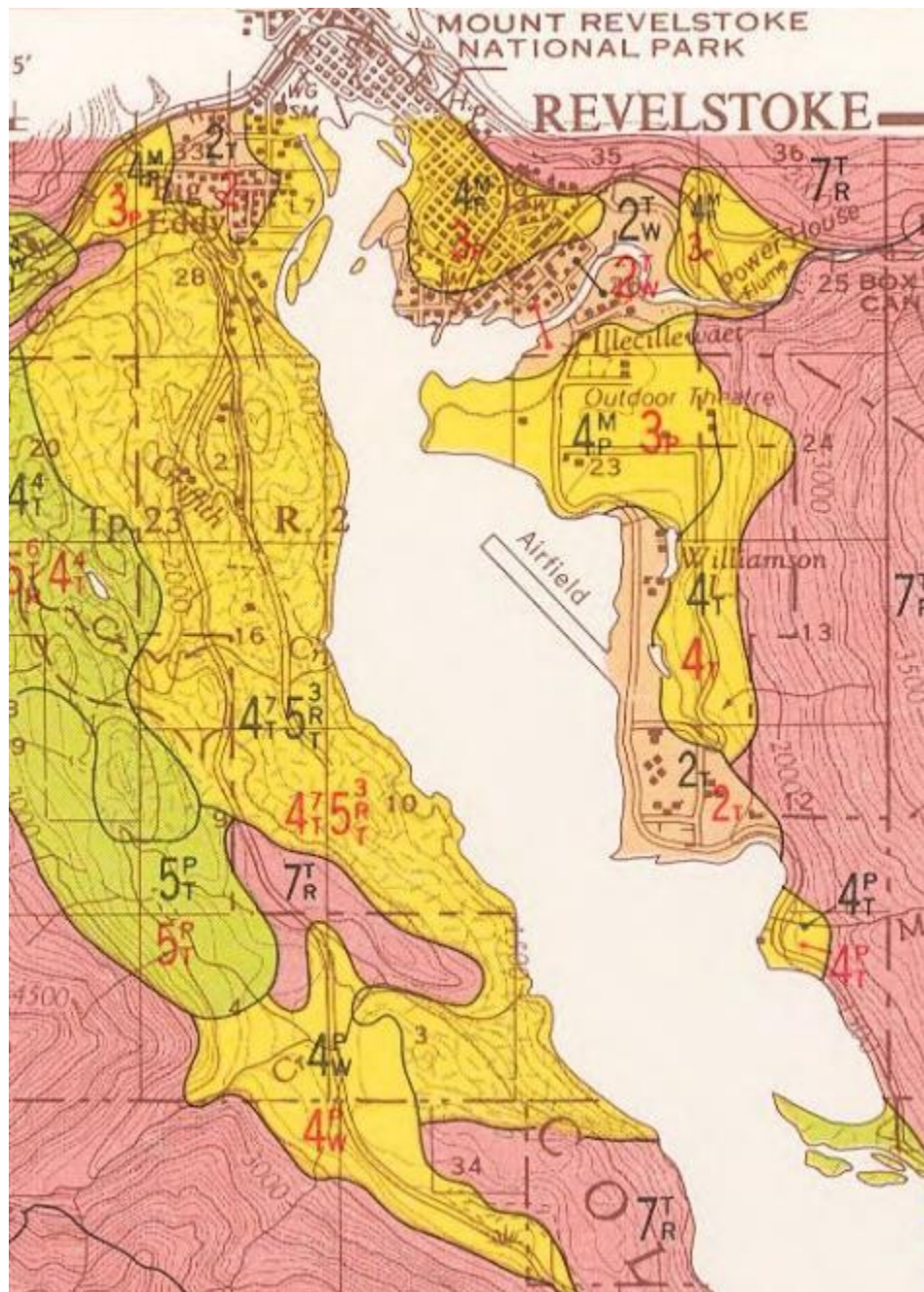


Figure A.7.1: Canada Land Inventory Soil Classifications

Table A.1: Soil Classification

Class	Description
Class 2	Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. The soils are deep and hold moisture well. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management, Class 2 soils are moderately high to high in productivity for a fairly wide range of crops.
Class 4	Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices, or both. The limitations seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, choice of crops, and methods of conservation. The soils are low to fair in productivity for a fair range of crops but may have high productivity for a specially adapted crop.
Class 7	Class 7 soils have no capability for arable cultivation or permanent pasture. This class also includes rockland, other non-soil areas, and bodies of water too small to show on the maps.
Capital T	Capital T depicts a limitation of topography. Both the percent of slope and the pattern or frequency of slopes in different directions affect the cost of farming and the uniformity of growth and maturity of crops as well as the hazard of erosion.
Capital P	Capital P depicts a limitation of stoniness. These soils are sufficiently stoney to hinder tillage, planting and harvesting operations.
Capital R	Capital R depicts a limitation where the presence of bedrock near the surface restricts their agricultural use.

Vegetation

The Study Area is located in the Interior Cedar Hemlock (ICH) biogeoclimatic ecosystem classification zone of BC. This zone has the highest diversity of tree species of any zone in the province. Western redcedar and western hemlock dominate mature climax forests. White spruce, Engelmann spruce and subalpine fir are common and can form a part of climax stands with either western hemlock or redcedar. Western larch, Douglas-fir and western white pine are common seral species, while ponderosa pine occurs on dry, warm slopes.

Skunk cabbage swamps are found along small drainage channels within the area. Dominant vegetation within these swamps includes hybrid white spruce, western redcedar, western hemlock, devil's club, skunk cabbage, lady fern, oak fern, common horsetail and moss species (Meidinger and Pojar, 1991).

Riparian and lakeshore marshes are generally non-forested or have only a few stunted trees. Understory vegetation includes sedges, willows, Labrador tea, bog-laurel, scrub brush, buckbean, bog cranberry, sphagnum mosses, golden fuzzy fen moss and flow moss. Skunk cabbage swamps are found along small drainage channels.

Groundwater

To determine groundwater wells within the Study Area, a search was conducted using the BC Ministry of Forests, Lands and Natural Resource Operations Water Resources Atlas. A total of 32 water wells were confirmed within the Study Area and were identified as either Private Domestic or Water Supply System wells. The wells ranged in depth from 8.2 m to 45.4 m in depth.

A second search of the Water Resources Atlas was conducted for aquifers underlying the Study Area. This search identified a single aquifer beneath the northern portion of the Study Area. Aquifer 0802 IIIA (12) is a glacio-lacustrine type aquifer, classified as moderate demand, with high productivity and high vulnerability.

Aquatic Resources

Streams and Fisheries

There are several surface water resources within and adjacent to the Study Area.³⁵ The Columbia River is a significant river that flows into the Upper Arrow Lake just north of the Study Area. The Columbia River has an overall length of over 2,000 km. The Upper Arrow Lake is a large reservoir behind the Hugh Keenleyside Dam which is located in Castlegar 230 km to the south. Along its length, the Columbia River receives water from a number of sources including stormwater drainage, groundwater seepage and tributary flows. There are significant fisheries resources in the Columbia River and the Upper Arrow Lake. Table A.2 provides a summary of fish species that are documented to inhabit the Columbia River in the vicinity of the Study Area.

Table A.2: Columbia River Fish species

Fish Species	
Bridgelip Sucker	Brook Trout
Brown Trout	Bull Trout
Burbot	Carp
Chinook Trout	Chiselmouth
Columbia Sculpin	Cutthroat Trout
Dace (General)	Dolly Varden
Kokanee Salmon	Lake Chub
Lake Trout	Lake Whitefish
Largescale Sucker	Leopard Dace
Longnose Dace	Longnose Sucker
Minnow (General)	Mottled Sculpin
Mountain Whitefish	Northern Mountain Sucker
Northern Pike	Northern Pikeminnow

³⁵ BC Ministry of Environment Habitat Wizard: <http://maps.gov.bc.ca/ess/sv/habwiz/>

Fish Species	
Peamouth Chub	Prickly Sculpin
Pumpkinseed	Pygmy Whitefish
Rainbow Trout	Sedside Shiner
Sculpin (General)	Shorthead Sculpin
Slimy Sculpin	Smallmouth Bass
Steelhead	Sturgeon (General)
Sucker (General)	Tench
Torrent Sculpin	Umatilla Dace
Walleye	Westslope Cutthroat Trout
White Sturgeon	White Sucker

There are several other surface water resources in the Study Area. Locks Creek is a small drainage from Williamson Lake to the Columbia River to the north of the Study Area. It is 500 m in length and terminates into the Airport Marsh. Fish species in Locks Creek (and Williamson Lake) include minnow, mountain whitefish, rainbow trout, reddsideshiner, sculpin and yellow perch.

Scott Creek is a first order stream with a length of 2.7 km that flows through the Study Area into Montana Marsh. No fisheries information is available for Scott Creek.

Montana Creek is a 2nd order stream with a length of 4.3 km that flows through the Study Area and terminates in Montana Marsh, approximately 3 km south of the Airport. Montana Creek is known to provide habitat for rainbow trout.

Lakes and Wetlands

There are two small lakes partially within the Study Area. Williamson Lake is a small lake at the northern edge of the Study Area. This lake is 5.06 ha with a maximum depth of 5.5 m. The fisheries values of this lake is moderate and provides habitat for minnow, mountain whitefish, rainbow trout, reddsideshiner, sculpin and yellow perch.

A second small pond, called Turtle Pond, is visible along Sunnyside Road. This pond is 2.55 ha and does not appear to have any natural drainage into the Columbia River.

Airport Marsh is a large area adjacent to the Study Area within the Arrow Lakes reservoir. This area is subject to flooding and has extensive emergent vegetation along the shoreline. When the water level rises the marsh expands as the adjacent land is inundated with water. This creates a series of interconnected shallow ponds and ephemeral wetlands dominated by bulrush, common cattail, pondweed, milfoil and reed canary³⁶.

³⁶ The Ecology of Western Painted Turtles in a Northern Canadian Reservoir: https://www.tru.ca/_shared/assets/Basaraba_Thesis_201433081.pdf

Montana Slough is a wetland complex adjacent to the Study Area. This area exists as a functional wetland that completely floods as reservoir levels rise, with the exception of a large floating island of vegetation in the middle of the slough. This wetland is dominated in moss, willows, sedge and reed canary grass.

All lake and wetland complexes in and adjacent to the Study Area are home to, and very important habitat for, painted turtle (Intermountain Rocky Mountain Population). In addition, the wetlands adjacent to the Study Area are the best remaining fragments of habitat in the Canadian portion of the Columbia River and provides habitat to 65 species of birds, including important resting stops for many species of migratory birds.³⁷

Wildlife

The habitat within the Study Area varies greatly from relatively continuous forest to wetlands and lakes with fragmented blocks of anthropogenically altered greenscape such as agricultural fields.

The wildlife habitat within the Study Area is valuable considering the size and proximity to the Columbia River as well as Williamson Lake. Young forests, riparian areas, lakes and agricultural areas provide habitat to mammals, birds, amphibians and reptiles. Wildlife species that are known to utilize areas in the ICH include (Meidinger and Pojar, 1991):

- Mammals: mule deer, white-tailed deer, Rock Mountain elk, black bear, Columbian ground squirrel, moose, caribou, gray wolf, lynx, badger, beaver, muskrat, coyote.
- Birds: red-tailed hawk, ruffed grouse, downy woodpecker, Steller's jay, American Robin, dusky flycatcher, American kestrel, blue grouse, mountain bluebird, bald eagle, Canada goose, common loon, northern harrier, sandhill crane, eastern kingbird, western kingbird and Bonaparte's gull.
- Reptiles and amphibians: painted turtle, spotted frog, wood frog, western terrestrial garter snake, western toad, and pacific tree frog.

Species at Risk

Species at risk are ranked and listed by both federal and provincial government agencies. The provincial and federal species at risk ranking processes are discussed in the following sections.

Federal Species at Risk Act

On the Federal level, species ranking is conducted by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), established under Section 14 of the *Species at Risk Act* (SARA). COSEWIC is a committee of experts that assesses and designates, under Sections 15 to 21 of the SARA, those wild species of animal, plant or other organisms that are in danger of disappearing from Canada. Schedule 1 of the SARA is the official list of species that are classified as extirpated, endangered, threatened and of special concern. It should be noted

³⁷ Revelstoke provides precious resting place for migratory birds - <http://www.revelstokecurrent.com/2012/03/17/revelstoke-provides-precious-resting-places-for-migratory-birds/>

that only species listed on Schedule 1 of the SARA are considered protected under the Act. Species of special concern are not protected under the Act, but may be protected provincially or under regional management plans. Species on Schedules 2 and 3 of the SARA are not protected under the Act but have been assessed by COSEWIC and may eventually be listed under Schedule 1.

Following is a listing of the status categories used by COSEWIC to rank or list a species:

- **Extinct:** a species that no longer exists.
- **Extirpated:** a species no longer existing in the wild in Canada, but occurring elsewhere.
- **Endangered:** a species facing imminent extirpation or extinction.
- **Threatened:** a species likely to become endangered if limiting factors are not reversed.
- **Special Concern:** a species that is particularly sensitive to human activities or natural events, but is not an endangered or threatened species.
- **Data Deficient:** a species for which there is inadequate information to make a direct, or indirect, assessment of its risk of extinction.
- **Not At Risk:** a species that has been evaluated and found to be not at risk.

Provincial Species at Risk

The BC Conservation Data Centre (CDC) tracks and categorizes species according to their conservation status in BC. Provincially, the CDC assigns a provincial rank or listing of 'Red' or 'Blue' or 'Yellow' to a species based on its status within BC. The rankings or provincial listing categories described below highlight the wildlife and plant species as well as natural plant communities that require special attention. The CDC listing is an advisory and management tool and is not a legal designation in the province.

- **Red:** any indigenous species, subspecies or plant community that is extirpated, endangered, or threatened in BC. Extirpated elements no longer exist in the wild in BC, but do occur elsewhere. Endangered elements are facing imminent extirpation or extinction. Threatened elements are likely to become endangered if limiting factors are not reversed.
- **Blue:** any indigenous species, subspecies or community considered to be vulnerable (special concern) in BC. Vulnerable elements are of special concern because of characteristics that make them particularly sensitive to human activities or natural events. Blue-listed elements are at risk, but are not extirpated, endangered or threatened.
- **Yellow:** indigenous species which are not at risk in British Columbia.

Species at Risk Search Methodology

In order to determine a list of potential species at risk that may occur within the Study Area, the following information review was conducted based on geographic location, biogeoclimatic zone and available habitat:

- A search of the BC Species and Ecosystems Explorer web site;

- A search of the BC Ministry of Forests, Lands and Natural Resource Operations Conservation Data Centre; and
- A search of the web site “Species at Risk and Local Government: A Primer for British Columbia”.

Species at Risk Search Results

Table A.3 summarizes the search results based on preferred habitats and potential presence in the Study Area for all designated species at risk including:

- Species listed on Schedule 1 of the Species at Risk Act;
- Species which have been assessed by COSEWIC and may eventually be listed under Schedule 1 (Schedule 2 and Schedule 3 listed species); and
- Provincially designated species at risk (Red-listed and Blue-listed species).

Table A.3: Species at Risk identified as potentially occurring on the Study Area

Common Name	Scientific Name	Taxon	Federal Status	Provincial Designation	Preferred Habitat	Potential Presence within the Study Area
Western Toad	<i>Anaxyrus boreas</i>	Amphibian	Listed on Schedule 1- Special Concern (2005)	Blue	Are observed in a variety of habitats, both aquatic and terrestrial. Breed in shallow, littoral zones of lakes, temporary and permanent poos and wetlands. Toads utilize a variety of terrestrial habitats, including all forest and woodland types, cropland, grasslands, old fields and suburban areas. Hibernacula are located in areas with loose soils and burrows.	Possibly for both breeding and foraging. .
Monarch	<i>Danaus plexippus</i>	Arthropod	Listed on Schedule 1 – Special Concern (2003)	Blue	Habitat is a complex issue. Breeding areas are virtually all patches where milkweed and a variety of wildflowers exist. This includes abandoned farmland, roadside ditches and other open spaces where these plants grow.	Possibly if there is the presence of milkweed within the Study Area.
Vivid Dancer	<i>Argia vivida</i>	Arthropod	None	Blue	This damselfly is generally associated with thermal springs, with the exception of low elevation cool springs in the Okanagan Valley. Require thoracic temperatures of 26 degrees Celsius for flight and, thus, bask in sunlit patches with flight being sporadic on overcast days.	Unlikely as there is a lack of thermal springs within the Study Area, however may pass through as suitable habitat exists within the Columbia River Valley.
Barn Swallow	<i>Hirundo rustica</i>	Bird	None	Blue	Occurs in open areas and less frequently in partly open habitats. Frequently found near water. Nests in barns or other buildings, under bridges, in caves or cliff crevices. Commonly reuses old nests. Yearlings often return to within 30 km or closer of natal site. Flies over open land and water to forage on insects.	Possibly, as suitable habitat exists within the Study Area.
Black Swift	<i>Cypseloides niger</i>	Bird	None	Blue	Breeds almost entirely on small ledges or in shallow crevices in steep rock faces and canyons, usually near or behind waterfalls. Foraging flocks range widely and may occur over a variety of habitat types.	Possibly for foraging, however unlikely for nesting as suitable habitat does not exist.
Long-billed Curlew	<i>Numenius americanus</i>	Bird	Listed on Schedule 1 – Special Concern (2005)	Blue	Nest in short to mid-grasslands. Prefers for nesting in irregular clumps where they blend in well. Once the eggs hatch, prefer taller, denser grass. Appear to be able to use some agricultural areas for feeding and raising young.	Possibly for both breeding and foraging.
Olive-sided Flycatcher	<i>Contopus cooperi</i>	Bird	Listed on Schedule 1- Threatened (2010)	Blue	Most often associated with open areas containing tall live trees or snags for perching. Require vantage points for foraging. Open areas may include cleared forests, forest edges along rivers or human-made openings.	Possibly for both breeding and foraging.
Rusty Blackbird	<i>Euphagus carolinus</i>	Bird	Listed on Schedule 1 – Special Concern (2009)	Blue	Breeding habitat includes woodlands, bushy bogs, fens and wooded edges or water courses and beaver ponds. Nests within trees or shrubs, usually in or near water.	Possibly for both breeding and foraging.
Short-eared Owl	<i>Asio flammeus</i>	Bird	Listed on Schedule 1 – Special Concern (2012)	Blue	Preferred nesting sites are dense grasslands and areas of small willows. Has a preference for open spaces, however the main preferences involve food availability. Utilizes a variety of habitats.	Possibly for both breeding and foraging.
Western Grebe	<i>Aechmophorus occidentalis</i>	Bird	None	Red	Nests on large inland bodies of water. Nests typically built over or anchored to living vegetation. Nests usually are against water deep enough to allow birds to swim submerged.	Possibly, as suitable habitat exists within the Study Area.
Bull Trout	<i>Salvelinus confluentus</i>	Fish	None	Blue	Require cold, clean water. Typically associated with natural flows, stable channels, clean gravels, deep pools and lots of cover.	Possibly, as suitable habitat exists within the Study Area.

Common Name	Scientific Name	Taxon	Federal Status	Provincial Designation	Preferred Habitat	Potential Presence within the Study Area
Westslope Cutthroat Trout	<i>Oncorhynchus clarkia lewisi</i>	Fish	Listed on Schedule 1 – Special Concern (2010)	Blue	Requires cool, clean, well-oxygenated water. In rivers, prefers large pools and slow velocity areas. Often occurs near shore in lakes.	Possibly, as suitable habitat exists within the Study Area.
White Sturgeon (Columbia River population)	<i>Acipenser transmontanus pop. 2</i>	Fish	Listed on Schedule 1 – Endangered (2006)	Red	Most individuals within the Arrow Lakes use Beaton Flats to overwinter, as this area is thought to provide stable depths and suitable substrate. Spawning habitats were located approximately 7 km north of the Revelstoke Airport. Feeding areas are observed to be near or in the vicinity of tributaries such as the Big Eddie River or Illecillewaet River. Overall, populations are estimated between 49 and 185 individuals which is near the functional extinction level for a species.	Possibly, as suitable habitat exists within the Study Area.
Grizzly Bear	<i>Ursus arctos</i>	Mammal	None	Blue	Now found mostly in alpine tundra and subalpine mountain forests. Previously found a larger variety of lower elevation habitats.	Unlikely, as suitable habitat does not exist within the Study Area.
Northern Myotis	<i>Myotis septentrionalis</i>	Mammal	Listed on Schedule 1 – Endangered (2014)	Blue	Generally associated with old-growth forests composed of trees 100 years old or older. Relies on intact interior forest habitats with low edge-to-interior ratios.	Possibly for migration or foraging.
Magnum Mantleslug	<i>Magnipelta mycophaga</i>	Mollusc	None	Blue	Found under logs, pieces of bark, in depressions in moist earth and within talus in cool, moist coniferous forests.	Possibly, as suitable habitat exists within the Study Area.
whitebark pine	<i>Pinus albicaulis</i>	Plant	Listed on Schedule 1 – Endangered (2012)	Blue	Found on mesic to dry slopes in the subalpine to alpine zones of the province. Considered a keystone species.	Possibly, however may be found only in higher elevations around Revelstoke.
Painted Turtle – Intermountain Rocky Mountain Population	<i>Chrysemys picta pop. 2</i>	Reptile	Listed on Schedule 1- Special Concern (2007)	Blue	Live in slow moving, shallow waters with soft bottoms, basking sites, and aquatic vegetation. May colonize seasonably flooded areas near permanent water. Females dig nests in south facing soft soil in open areas up to a few hundred metres away from water. Hatchlings emerge in the springs.	Confirmed on site. The river around Revelstoke is home to a large population of turtles year round.

Cultural Resources and Archaeology

A search of the Integrated Land and Resource Registry indicated 828 records. The results yielded no sensitive records which are known to indicate the presence of archaeological or cultural resources.

Contaminated Sites

BC Online Provincial Contaminated Sites Registry

The BC Online Provincial Contaminated Sites Registry was searched on May 24, 2017. The results of the search indicated a total of three sites adjacent to the Study Area registered under the provincial database. Details of each site are included in Table A.4.

Table A.4: BC Contaminated Sites Summary

Location	Site Identifier	Type of Contamination	Status
2931 Airport Way	7206	Bio-cells containing stockpiled contaminated soils.	Waste Management Approval Issued April 18, 2012
3128 Camozzi Road	11109	Unknown.	Notice of Independent Remediation Completion Submitted, November 27, 2009.
2931 Airport Way	3494	Hydrocarbon Contamination	Waste Management Approval Issued April 18, 2012.

Federal Contaminated Sites Inventory

A search of the Treasury Board of Canada's Federal Contaminated Sites Inventory web site was conducted on May 16, 2017. The search indicated that there no federally registered contaminated sites within the Study Area.

References

BC Conservation Data Centre (2017). BC Ministry of Forests, Lands and Natural Resource Operations Conservation Data Centre Website. Available: <http://maps.gov.bc.ca/ess/sv/cdc/>. Accessed May 16, 2017.

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Meidinger, D. and Pojar, J. (Eds.) (1991). Ecosystems of British Columbia. British Columbia Ministry of Forests: Victoria, BC.

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Treasury Board of Canada Secretariat (2017). Federal Contaminated Sites Inventory website. Available: <https://map-carte.tbs-sct.gc.ca/map-carte/fcsi-rscf/map-arte.aspx?Language=EN&backto=http://www.tbs-sct.gc.ca/fcsi-rscf/home-accueil-eng.aspx?Language=EN&sid=wu35183645123>. Accessed May 16, 2017

Appendix B SURVEYS

The Study Area and City of Revelstoke surveys questions are presented in the following pages. Please note that the survey used an online format. The documents presented here are intended to document the questions asked, but will have a different look and feel than the actual surveys.



Study Area Residents

This survey is designed specifically for **residents of the South Revelstoke Study Area**. If you do not live in the South Revelstoke Study Area, please go back and complete the survey for City of Revelstoke residents.

PLEASE NOTE: Residents responding to this survey are encouraged to review the fact sheet or preliminary report prior to completing the survey. These documents can be accessed at: www.csrdb.bc.ca

FAST FACTS:

- The South Revelstoke Study Area covers a land area of 2.3 km², 57% of which is located in the Agricultural Land Reserve (ALR). The area is home to approximately 300 residents, living on about 110 parcels.
- The South Revelstoke Study Area is part of Electoral Area B.
- The Columbia-Shuswap Regional District (CSRDB) is the local government responsible for the Study Area.
- While the base of Revelstoke Mountain Resort (RMR) and the Revelstoke Airport are within City limits, areas in between and to the south are outside of the City of Revelstoke boundary.



1. When it comes to the future of the South Revelstoke Study Area, which three topics are most important to you?
Please select your top three priorities and number them 1 (first priority), 2 (second priority), 3 (third priority).

— **Agricultural land**

Large portions of South Revelstoke are part of the ALR, land where agriculture is considered a priority.

This land should continue to be protected and used primarily for farming.

— **Tourism development**

The area is popular among outdoor recreation enthusiasts. More tourism opportunities should be developed in South Revelstoke, including hotels.

— **No tourism development**

Land in South Revelstoke should not be used for more tourism opportunities, such as hotels.

— **Low property taxes**

Tax increases should be minimized in South Revelstoke.

— **Rural service standards**

The level of service in South Revelstoke is adequate and should be maintained as it is.

— **Infrastructure**

Services such as community-wide water and sewer systems are needed in South Revelstoke

— **Natural environment**

Protection of the natural environment in South Revelstoke should be a priority and influence future development in the area.

— **Rural lifestyle**

The rural lifestyle is what attracts people to South Revelstoke, including large properties, the natural environment, and lower taxes.

— **Other priority (please describe):** _____

EXISTING SERVICES

2. CSRD provides land-use planning and bylaw enforcement services to the Study Area. How satisfied are you with these services?
- ☐ Very dissatisfied
 - ☐ Dissatisfied
 - ☐ Neutral
 - ☐ Satisfied
 - ☐ Very satisfied
3. CSRD provides refuse/recycling services to the Study Area. How satisfied are you with these services?
- ☐ Very dissatisfied
 - ☐ Dissatisfied
 - ☐ Neutral
 - ☐ Satisfied
 - ☐ Very satisfied
4. The City of Revelstoke provides fire services to the Study Area, through a contract with the CSRD. How satisfied are you with these services?
- ☐ Very dissatisfied
 - ☐ Dissatisfied
 - ☐ Neutral
 - ☐ Satisfied
 - ☐ Very satisfied
5. The Province of British Columbia is responsible for roads in electoral areas, including the Study Area. How satisfied are you with road maintenance within the Study Area?
- ☐ Very dissatisfied
 - ☐ Dissatisfied
 - ☐ Neutral
 - ☐ Satisfied
 - ☐ Very satisfied

OTHER SERVICES

6. Are there any services that you do not currently receive that you would like to receive? If so, please identify which ones:
- | | | |
|--|---|---|
| <input type="checkbox"/> Dog control | <input type="checkbox"/> Municipal water (through City of Revelstoke) | <input type="checkbox"/> None, I receive all the services I want. |
| <input type="checkbox"/> Curbside garbage collection | <input type="checkbox"/> Municipal sewer (through City of Revelstoke) | <input type="checkbox"/> Other |
| <input type="checkbox"/> Curbside recycling | | |
| <input type="checkbox"/> Street lighting | | |
| <input type="checkbox"/> Noise control | | |

7. Would you be prepared to pay higher property taxes for a higher level of service?

☐ Yes

☐ No

☐ Don't know

AGRICULTURE AND DEVELOPMENT

8. How important is it to keep land in South Revelstoke available for agriculture?

☐ Very unimportant

☐ Unimportant

☐ Neutral

☐ Important

☐ Very important

9. Would you like to see greater development in South Revelstoke?

☐ Yes, I would like to see opportunities for more development, such as housing, neighbourhood commercial, and tourism-related uses

☐ No, I want South Revelstoke to maintain its rural character

☐ No preference

COMMUNITY IDENTIFY

10. Do you feel that South Revelstoke is:

☐ Functionally part of the City of Revelstoke

☐ A separate area

☐ Don't know

11. Under what circumstances would it be appropriate for the South Revelstoke study area (or a portion of this area) to join the City of Revelstoke?

MAPPING

12. The following map identifies the study area boundary. Identify areas where you would like to see more development or areas where the characteristics should be maintained, as well as areas for agriculture and environmental protection. Please drag and drop at least 3 markers on the map.

The following markers (and accompanying questions) were used:

More development: Why is this area suitable for more growth and development?

Agriculture: Why should this area be agricultural?

Environment: Why should the environment in this area be protected?

Maintain as is: What characteristics of this area should be maintained?

Other: What other significant features are in this area? Or what improvements could be made in this area?



WRAP-UP

- » Thank you for your input so far! IT has been recorded.
- » Please Answer a few optional questions. This helps us understand your input better.
- » Your private information will be kept private.
- » Use the sharing tools (on the right) to spread the word!

13. Which of the following roads do you live on?

- | | | |
|--|--|--|
| <input type="checkbox"/> Airport Way | <input type="checkbox"/> Shaver Road | <input type="checkbox"/> Goch Road |
| <input type="checkbox"/> Sunnyside Road | <input type="checkbox"/> Catherwood Road | <input type="checkbox"/> Camozzi Road |
| <input type="checkbox"/> Gawiuk Road | <input type="checkbox"/> Lennard Drive | <input type="checkbox"/> Prefer not to respond |
| <input type="checkbox"/> Westerburg Road | <input type="checkbox"/> Wager Road | |

14. What is your age?

- ☐ 19 or under
- ☐ 20-39
- ☐ 40-59
- ☐ 60-79
- ☐ 80 and over
- ☐ Prefer not to respond

15. Have you read the fact sheet or preliminary report?

- ☐ Yes
- ☐ No

Thank you for your input. If you would like additional information, please visit the CSRD website at csrd.bc.ca/area-b-diagnostic-inventory. The City of Revelstoke and CSRD will be hosting a public information meeting at 6pm on October 4th, 2017 at the Revelstoke Community Centre. **Please join us there!**



City of Revelstoke Residents

This survey is designed specifically for residents of the City of Revelstoke. If you are not a resident of the City of Revelstoke, please go back and complete the survey for residents of the South Revelstoke Study Area.

PLEASE NOTE: Residents responding to this survey are encouraged to review the fact sheet or preliminary report prior to completing the survey. These documents can be accessed at: www.csrdb.bc.ca

FAST FACTS:

- The South Revelstoke Study Area covers a land area of 2.3 km², 57% of which is located in the Agricultural Land Reserve (ALR). The area is home to approximately 300 residents, living on about 110 parcels.
- The South Revelstoke Study Area is part of Electoral Area B.
- The Columbia-Shuswap Regional District (CSRDB) is the local government responsible for the Study Area.
- While the base of Revelstoke Mountain Resort (RMR) and the Revelstoke Airport are within City limits, areas in between and to the south are outside of the City of Revelstoke boundary.



1. When it comes to the future of South Revelstoke, as a City of Revelstoke resident, please rank the top three characteristics you value most? Please select your top three priorities and number them 1 (first priority), 2 (second priority), 3 (third priority).

— **Agricultural**

South Revelstoke offers agricultural land that is important to the region's economy and food security.

— **Rural character**

South Revelstoke's rural character is important to the region.

— **Development**

South Revelstoke has land that could be developed for tourism or housing in the future.

— **Environment**

South Revelstoke has important natural features that should be protected.

— **Recreation**

South Revelstoke offers many outdoor recreation opportunities.

— **Other priority (please describe):** _____

DEVELOPMENT

2. Would you like to see greater development in South Revelstoke?

- ☐ Yes, I would like to see opportunities for more development, such as housing, neighbourhood commercial, and tourism-related uses
- ☐ No, I want South Revelstoke to maintain its rural character
- ☐ No preference

AGRICULTURE

3. How important is it to keep land in South Revelstoke available for agriculture?

- ☐ Very unimportant
- ☐ Unimportant
- ☐ Neutral
- ☐ Important
- ☐ Very important

COMMUNITY IDENTIFY

4. Do you feel that South Revelstoke is:

- ☐ Functionally part of the City of Revelstoke
- ☐ A separate area
- ☐ Don't know

5. Under what circumstances would it be appropriate for the South Revelstoke study area (or a portion of this area) to join the City of Revelstoke?

MAPPING

6. The following map identifies the study area boundary. Identify areas where you would like to see more development or areas where the characteristics should be maintained, as well as areas for agriculture and environmental protection. Please drag and drop at least 3 markers on the map.

The following markers (and accompanying questions) were used:

More development: Why is this area suitable for more growth and development?

Agriculture: Why should this area be agricultural?

Environment: Why should the environment in this area be protected?

Maintain as is: What characteristics of this area should be maintained?

Other: What other significant features are in this area? Or what improvements could be made in this area?



WRAP-UP

- » Thank you for your input so far! IT has been recorded.
- » Please Answer a few optional questions. This helps us understand your input better.
- » Your private information will be kept private.
- » Use the sharing tools (on the right) to spread the word!

7. What is your age?

- ☐ 19 or under
- ☐ 20-39
- ☐ 40-59
- ☐ 60-79
- ☐ 80 and over
- ☐ Prefer not to respond

8. Have you read the fact sheet or preliminary report?

- ☐ Yes
- ☐ No

Thank you for your input. If you would like additional information, please visit the CSRD website at csrd.bc.ca/area-b-diagnostic-inventory. The City of Revelstoke and CSRD will be hosting a public information meeting at 6pm on October 4th, 2017 at the Revelstoke Community Centre.

Please join us there!

Appendix C SURVEY VERBATIM COMMENTS

The surveys provided a number of open-ended questions where respondents were able to type in their comments. This appendix is a record of all comments received. Comments are presented in no intended order.

Note: Inappropriate language and identifying information were removed and replaced with “[]”.

Survey for Study Area Residents

Question 1. Priorities

Question 1. When it comes to the future of the South Revelstoke Study Area, which three topics are most important to you? Please select your top three priorities and number them 1 (first priority), 2 (second priority), 3 (third priority).

Respondents could also suggest another priority if they felt that the list did not capture their priorities. The following represents all open-ended responses received for this question:

Question 1. Priorities (Open-Ended)
Expand city boundary to allow for meaningful development
Low impact tourism development, e.g. Ban B resident owner short term rental
The City needs more land move it to the City
Affordable Housing for workers
Rural Infrastructure Standards
Higher density zoning to promote property development
Self-Determination
homes for working people
housing
Housing and other amenities. Anything but open land doing nothing but siting there for 100 years and stayed my status quo. We need change in this community and we need more people living here.
More housing for families
-More housing for families
-more development properties to ease the housing crisis
more family housing
-more family housing
-more accommodations for ski hill staff and tourists
Property Values per Acre pari passu with city
development of housing
Being part of the City
being part of city

Question 1. Priorities (Open-Ended)
Support worker housing
Future use for a various development not just what you have listed.
out of CSRD and into the city-allows for the community of Revelstoke to determine its own growth path
No. [] rules that the town dictates to Revelstoke residents
Housing
City water
Sewer system and gas availability
City of Revelstoke and not the CSRD should be in a position to decide proper growth strategy and land use on this most valuable land
To be included into Revelstoke
No tourism related development or uses, no neighbourhood commercial development, and no multi-unit housing development as to minimize taxes.

Question 11. Circumstances for Boundary Extension

Question 11. Under what circumstances would it be appropriate for the South Revelstoke study area (or a portion of this area) to join the City of Revelstoke?

The following text represents all of the open-ended comments received in response to this question.

Question 11. Circumstances for Boundary Extension
There are many priorities for the city of Revelstoke to focus on prior to diving into a developmental project of such vast size in south Revelstoke.
There is no circumstances would I ever join the city
This is the only useable land to allow for city expansion and as such meaningful zoning should be put in place. Keeping the land in the CSRD and placing large parcel sizes is not proactive management, this will just lead to large homes being built and any future land use opportunities lost. This will not serve the city of Revelstoke or the CSRD's long term needs.
Majority of landowners agree on it.
For our property there is no benefit to be in the Revelstoke city limits. Higher taxes for no additional services. The city is poorly managed.
I don't want to be part of the city. I do want to see the CSRD be more flexible and open to ideas like tourism opportunities for resident owners (e.g. resident owner short term rentals), higher density (e.g. allowing smaller parcels in areas outside the ALR), and service levels that are more in line with the taxation rate that, while lower than Revelstoke, is still high which, combined with the artificially high property values has significantly increased the tax burden on local landowners.

Question 11. Circumstances for Boundary Extension
We should acknowledge that we are part of the city in many ways without the benefit of proper representation with the monachary single handily leading us backward. We cannot live with our heads in the sand in the future
See no need to join the city of Revelstoke and my house is strongly opposed to this idea.
it would be very worthwhile if sewer and water were provided and the zoning changed to R1 to allow for subdivision of those properties ac
provide water,
None
The areas adjacent to the ski hill boundary, east of Catherwood Rd should be next area annexed
none
It is very appropriate for the area around Catherwood road to join the City the city need lands for future use. keeping t lands in the CSRD is not smart planning.
Never. Our food security is too important to densify and lose farmland. Initiatives should be considered to encourage farming here instead of letting rich property owners sit on unproductive land.
no circumstances. our properties when worth nothing were not of interest so I feel they still shouldn't be. if because of the resort, most of us out here voted NO
For access to city water and sewer.
That the south Revelstoke and only the south Revelstoke residents had a vote as to whether or not they wanted to join the city.
It is imperative to the City of Revelstoke to promote, foster and encourage growth in the direction that the economics are pointing. This would most certainly be tourism both at RMR as it exists and more importantly as it would look if infrastructure investment is encouraged. The bench needs to be brought into the city and developed in character with the rest of the community. Delaying the inevitable is short-sighted.
That the south Revelstoke and only south Revelstoke residents have a say/vote as to whether or not that they want to be brought into the city. Under no circumstances should they be forced to be brought into the city to enhance in my opinion the tourist industry in the area.
The circumstances are appropriate now.
I do not see any reason for South Revelstoke to join the City. The CSRD provides a dump where residents can take garbage and recyclables and is cheaper than having garbage pick up. We have excellent road and maintenance service provided by Emcon. I like living within the ALR. The CSRD provides bylaws for South Revelstoke. South Revelstoke does not need to join the City at all.
I do not see any reason for South Revelstoke to join the City. The CSRD provides a dump where residents can take garbage and recyclables and is cheaper than having garbage pick up. We have excellent road and maintenance service provided by Emcon. The CSRD provides bylaws for South Revelstoke and their Development Services Staff responds to any inquiries within a quick timeframe and are very helpful. I moved to South Revelstoke to pay lower property taxes, have a larger

Question 11. Circumstances for Boundary Extension
property within a natural environment, live within the ALR and no tourism development allowed. South Revelstoke does not need to join the City at all. Joining the City would only promote development in an area where residents do not want to see any tourism development.
As soon as possible. Bring us sewer and water and resort residential zoning
only if there was absolutely no other option
For the growth and development of the town t
To develop the city of Revelstoke.
Only if all services are available to those in the south as they are throughout the City of Revelstoke.
If City of Revelstoke grows by another 10,000 people which it wont.
It's imperative that the City of Revelstoke acts rationally and moves to fully include the South Bench into the City limit. Any objections to this development are flawed and not in the best interests of the town and local people. I urge action to accelerate development and prosperity of the area.
Very important to give the residents of Revelstoke control over their future growth and taxes. Status Quo would be a clear signal for the area to stagnate and become an economic drag on future growth.
need for infrastructure
NONE
I think it would be necessary to have a comprehensive land use plan, developed in consultation with the residents of south Rev, and a clear agreement as to the services which would be improved with an accurate forecast of tax increases. Then there would need to be consent of residents of south Rev and citizens of Revelstoke.
Under all circumstances. Makes the most sense for it to join the City of Revelstoke
I think it would be appropriate for the south Revelstoke study area to join the city of Revelstoke so that more development may be possible in and around resort area so as to increase money flow into the city.
To allow for the much needed growth of the community this area should be allowed to join the city
In order to allow further development surrounding RMR so the resort can continue to grow and become a world class destination
no
Keep as is
Now the circumstances are now. It takes years to plan and develop ideas. The longer it stays in the CSRD the longer we can't plan.
If we had city water and possibly sewer
I believe we need more housing in south Revelstoke/ Revelstoke area. Housing for families, Housing for Staff working at the hill and we also are in need of tourist accommodations. The lands in the South Revelstoke area are not suitable for agricultural food production, the soil is not as fertile as some may believe. So why keep it only as farm lands? I certainly don't see the land being used for

Question 11. Circumstances for Boundary Extension
local food production at this time, nor do i see it being used for that in the future. we need homes, hotels accommodations for tourism.
none
Circumstances as they exist dictate that the study area should be in the city and not the CSRD.
Maintain less zoning restrictions for building. I want to buy in the CSRD because it is less restrictive than Revelstoke.
please do develop south side. this seems like
please do develop south side. this seems like a plan for developers to get more land for more building. I am vehemently against that.
Not at all appropriate
if taxes remained the same
I do not want to join the City of Revelstoke under any circumstances! I moved to the South Revelstoke study area to be apart from the City of Revelstoke and enjoy the benefits of rural life.
Maybe incorporate the airport.
every circumstance - its long overdue
it should be part - no conditions
it should be part
all circumstances
None of it. The city sewer and water can't handle it.
South Revelstoke should join the City now as it is functionally and from a planning perspective part of the City and the only route for future growth of the city and the economy. There is much better and plentiful land for agricultural and recreational uses.
Not appropriate. The city will let the highest bidder place hotels and other non rural items in our area increasing foot and car traffic that doesn't belong. If your friends with COR council the rules don't apply and you get away with anything. Ex Catherwood homes that want to be brought into city so they can dose the house and put a hotel and shopping and restaurants in without having to invest in the ski hill amenities but completely benefit from it. I purchased a home on an acre away from the city and away from downtown so I had a view of the stars on a quiet street where i know all my neighbours and never need to lock my doors. I don't need vacation rentals and tour busses invading my quiet neighbourhood.
expansion plans for the resort
Once they have delivered city water and sewer to the entire area
I recognize there would be mutual benefit in seeing City Water brought south through the neighborhoods impacted by this survey. The CSRD and City would gain better water supply and fire protection to the Airport. The City would improve the overall design of their water infrastructure by creating a loop through Westerburg Rd, versus two 'dead ended' water pipes at the ski hill and the airport. City would gain additional tax revenue from those utilizing the supply.

Question 11. Circumstances for Boundary Extension
Seeing as the ski hill is in the city and it needs to expand and develop into an international Resort so the area around it should also be in the city and able to support development., provide services , housing and infrastructure .
We need to plan for our future growth now as supposed to later when it's too late and we can't catch up
The South Revelstoke bench under the resort is integral to the further growth of the city. Improvements in this area will open up a corridor of intelligent growth as it relates to the ever increasing four season tourism. Leaving this area out of the city will only stunt the growth of this extremely important driver of new jobs, taxes and investment.
Never. I do not want to be in town. That is why I purchased land outside of city limits.
NEVER!!!!It needs to be maintained as an agricultural area so that Revelstoke maintains the ability to feed itself. Please so not let it become a tourist trap making a small number of people very rich and powerful.
Never!!!!It is needed to enable Revelstoke to sustain itself with food.
None
I don't see any need to join
none
Once all of Revelstoke has been serviced with adequate water and septic services, and development opportunities have been maximized there. The City seems to be stretched to provide service for the areas within it already.
none
None
to allow for better use of the land which has little potential for Agriculture, nor has the majority of it ever been it in the past. Not massive urban sprawl with housing and being pushed by developers simply trying to build, build cheap and cash out... but to use the land in creative ways taking advantage of what is there to helps provide accommodation solutions, while keeping the natural beauty and environment in tact (for the most part). Projects that will be amenities for Revelstoke and benefit, locals and tourists alike.
No circumstances!!!
All of area CSRD electoral area B should become the City of Revelstoke. All of the area or none of the area. Also, city water should at least be extended to Airport Way, Sunnyside Rd., Gawiuk Rd., Westerburg Rd., Shaver Rd., Catherwood Rd. and Leonard Dr. The water line on airport Way does not have to go any farther south than Catherwood Rd.
None, if people wanted to live in town they would.
None. If people wanted to live in town they would.
when water and sewer would be available to connect to

Question 11. Circumstances for Boundary Extension
when water and sewer would be available to connect to and the people don't have to pay an extreme amount to connect to it as at present people are self sufficient on wells and septic. We live here because we like the quieter lifestyle and do not want increased development
When there is a benefit to the people whom have invested and own this land. Agricultural land is shrinking globally, population is going up. Going to require some food. Do not see when it would ever be feasible.
None no circumstance warrants change.
Not for tourism, but things that may benefit the people that live here year round
Not for tourism, but for things for people that live here year round and call Revelstoke home
This town must grow.
None
It wouldn't
None
It wouldn't.
I like our rural lifestyle. However, with the ski development so close it makes logical sense to me that this area should be part of the city in order to take advantage of development.
Now
none
Only if we were given good reason to become part of the city. Example: maintain lower tax rate but have some more services but I don't see that as feasible - why would city want to do that.
Under no circumstance should South Revelstoke join the City of Revelstoke
none
Current circumstances seem appropriate for South Revelstoke to join the City.
At this time there is no direct benefit to joining the city of Revelstoke
If the City of Revelstoke complete changed its ways and became more like the CSRD with lower taxes, less services etc.
When the rest of the city is COMPLETELY built out!!every lot and zone is 100% occupied and in use for its designated planning . By then I expect ag land will be very important to the city!!
When all available land within the city boundaries has been developed and there is a city council that is able to maintain a balance between development and the natural environment.
<p>i feel that if the city was to over see these parcels, as a avenue to have them removed from the ALR. The zoning and acquisition of the lands should favour smaller parcels (1-2 acres)with zoning which would allow agricultural practices, such as farming.</p> <p>I believe that if these ALR parcels were available to be sold off in smaller parcels, which would more affordable to the buyer, and still net a profit for the seller. The lands then could be used for small scale farming/agricultural, which is not the case now. Small parcels of an acre or so would allow the average person to afford the lifestyle of growing their food , and still uphold the values of the</p>

Question 11. Circumstances for Boundary Extension
ALR act.
We must adapt the lands/laws to suit our " growing" needs, and not let a few land owners/Barron's change the law and cash in !
Because it's really all about the money
No circumstances.
none
It would only be appropriate if the City committed, through local laws, to keeping land in this area for future agricultural use and to maintain its rural nature. This not only benefits the residents who live in South Revelstoke but it also benefits City residents by ensuring the potential for future food security. It would not be beneficial to the City to allow development in the rural area that competes with RMR, thereby impacting the success of RMR and the taxes that can be collected from that development.
On a strict understanding that land is set aside and used for agriculture, and remains in the ALR. Revelstoke has a food security issue that will not be remedied by more development on prime agricultural land.
It's somewhere between the top two suggestions. A separate area, but with its close proximity to Revelstoke it is of course a special - yet separate - part of Revelstoke
No circumstances would be appropriate for south Revelstoke or portions of it to join the City of Revelstoke as agricultural lands need to be maintained. Rural lifestyle and the natural environment also needs to be maintained. any tourism development, commercial and housing projects needs to be kept within the current city boundaries north of the current southern most ski run as drawn on the map in question 12.
never
under proper consultation of everybody, maybe some ALR related development only!! Simple this is FARMLAND duh
The City of Revelstoke needs to get its own finances in order before I'd ever consider such a proposal. The city of Revelstoke should be ashamed its current state of affairs and look internally to correct its course. Offering tax breaks to those in (and outside of) the community with the deepest pockets is how they got into this financial mess, reversing that course is the ethical way out. Revelstoke can't afford to maintain its current infrastructure needs, the idea they can afford to service a larger area is comical. It's obvious this is an attempt to gain a larger municipal tax pool and little else. Joining the town of Revelstoke is not in the interest of the residents of this part of the CSRD.
no circumstances, we receive few services that are notable, (water, sewer, garbage, fire hydrant,) why have our taxes raised for a couple big land owners that are only interested in this application to receive a large pay out down the road with no regard to some of the last rural living around Revelstoke area

Question 12. Mapping

Question 12. The following map identifies the study area boundary. Identify areas where you would like to see more development or areas where the characteristics should be maintained, as well as areas for agriculture and environmental protection. Please drag and drop at least 3 markers on the map.

The following markers were provided:

More development: Why is this area suitable for more growth and development?

Agriculture: Why should this area be agricultural?

Environment: Why should the environment in this area be protected?

Maintain as is: What characteristics of this area should be maintained?

Other: What other significant features are in this area? Or what improvements could be made in this area?

The open-ended comments presented below show all of the feedback received for each of the markers. This information is provided as a summary. A KML file showing the location of each marker and corresponding comment has been provided to the CSRD and the City of Revelstoke.

Study Area Question 12. Map Marker—More Development
Adjacent to ski hill
Adjacent to ski lift area - logical extension for the city
again close to the ski hill, easy for staff or tourists to walk. hotels, homes and staff housing desperately needed.
Allow resident owners to generate income from their properties by way of low-impact tourism opportunities (e.g. short-term rentals). Don't downplay the lack of long term rentals in Revelstoke and at the resort on resident owners. Employers and the city should be working together to ensure there is adequate housing for new and seasonal employees who are needed to fill available jobs.
already broken up into smaller lots
already community area
Already in the City, already near water lines, on a slope that is not designated ALR
Already zoned for future growth
base of ski hill area, convenience
bottom of an international ski resort
bottom of the ski hill
Climbing wall.....pub, beer store
Close to city
Close to city services
Close to resort and next to city land just added from csrd

Study Area Question 12. Map Marker—More Development
close to resort and town. enough to fit hundred of people.
Close to ski resort, land not ideal for agriculture
flat and close to ski hill
flat and close to ski hill
flat and easily serviceable
flat and location to ski hill
flat and proximity to ski hill
Flat and services by airport
Flat land suitable to medium density development
good area for housing
Housing and small business development.
I think the area close to the resort should be able to develop to some extent
Ideal area to live in or rent out for ski season
In the existing area of the airport.
it already caters to high volume of tourists. more options would improve the area.
It is already in the City of Revelstoke and part of the resort. That is where development should occur.
its close for tourists to hunker down for the night, AND BE AT THE HILL IN MINUTES. staff housing and more homes are in much need here.
It's proximity to RMR
Keep development out of the area of study
Keep development on Mountain close to city and ski hill.
Large potential for infill once water issues are addressed
Lodge, hotel, pub
Logical extension for development
logical extension for development
Mixed development
More Accommodation and more resources such as grocery/liquor, restaurants....
More affordable housing
more housing/hotels for staff and tourists
More housings and small business development.
near the ski hill, great for staff housing which is an easy walk for employees. hotels that are able for tourist to walk to.
next to ski hill. avoid large houses on large properties effectively sanitizing land
Next to Town/Ski Hill. Natural expansion or there will just be mansions on large pieces of property
not suitable for agricultural use, soils not very fertile
Plenty of area to be developed, in a area of development
prime housing location

Study Area Question 12. Map Marker—More Development
Proximity to City Services
proximity to existing development. Unreasonable to be used for 'typical' agricultural operations
proximity to RMR
Proximity to town and ski hill
Pub, restaurant, beer store,
Resort lands already serviced and zoned within city
right below ski area and easy to bring city water to as it was extended to Camozzi road already, even with no sewer it would allow 10,000 sq ft lots
RMR should be pushed to stop their needless foot dragging and develop the resort's accommodation at a faster pace so that services can expand and access increase to more tourism to support the local community by creating better jobs.. Many parts of the city are suffering because young people don't have opportunities in the town which is damaging the community.
Should be part of the city infrastructure anyway. Some emergency services are based out of there.
the whole area is suitable for development as its really part of the city
This ALR area has plot holdings which are unsuitable agriculture but perfect for more dense residential development
This area is closest to the resort. As there is no development underway in the resort proper, this area should be allowed to develop as an alternative.
This area is perfect for clearing and more residential development.
This area of the ALR should certainly be included in the City of Revelstoke. It's of no agricultural value other than grazing by too small a holding to be economic. It should be included in the City limits to accelerate the development of RMR and Revelstoke.
Under OCP for development
Underutilized
we need more housing

Study Area Question 12. Map Marker—Agriculture
All ALR land should remain ALR. There is a history of farming in the area which is as much the historical culture of the valley as is the historical downtown core.
Already an agricultural area with limited farming.
Any soil disturbances lower than farming depth could potentially harm the water table in the area water is not that far from the surface on these lands. Develop Revelstoke. First the ecosystem in this area is very fragile and important leave as is
Any type keep as much land in the ALR as possible

Study Area Question 12. Map Marker—Agriculture
As this is existing, established, producing farm land, ALR status must remain on this area. In addition, the land should be utilized as such (ie. land share opportunities with new farmers, livestock housing).
Because there is cleared flat land that grows grass and livestock eat that grass and we eat livestock.
Cleared, good agri land
Either keep as ALR or expand Williamson's Lake campground and park. There is need for camping near the ski hill - should be for year round use. City owned and operated creates income for the City.
Flat easy to farm
flat farmland with big acreages now
Food security.
good soil
good soil,flat,historically farmed
great farmland
Great soil was used as agricultural in the past senior owners are too old to use it at present
Historic and current use.
Hobby farms
I believe that existing agricultural lands should stay that way. Do not take land out of the ALR
Investors should never be allowed to develop into anything other than 1 home.
it is already agriculture land and we will need even more in the future, not less.
It is excellent agricultural land
It is important for the way of life for many people. Any more added building will rob the land of the natural settings
It is myopic not to protect land suitable for growing food.
Its some of the only farm land left in the entire valley.
Just outside of city for farming but close for growers to come and go.
Keep the cows where they are
keep the farms and land as is
keep the farms as is
Keep this area in the ALR
Last remain ALR lands suitable for small scale local food production
Leave in CSRD
need to eat
nice flat large acreage now
Prime land, cleared
protect agricultural uses
Remain as ALR for future agricultural use. A development here is a parasitic development to the ski hill and is no one's best interest other than the developer. The City should be discouraging parasitic

Study Area Question 12. Map Marker—Agriculture
developments, not wasting taxpayer money creating processes for developers to propose annexation into the City solely for their own financial gain.
Revelstoke has an amazing local food culture/industry, should be supported -
Should never be allowed to develop further
that's what it is now
The agricultural reserve is important for the future. Much of this land has been cleared and flattened, then grazed and pooped on for decades. It's not easily replaceable.
The areas I chose seem to have the most potential for agriculture. I don't think the ALR is very effective in promoting agriculture. Perhaps a tax regime which reflects land use (productive farm vs residential) rather than ALR status would provide some motivation for agriculture.
The last good land for agriculture in the area
there are large areas of undeveloped land
there is very little agriculture land left in the Revelstoke area most of it was flooded for the reservoir in the seventies we should not loose any more.
This area was agriculture area before the dam and should always continue to be agricultural area as there are many small farms still active in the whole area.
This is ALR land, and should be maintained as such. More enforcement of ALR rules are required.
this is historically farmland and would be valuable as such. Additionally maintaining larger properties maintains a positive rural atmosphere for the area.
This is our last agricultural land left after flooding of farms by BC Hydro. Global warming will impact the import of food from southern climes [e California] due to lack of water and wildfires.
To enable Revelstoke to feed the people who live there, basic necessity of life, condos are not a basic necessity of life.
To protect food security
very rich soils and very suitable for livestock development. Potential utilization for locally grown food to be available for the town.
we have very limited agricultural area left in this valley. we should try to protect what still exists.
We need Agricultural land more then any development. Your kids or grand kids will need this land to grow food. We can't rely on the USA & other countries for things we can grow here. There is too much land being taken out of the ALR.
We need flat ground to grow food!!!!
With water and food being taxed leave as valuable crop land. Hard to reclaim once disturbed.

Study Area Question 12. Map Marker—Environment
ABOSULTELY NO MORE DEVELOPMENT!
Tell the Developers to stay out of here!

Absolutely no more building!!! NO more developments!!!!!!!!!!
Ah, trees, grass, bugs, streams, basically the environment ,
All areas along near wetland. Fragile habitat and lots of potential for damage due to sloppy development.
All natural features
All of it
All the features should be protected in this area. there are many users who walk out on the flats (area flooded by hydro) when accessible. there are many hiking and biking trails in the area as well. This is a beautiful area that should be kept in its natural state!
animal habitat and corridors throughout the study area and between the study area and the resort development.
Avalanche path.
Balance smaller properties and small, low impact tourism businesses with a rural feel that maintains and encourages natural vegetation, keeping trees standing, etc. The key word here is balance. Think small and local-ownership not big and external developers.
Entrance into environment free of major development for outdoor enthusiasts.
Every tree, stream etc. really- do you have to ask- natural means natural.
Flats, heron rookery, pasture land and forest.
Heron rookeries, turtle ponds, neo-tropical songbirds, ungulate habitat.
heron rookery
Hiking trails
i believe that we need have the flats (whether open or flooded) available for use by the residents. These areas should be undeveloped and enjoyed
I think the areas close to the river, and access to the drawdown zone, are important.
Impact assessments should be undertaken in the area below the proposed "Treehouse Hotel". Recent disruptions of the wetlands below the proposed development site may destroy vital ecosystems in this area.
its a water shed, with diverse wild life using it.
LAND
Lower slopes have potential for instability if disturbed/developed.
Maintain mountainside and relationship to River and area for animals to access water
minimizing subdivision in this area is not a planning decision that protects the environment. isolated, small acreages will increase the city footprint and provide nominal ecological benefit.
Montana Lake: water year-round: nesting habitat - ducks, geese, turtles, beavers, otters, eagles, osprey etc.
Montana slough is a vital ecological area for many species. This area needs to be monitored and preserved.
Nature and recreation

New property owners have cut trees within the boundary of public right of way. No permits were applied for previous to the removal. Rules should apply to all landowners equally and should be enforced.
No development should be allowed
No development should happen around the lake. There are beautiful trails that should be not be disturbed.
Please protect land for wide life
Prone to flooding
Some Trailer Park residences frequently dump their refuse into the forest belonging to the [] family. Surveillance and prosecution should be utilized to protect existing forests and remain bear-safe.
Super area for wildlife.
The existing mountains with no more added items to destroy the habitat for the animals that have already been displaced with added building. The way of life is clean and no sewer smell like the Revelstoke sewage lagoon
The flats should be foot traffic only to protect from erosion
The natural beauty of the valley bottom should be maintained and preserved. Try to establish the primary commercial/development area within the vicinity of the Resort.
The tree line and flats for habitat and for view
turtle and bird habitat, casual recreation for residents
turtle and water and shore bird habitat
water quality should be monitored and maintained in the areas near the RMR.
Water, trees and wildlife.
wetland habitat
wetlands
grassy areas
accessible recreation for nonmotorized use
wetlands and natural environment
WETLANDS should be well protected!!
wetlands, fauna, flora
wetlands, Mount Cartier, flora, fauna
wildlife corridors, trees, heron rookeries, turtles, endangered species

Study Area Question 12. Map Marker—Maintain As Is
acreage style housing
Agricultural land, trees, land for deer etc.
agriculture should be maintained
Airport way should not become a hotel strip.

Study Area Question 12. Map Marker—Maintain As Is
all features as is
all of south Revelstoke should be maintained.
All of the study area should remain as is.
ALR
As is
As is
Because tourist are attracted to the natural beauty of Revelstoke and that will be lost if it becomes a tourist trap like Banff and Whistler that caters to the rich and ignores the rights of the majority of the people and the wildlife and the environment.
Catherwood south on airport should be mixed affordable housing/light living and food growing
City gravel pit refuse. Should never be developed into anything commercial
Current Conditions
Current conditions
Current conditions
established large lots with existing houses
farther from ski resort and city and harder to bring services to
forested area, possible trails
Great area for wildlife
hard to get services to
I believe that people move to South Revelstoke to have larger properties and rural lifestyles. This needs to be maintained throughout the whole of this area
its fine the way it is
keep the area woodsy
Keep this area the same as it is.
Land for agriculture and natural ecosystem
leave it as it is
Leave rural
Leave the way it is
leave this area as is. We live here because we don't want the rules and regulations living in the city of Revelstoke.
Local acreages and parcels of land that are utilized primarily for residential. This area is beautiful and it provides homeowners the sense of country living.
Lot sizes and zoning should not change.
More farm land is needed not less.
Nice neighborhood
No development
No development or commercial uses including ski area development south of existing ski run
Quietness, private, lots of animals.

Study Area Question 12. Map Marker—Maintain As Is
Rural large holdings.
Rural lifestyle
Rural lifestyle, CSRD governance, no tourist development.
rural residential
Services are fine as is.
The area around the airport
The community
The way it has been for the last 50 years or more
There should be no more growth or development in the South Revelstoke area. These agricultural lands need to be maintained and protected into the future. Development is rapidly destroying our ability to grow crops that provide for the locals. The Province needs to be much more aware of the loss of agricultural lands. The current environment provides habitat for deer, bear, coyote, other beaver, great blue heron, bald eagle, duck, goose, osprey, hawk, painted turtle, and many more. The agricultural, rural and natural environment characteristics need to be maintained to provide a lifestyle that attracted people to the South Revelstoke area.
There should be no more growth or development in the south Revelstoke area. These agricultural lands need to be maintained and protected into the future. Development is rapidly destroying our ability to grow crops that provide for the locals. The province needs to be much more aware of the loss of agricultural lands. The current environment provides habitat for deer, bear, coyote, other beaver, great blue heron, bald eagle, duck, goose, osprey, and the painted turtle, and many more. The agricultural rural and natural environment characteristics needs to be maintained to provide a lifestyle that attracted people to the south Revelstoke area.
There should be no more growth or development in the south Revelstoke area. These agricultural lands need to be maintained and protected into the future. Development is rapidly destroying our ability to grow crops that provide for the locals. The province needs to be much more aware of the loss of agricultural lands. The current environment provides habitat for deer, bear, coyote, otter, beaver, great blue heron, bald eagle, duck, goose, osprey, hawk, painted turtle, and much more. The agricultural, rural and natural environment characteristics need to be maintained to provide a lifestyle that attracted people to the south Revelstoke area.
These vital areas should be maintained as critical habitat due to proximity to water sources. No development should occur at this site.
this area does not require any further development. we don't feel there is any benefit to building codes and permits being forced upon us. the city of Revelstoke can't keep up with the demand that exists for their land-base and population right now.
This area was identified to be maintained as rural through all processes to date including the open houses for the City of Revelstoke and Area B as it related to the Mt. MacKenzie development [ie RMR] The CSRD OCP stated that there would be impacts but those would be first and foremost on the Upper Bench. The main concern was water quality. As expected Thomas Brook was impacted

Study Area Question 12. Map Marker—Maintain As Is
and the residents had no choice but to join the City due to their policy of not extending water services outside of their boundaries. Main development was supposed to be on Mt. Mac not outside of the RMR Boundary until full buildout. What we have now is an attempt by speculators to cache in on land that is ALR expecting that it could be released if the City requested that from the ALC. This is not beneficial for the long term viability of our community
This comment refers to the entire study area - in general there should be no major changes to the area: maintain agricultural potential and rural lifestyle of the properties.
This property is developed as much as the owner is intending, therefore no change is warranted.
To maintain the view and special drive/bike path that many people come to see.
To prevent undo pollution and keep the rural existence
Until development occurs on other properties, we should hold the line on allowing a full on land rush. See how development occurs on first parcels, and learn from experience regarding further development.
Water, trees, wildlife and level of development and services.
Works well for people wanting rural lifestyle and it's the best agri land left in this region

Study Area Question 12. Map Marker—Other
Allow smaller parcel sizes in areas outside ALR and where agriculture is not a viable option.
Close to Williamson's Lake Park. (See comments with Agriculture Icon)
Leave thing the way they are!!!!
leave things the way they are.
Low cost housing
Maintain large lot sizes if development is allowed. potential for serious negative impact to existing environment and lifestyle in the area.
Many residences in South Revelstoke do not have adequate recycling option and choose not to utilize recycling options within the city. It should be unacceptable for residences to have more than one garbage bag out weekly. However, many residences have 5+ garbage bins out every week.
Minimal services and low taxes.
no body in South Revelstoke wants to see this area become part of the City!
Seems like a logical step to include the area within the City of Revelstoke
Unique historical A-frame barn should not be destroyed.
water and sewer would be great

Survey for City of Revelstoke Residents

Question 1. Priorities

Question 1. When it comes to the future of South Revelstoke, as a City of Revelstoke resident, please rank the top three characteristics you value most? Please select your top three priorities and number them 1 (first priority), 2 (second priority), 3 (third priority).

Respondents could also suggest another priority if they felt that the list did not capture their priorities. The following represents all open-ended responses received for this question:

Question 1. Priorities (Open-Ended)
More housing
Climbing wall
Develop to support tourism
Sensitive development of multi-family affordable housing
More infrastructure
expand the city boundary to include south Revelstoke to provide services
Agricultural Housing developments
Education
Development education
modern, forward-thinking use
Learning center
Pay tax to city
Retail
Single Family Lots
Affordable Housing
Social Housing
join the city to vote for council
Housing with increased density
Employee housing
Housing
More housing
Climbing wall
Recreation development
Zip trek
Zip track

Question 1. Priorities (Open-Ended)
Sensible development in keeping with environment and character; not just any development; we need this area developed and in a good way
Sewer system
Sewer and natural gas service
There is still farming going on that feeds cattle. Which in turn feeds Revelstoke residents. And supports the local economy
tourism and housing needs
resort-related usage
Adventure tourism.

Question 5. Circumstances for Boundary Extension

Question 5. Under what circumstances would it be appropriate for the South Revelstoke study area (or a portion of this area) to join the City of Revelstoke?

Question 5. Circumstances for Boundary Extension
We need it in the city to grow
It has gone as far as it should go; providing water to camozzi road residents who lost their water supply due to the ski resort.
expanded housing / community opportunities to support RMR development which lags exceptionally behind original goals. larger land plots do not support this potential growth.
Functionally they are part of the city, enjoying much of what the city provides without proper representation. It is obvious that this area will and should be part of the city
It's bizarre that it such a limited parcel of land is not included in City operations.
the circumstances are here already and the CSRD's own OCP also recognizes the future use of this land to be resort compatible so why are you doing the survey. it should be in the city and zoned accordingly. all this BS about agriculture the lands in question have never been farmed the farmland was all flooded by hydro in the 60's
the circumstances are here already and the CSRD's own OCP also recognizes the future use of this land to be resort compatible so why are you doing the survey. it should be in the city and zoned accordingly. all this BS about agriculture the lands in question have never been farmed the farmland was all flooded by hydro in the 60's
None
That the residents wishes and concerns are respected and applied
If the majority of those that live there vote to become part of the city.
I believe that people that have chosen to live in this area did so largely due to the fact that it had rural character, that it was out of the scope of drastic development and for fewer taxes. Let's respect those people and their decisions.

Question 5. Circumstances for Boundary Extension
Needs to be done for water, sewer, and airport in city
For municipal boundary extension
If land would and could only be used for land use not building as there are plenty of other areas within the city that have space for work!
If facilities were built that would bring value to city residents not just tourists.
They need to still have access to the public services like ambulance and fire crew. While still maintaining a rural feel.
I think the whole area should join the city!
Regional planning, land us
Regional planning, land use planning, housing needs, environmental stewardship
None.
None this area needs to be kept rural. We are losing our rural area to development and we need to keep some space for people to enjoy living.
When we want them on a sewer system
With a plan for how to transition from the Resort to the surrounding rural area... Not an abrupt border, but a logical transition from resort to rural/agricultural landscape. This may include some development as long as it is in line with the overall character.
If it were required to provide safe living conditions, such as drinking water and roads.
If agriculture could be included in any future development plans, or similar land elsewhere in town was allocated for agricultural use.
Housing and tourism based development
I believe that we have potentially one of the best ski/ recreation areas in North America. I feel it is super important that the city maximize and control that development so that it is conducive to an International Ski Resort and the city can expand the tax base on some pretty high end development. It is crazy that at the foot of such an incredible resort the properties can't be smaller then 10 acres. Let that land into the city and control the development and give us room to grow and give us a tax base that will maybe improve our services and costs
Actually it is critical that it does - housing, more recreation development, create a larger tax base, and to ensure sane, environmentally sound development that benefits all residents rather a select few.
We need this area for future housing development with it's proximity to the ski hill and recreation areas.
When everyone realises this place needs more bloody houses for my kids and their friends or they gonna leave
If services that are suitable for sewerage and other municipal requirements can be paid for, without levying taxes on existing house owners
Only if land was designated park or protected land where development was not an option.
To ensure the growth of our community

Question 5. Circumstances for Boundary Extension
Safety - fire and policing Water and sewage
Safety - fire and policing Water and sewage before South Revelstoke has more housing we should look at increasing the density of downtown with apartment/condo structures
Utilities
When we have a proper plan to make this into a ski town.
Small acreages - 1 to 5, definitely not high density. Opportunity for smaller farms. Huge opp to feed and support community. please don't let the developers ruin it.
For growth and development of the town - essentially financial growth
Because the ski hill is situated there and there needs to be convenient access to the hill as well as have amenities to supply the area
When this town gets its act together
Get skiing going - -
Get skiing going - - we got the number 1 mountain, it needs to be the number 1 resort. Chamonix doesn't look like or [] town.
No more then the big eddy , Columbia park ,central , arrow heights or southside area
It should always be separated
All circumstances. The agricultural value of this small stretch of land is uneconomic whereas it's perfectly suited to sensible, well planned residential development.
If there was a trade off with equally or more valuable agricultural land being given ALR designation.
To provide water services to those that do t have a suitable water source
To provide water services to those that do t have a suitable water source.
City needs available land so very appropriate now
I am not keen on paying for extension of all city infrastructure to this area. For example, Revelstoke's sewage system does not seem to be able to deal with the current loads. Adding more load would break the system.
Allowing sub-diving down to 1 to 5 parcels. This would allow smaller family farms to help feed the community.
The current circumstances. Naturally part of the resort area build-up.
Revelstoke people and businesses benefit hugely from the airport which appears to be within this area if I understand the map correctly - it should be considered part of the city for this reason. If new housing is going to be built there (which is likely if it is city or CSRD) then I believe the new buildings should be inspected by the city building department - new homes outside of city limits and inspections are often built to very low standards and do not meet building codes as there is not a city inspector to enforce adequate standards. This results in another generation of poorly designed and built homes.

Question 5. Circumstances for Boundary Extension
Revelstoke benefits hugely from the
None.
It would be appropriate so further development surrounding RMR can occur, providing more housing and tourism opportunities to improve and expand the resort. Currently the resort here is pathetic in comparison to other world class ski hills like Whistler Blackcomb
It would be appropriate for joining so that more development may be possible to stimulate growth in Revelstoke
It would be nicer to have a nicer tax base as a whole City
I'm not sure why we got this ski hill here if workers can't live near it - are we going to bus people in? So if we have a ski hill there, it should be part of Revelstoke.
Added services. Contribute to the City tax base.
It maintains it's ALR designation and is not allowed to be changed into an area for development
When all of the affected residents wish to join and it fits into the Revelstoke Community Strategy
Only if there were no development lands left in the City
If we have maximized all of our land within city limits, then it would be appropriate to branch out.
It should be up to the residents of South Revelstoke only whether or not they wish to be part of the City. The residents need to be fully aware of the consequences in order to make an informed decision. I firmly believe that people that live in an area should determine the future of their area not a developer who has the main objective to make as much money as possible. Anyone who purchases a property in an area knowing full well the zoning or if the property is in the agricultural land reserve, should not be then allowed to have the City annex the property so that the development can go ahead. The South Revelstoke Area is a source of pride and beauty for our community and should be treated as such and any annexation by the City or development needs to be extremely carefully considered.
For further development of housing and tourism. The ski hill needs further development now. I am very concerned whether the City of Revelstoke staff are competent enough for the task.
Only if the residents there agree firstly and foremostly. And only if the necessary infrastructure was in place to offer services like water and sewer. Revelstoke has no business expanding and developing until we have a concrete plan to manage our sewage treatment and our water. all residents of Revelstoke should have the option of converting to city sewer at some point in our near future. If we could get rid of our septic fields we could explore carriage houses and alleyway homes in the largest lots in Revelstoke which is Arrow Heights and the big Eddy.
If S. Revelstoke stays essentially the same, I don't see why they need to become a part of Revelstoke (unless they want to). I fear more housing, and development and loss of agricultural land if they join Revelstoke proper.
Revelstoke is a growing town and it would be silly to not consider south Revelstoke as part of the city, it is almost 2018, change is inevitable!
Change is inevitable. The city will grow

Question 5. Circumstances for Boundary Extension
It would allow the residents out there to have access to water and sewer! Also there is a housing shortage in Revelstoke it would allow for more development to fix that, thus creating more jobs here and bringing growth which is obviously happening in Revelstoke, and British Columbia
We need more housing more jobs more expansion. The time is now
At the moment I don't think the City of Revelstoke has the capacity to take on this much more infrastructure, administratively or financially. But this area was always deemed to be where the resort would be developed.
None should remain separate for people to enjoy
None it needs to remain rural. We don't need every square inch of this community developed. Leave rural area for people to enjoy. Leave the area for those that do not want to live in developed area. If they wanted to live in developed area they can live in town.
The south should join the City of Revelstoke when the dams are taken down and we can build on the agricultural lands that were flooded by these dams, leave the lands that wasn't flooded south of Revelstoke for future Agriculture
None
Decrease in housing prices
Decrease in over all housing prices
If Revelstoke could repair and maintain properly its own infrastructure (i.e. Roads, parks, food security) and reduce the tax loads of its current residents and commercial property owners!! Then we could reasonably expect this Not to be another wonton tax grab , and re-evaluate this again
It is essential that the South Revelstoke study area be included within the City boundary. The south Revelstoke study area is the only land available for future growth of the City that is not restricted by existing development. The South Revelstoke area is flat and ideal for good quality, medium density affordable housing that is essential for attracting and retaining support workers for growth in businesses and government jobs. This area is the only land which the City can plan from scratch to accommodate these uses.
It is essential that the South Revelstoke study area be included within the City boundary
it should all be in the city = why is there any agricultural significance when nothing is grown on these lands
We need more land for future growth it's kind of simple really
For utilities
Presently none
it should remain as is until all other land that has been purchased for development is fully developed, and there is real need for change
None
increase tax base and allow residents to vote for mayor and council
Future development, more housing for the people that want to live in Revelstoke. Would free up some of the city limits lower cost housing for young families and first time Buyers.

Question 5. Circumstances for Boundary Extension
My feelings are as soon as the ski hill was developed and moved into the city then the area around needs to support this with development and should be in the city also. The municipality can then control , plan and tax this development
If the city was to expand its boundary then bringing in the existing RR2 properties as its existing small lot housing and could benefit from city water and sewer services and also happens to be in closest proximity to the existing boundary.
The remainder of the area with large rural lots, ALR land, etc. should remain in the CSRD. The City of Revelstoke has no agriculture and taxation discourages any agricultural development and would result in the ALR lands being developed should the entire Area B be brought into city limits.
If the residents of this area (majority) agreed to become part of the City
Revelstoke is a growing town and needs more space for development outside of the core centre! Especially near the ski hill.
Longer-term, with planning, when the City has the resources, in small portions
Revelstoke is a growing town and now needs more housing - as with many towns, as they grow they spread out, this seems like a viable area
This area is of extreme value to the City of Revelstoke on many levels, but that doesn't mean that it shouldn't still be protected for its ecological and agricultural values.
no circumstances
Right now - we need jobs and places to live - this is a city whose role it is to help people live and get incomes.
I believe the best use is single-family lots no commercial or high-density residential. Single-family lots will allow for more affordable housing. Keep the density at the Resort and downtown Revelstoke.
to create additional accommodation solutions while providing new tourism opportunities that will be a benefit to both tourists and locals while maintaining the natural environment
To provide progressive housing option that are virtually non-existent in the present narrow viewed and controlled city..ie carriage houses small lot housing container design multi units etc
It would need to retain its agricultural land status.
Extension of city sewer and water to existing neighborhoods if they so wished at the cost to those homeowners and not the existing tax payers.
In no way should south Revelstoke become a suburbia. However having parcels of land, larger than downtown parcels, that allow for people to live and grow their own food would be hugely viable for our community's growth.
If it was going to be kept the way it is now. This a great place to ride bikes or walk.
As long as it stays for agricultural use!

Question 5. Circumstances for Boundary Extension
It would be suitable if it is kept as an agricultural or rural area. The city doesn't need more over priced vacation rentals. It's unrealistic to think that hospitality employees will be able to own or even rent anything built this close to the resort.
There is no benefit to South Revelstoke joining the City of Revelstoke. Therefore, there are no circumstances where this would be appropriate.
If they were to be connected to sewer and water and obviously contribute to taxes in association to this
City Water
Land needed for development and housing once all the existing property within the City of Revelstoke has been used.
I don't feel there is a need to have this area join the city of Revelstoke.
when [] and city council drop bleeding every drop of blood out of this town and into developers pockets
Only if it contributed to the quality of living and lively hoods of those whom are already invested in that area. If expansion comes at the cost to the people that are already there and benefits only the select few (ie: developer) then the vision is not applicable.
develop affordable housing!
None should remain as it is. Don't let it be developed and become another Mackenzie village. It's disgusting what is happening to this community. All I see is greed from developers and [].
The housing shortage we're currently experiencing
I think it should be able to use the facilities of the city - but should be set apart as a great example of a sympathetic eco-development that mirrors how a year round resort can be built with the environment to the fore. I don't agree there should be a bunch of private homesteads on the edge of Mount McKenzie - it should be a resource for all to use, with beautiful lakeside cabins etc for summer, and snow shoe/xc skiing in nature. I really think we could do a much better job of developing the surroundings to the airport - unless of course thats ALR (Airport Land Reserve.) On that note, what are the effects of promoting agricultural growing on the very edge of a commercial airport. Would have thought brake dust and Avgas would be pretty noxious?
Can't think of any circumstances at all where it would be desirable.
If the residents of south Revelstoke decide that they want to become part of the city
If the City of Revelstoke and the CSRD authorities and residents mutually agree that it is appropriate to bring properties into the City limits. The City must plan and prepare for infrastructure upgrades that annexation would require.
Zero farming activity
Residential and industrial/commercial development. As a relatively long term resident of Revelstoke it seems that there is limited space for new residential construction and this will become a large issue in the future.

Question 5. Circumstances for Boundary Extension
Not necessary to annex. Far in the future if density of the neighbouring city properties encroaches, then perhaps it makes sense.
I don't see any reasons to join.
If it could be done without further stress on the infrastructure, eg sewage plant, water supply, wear and tear on Fourth Street, difficulties with the Illecillewaet bridge when greater population density is considered.
Right now I don't see it as appropriate.
None, unless the residents of the area voted to join the city.
Only if the ALR development guidelines were kept
i dont think it would be except that services should/could be shared where practical
If we want to ruin this amazing place?
After completion and adoption of a comprehensive land management plan that protects agricultural land an environmental values, and establishes limits to growth, development densities, and efficient infrastructure requirements.
I feel like they are part of this town...the population density alone suggests it's not quite as rural as they want it to be. It does seem they are showing a unified front based on the type of people who came to the open house last night...
I am surprised it has not already occurred.
We simply need to calculate the increased tax revenue from incorporating them and compare it to the cost of incorporation and providing them with the services they want/need. If it makes economic sense do it. If not, don't. It is as simple as that!
Only when the 1,900 acres of vacant land known as the Westside road area which is already zoned urban reserve and was intended for the expansion of the future in the City of Revelstoke has been exhausted.
When an upgrade/expansion to the only bridge leading to the South Revelstoke Study Area has happened.
Never keep it the way it is
When the City has developed almost all it's vacant land, as well as increasing density within City limits, and when the population of the City has at the same time grown significantly, say by 15 or 20 percent, then perhaps land south of the City might be carefully reconsidered for development at that time. By then we will probably value this land more for food security. I do not favour development on a large scale by large developers at any time. In general, I prefer small developments by small developers.
Give them all city services
When the rest of the city is 100% built out!! !EVERY lot and zone is occupied and being used for it designated zoningother then that...NO circumstance!
Never, this land needs to be kept as an agricultural land base to be used as required within that mandate for the future

Question 5. Circumstances for Boundary Extension
The residence of the area request to join the City of Revelstoke.
Leave South Revelstoke as agriculture area and protected .
Only after a comprehensive land use study is done for the entire Revelstoke area. Possibly only after all alternative development areas within the city boundaries have been utilized and in-filled. Even then we should consider going up (highrises) instead urban sprawl.
Expansion of the Williamson lake campground and area if made into parkland to protect the unique lake for community and tourists alike.
If all residents agreed it was a viable option and beneficial to them all.
I can't see a need, other than to gouge further taxes from this area.

Question 6. Mapping

Question 6. The following map identifies the study area boundary. Identify areas where you would like to see more development or areas where the characteristics should be maintained, as well as areas for agriculture and environmental protection. Please drag and drop at least 3 markers on the map.

The following markers were provided:

More development: Why is this area suitable for more growth and development?

Agriculture: Why should this area be agricultural?

Environment: Why should the environment in this area be protected?

Maintain as is: What characteristics of this area should be maintained?

Other: What other significant features are in this area? Or what improvements could be made in this area?

The open-ended comments presented below show all of the feedback received for each of the markers. This information is provided as a summary. A KML file showing the location of each marker and corresponding comment has been provided to the CSRD and the City of Revelstoke.

Question 6. Map Marker—More Development
Housing, condos and town houses
Single family
hard to determine exactly from map, but southern R is close in proximity
Adjacent to present city and development
Mixed development with good planning
Closer to the ski hill the better.
Closer to the ski hill the better.

Question 6. Map Marker—More Development
Increased density and infrastructure
This area is already ruined. Why not keep developing on Camozzi from the gondola base?
This is where the airport is. It would be nice to have it slightly more developed when people land.
Close to ski hill
Because of it's location adjacent to the resort.
Transition development from resort to rural along resort boundary
keep it contained to one area
I don't like the resulting sprawl that this creates. There are a number of vacant parcels in arrow heights. The city should be aiming for more dense walkable developments closer to town, not fringe development that requires cars
more tourism based development
more homes all the way down airport
because it is at the foot of an international ski resort
So close to the city / the ski resort and incredible potential with areas around Williamsons lake
Not really agri-viable; perfect for housing and accommodation which is badly needed now and into the future.
Proximity to town makes this a good area for non-commercial development
Proximity, need for housing; great location near ski resort ... all strong factors indicating sane development would be best choice
Proximity, need for housing; great locations for non-commercial development to expand tax base for Revelstoke; only makes sense
Recreational development here would be great; close to ski resort; needed housing etc.
low density non-commercial development would be a nice complement to a waterfront park
proximity to town services and ski hill
Flat and prime for construction
Prime property for housing development
its close o town
its close
its close
We need to become more attractive to tourism and recreation - that is how the economy will thrive
We need to become more attractive to tourism and recreation - that is how the economy will thrive
Close to ski hill
Already higher density
There isn't any character in this area. Needs improvement
Ideal for business and property development.
Large land perfect for ski accessibility and small businesses.
because it where the growth needs to be
Ski town

Question 6. Map Marker—More Development
Ski town
Ski town
I like to ski not stand in lift lines
We need to be realistic and progressive here. The holdings in this ALR area are too small to be economically viable for agricultural usage. The government should be providing assistance for the development of the City and not impeding the expansion of Revelstoke mountain.
This area isn't appropriate in the ALR because the modern economy doesn't make these small holdings economic. Dairy, livestock, field crops need scale far beyond the size of this holdings. It's perfectly suited for more dense residential development.
Well planned sensible residential development in this beautiful area would bring jobs and more prosperity to Revelstoke.
Need to have more affordable housing with smaller lot availability
City needs more housing
No farming here let people live here, it's beautiful
Again, no farming here, let people live along the river
The Ski Hill is only partly developed it would be great to see more plans go ahead
More development on existing properties in the downtown. As in carriage homes, rental suites, higher density housing units.
We have a lot of vacant land within the City of Revelstoke that isn't being developed, I think plans for higher density houses should be investigated before we take away ALR.
develop to smaller parcels
not good for agriculture
close to ski hill
agriculture here would be unsightly and counterproductive
Extend the ski resort and facilities
Ideal spot for real-estate
Build out the airport so its more suitable for International/Night/Bad weather - and have a welcoming array of hotels, and hospitality facilities. Wouldn't mind a Hockey Stadium someday.
Good location
prime real estate
close to ski hill
Already subdivided
Zoned and dedicated for development
There is room for development in this area. Our community is growing but we do not have enough housing. Along with housing then comes more business investment. It's a win both ways.
Much more housing development could be marked for this area.
sustainable housing for developing a environmentally friendly area
Revelstoke Ski Club Chalet

Question 6. Map Marker—More Development
slight expansion of the town boundary while maintaining a rural /agri area beyond the airport
Already being developed and needs more infrastructure
Already developing and needs inclusion in city
Increase airport capacity
The old ski lodge is an eye sore and development should proceed here with close proximity to the ski hill.
If development must happen, it should be up on Camozzi. South Revelstoke is a flat area, which could be beneficial for future farm productions.
It is close to the resort and is not agricultural land.
Close to City. Next logical area for development especially for tourism related activities.
This should be developed as part of the wider development of the ski hill - which is long overdue. In fact it should have already been developed.
Well suited for greater density, housing and commercial services with adequate infrastructure for water, sewer and roads
Immediately surrounds the resort.
Immediately surrounds ski hill.
Low cost housing close to town for those with out vehicles.
residential housing
prime level land for needed housing - little agricultural value
This area is flat clear and perfect to open up for inevitable population growth
Flat and near services
flat with access to services
Flat with good access to services with minimal existing development
We need a variety of housing types and our land base in the City is finite
it is already slated for development ,and has not been completely utilized
Able to subdivide larger properties to allow for smaller parcels of land to make it more affordable.
It is at the base of an international ski resort
it is at the base of an international ski area
Additional housing options for tourism and hospitality workers within close proximity to the Resort.
Potential to link up mountain bike trails with the Resort base.
Vacant level land.
Close proximity to ski hill resort area.
Easy access, not limited by Illecillewaet bridge, working on sewer
close to town for individuals
close to town for easy access
Mixed use development and expansion of commercial area around lake
Open space can be densified and still retain its flavour
Close proximity to city services.

Question 6. Map Marker—More Development
Close to existing services.
City services are close by
We need more densification close to existing city services. This will help keep ongoing infrastructure maintenance more affordable
smaller lots and more housing, this land isn't suitable for much else and we need more housing opportunities
Revelstoke Mountain Resort is underdeveloped
Develop in existing city boundaries. Just because someone has acquired good land at reasonable prices doesn't mean it should all of a sudden be developed. Let them pay more for land inside city limits.
Flat, easy access to services, near airport
flat, good access to resort for support staff housing
increase home value. lots of trailers in this area
useable space
There is a lot of land to build homes to support the growth of Revelstoke and the ski area.
because the layout by the ski hill
Parcels of land on cpr that can be developed with beautiful views
Proposed golf course can have town homes or Mansions
This area is already developed significantly and could handle more without detracting from the area
Proximate to RMR.
Areas within the South Revelstoke zone should be developed where possible without developing the shoreline and riparian areas. Areas that require extensive earthworks to provide suitable soil/ground for development should be avoided for environmental protection, i.e.: marsh land and riparian habitat.
Flat so easier to develop.
Existing plots are smaller, on less fertile land, and adjacent to city limits
It is currently developed to a low density, and could be densities.
Close to the ski hill
there is a lot of non-used land here that could be developed into housing
more and higher density housing
more and higher density housing
it is already designated as urban reserve for future growth of the city, and is in the City.
Close to resort. Not impacting the Columbia flats. Good flat ground for development
available land
lots of suitable land in this general area
it is all ready within the boundaries of the city and should be utilized before expanding elsewhere.
Close to the town and ski hill
Already designated for future development as a resort.

Question 6. Map Marker—More Development
keep development closer to town
This area is already in the city and great for development.
at the base of the ski hill, should be a resort village
already higher density, lots of traffic etc here.

Question 6. Map Marker—Agriculture
According to Revelstoke's Food Security Plan as much land as possible should be kept for agriculture (food production)
ALR, viable land! We may need this someday!
Already there
Any land which is currently or potentially available for agriculture and/or in the ALR should be conserved as such.
As much food as possible needs to be grown locally instead of importing from stateside
As noted in your links it's prime quality soil ideal for farming. Most suitable agricultural land in the greater Revelstoke area and therefore should be protected as it offers future potential for locally produced food as proven successful by TerraFirma Farms and Greenslide Cattle Co. Both of which are new and financially feasible agricultural businesses proving there is demand and feasibility to agriculture in the area.
BC has such limited areas for agriculture we need to preserve it
Because although it's possible to change ALR land to residential, you can't go back. Too much ALR land being re-zoned everywhere.
because its ALR land and this valley has lost enough Agriculture land because of the flooding from the dams
because its the best growing area around duh
Because of unsustainable existing food supplies
Because once you allow development you can't go back
Because that's what the outskirts of a town are for. Land, agriculture, and environments.
Because we have very little agriculture land left. What is left should stay that way.
Best soil and potential for future agriculture in the REGION. Tons of other undeveloped land within city and CSRD for development.
best use
Big plots, fertile land
Designated ALR land with high quality soil, large land parcel sizes and relatively low population density.
Designated ALR land with high quality soil, large land parcel sizes and relatively low population density.

Question 6. Map Marker—Agriculture
Existing Zoning for ALR? This is may not be economically viable unless there is consideration and collaboration towards new technologies and available funding from CBT. This is the time to consider what is possible for food security and local food growing!
Flat land in ALR
Flat land with good soil quality with larger parcels of land suitable for mid-sized farms or intensive farming such as greenhouses.
Flat, good exposure, cleared
Food growing potential.
Food security is more important that tourism! You can't eat tourists!
for future use/food security
good arable land, in the ALR
good arable, undeveloped land in the ALR
Good farm land allowing locally grown food in the future
Good farm land for future food security
Good grazing/ farmland. Further from resort
Good soil for growing food for Revelstoke.
great for the environment, also buy local food
Hay for cattle
Historically was used for agriculture and is needed to maintain food security in Revelstoke
I believe there already is space and land to have horses, and perhaps small hobby farms
I could be convinced of some development here if there were a sizeable agricultural component. For example, the developer places some land in a land trust to be used as an agricultural cooperative
Ideal agricultural land that has potential. Primary undeveloped large parcels suitable for farming.
Important
In the interest of food security, Revelstoke has a minimal about of arable land. Looking to the future this land is going to be essential to provide food for our community.
It already designated ALR and should be left as is. We have very few areas that have enough space for farmable land.
It has become increasingly obvious that strong resilient communities, especially ones as isolated as our need to maintain their agricultural opportunities we gave up enough when BC Hydro flooded this valley in the late 50's. We need to keep what is remaining
It is in the ALR, It is the best farmland we have left.
It is the only land left after the flooding of our farms.
It was previously farmland although some has been flooded by dam development we need to start encouraging use for local food sources.
It's a heritage use of this part of the valley lands, and we would be out of our minds to surrender any agricultural land to housing development.

Question 6. Map Marker—Agriculture
keep the ducks and marine life
Larger parcels of flat land with good soil suitable for mid-sized farms or intensive farming.
Local food initiatives are required given Revelstoke's remoteness
Maintain existing agriculture area towards the south end of Revelstoke.
Maintain potential for farming
No other area in Revelstoke allotted for agriculture
not necessary to develop this far away from resort. If the land is good for growing, let's GROW there! (not let it sit unused)
Open space allows development and agr. To co exist
prime soil, sun exposure, and slope of land
prime soil, sun exposure and slope of land
productive cattle farm
Proximity to the town is important for local agriculture
Rural Setting
Small farms
soil is good - nature needs 10,000 years to grind rocks down, etc. to make 1 inch of soil!
Some of the area is being utilized for this reason and should remain as agriculture.
some of the only flat land in the valley
The only agricultural land left for the community of Revelstoke and Area
There really only limited agriculture capability and it is far south to the "south Revelstoke" boundary
This area is beautiful keep it as is. There are many more area that can be developed at a lower cost than this area.
This area is farmland and should stay farmland as there are plenty of other areas in city limits that can be developed.
this area is not being utilized currently , however in the near future a need will arise
this is further away from the resort and can be kept for agriculture
this is our last area of arable land for the future
this is the last of our farmland in this area
We currently have a few successful farms. Why shouldn't we have more. There would be no where else to grow anything and having locally grown produce as difficult as it may be will ensure a sustainable contribution from our residents. Otherwise the more people we have the harder it will be to find locally sourced items.
We don't have much agricultural land in Revelstoke, I think in the future we will need to become a more sustainable community, having land set aside for farming is an integral part of this.
We need it
We need local food.

Question 6. Map Marker—Agriculture
We need to grow more food locally - but we can all work together with the development community on this one
We need to keep more ALR in this town for food security and to give options to people who want to farm. It should not be developed for mansions and millionaires.
we should consider new agricultural needs for Revelstoke

Question 6. Map Marker—Environment
current water and nesting areas
river region and its natural beauty is critical
It is all environmental management areas. This is a poor attempt at smoke and mirrors to promote a nimby argument
Entryway to the Campground should be protected to allow "wilderness" experience at the campground.
The nature and especially the bird marshes, turtle areas other wildlife that we can enjoy right in our back yard. Development cares only about profit. We let people shlep into our territory and buy us and pave paradise. Stop before it's too late !!
Nature is nice
The lake is used by children, and the wildlife and turtles need protecting.
Same
Same
The wetlands. This is the country and should remain as such.
Green belt left as is
The whole area, waterbodies, wetlands, trees(bird habitat), drawdown areas.
Wetlands (flats)
Recreational trail system
Steep slopes and existing trees can provide a nice buffer between resort and rural area
We use the flats here for hiking and xc skiing
Hiking Trails and the wetlands
Williamson Lake area - not so much protected as extremely sensitive and sane development
Waterfront for all; public access low impact park and trails here would be good
Wet land
Wet land
Keepin it green
the turtles
water shed
Trees around development and river /water environment

Question 6. Map Marker—Environment
Waterfront, wetlands, forest
Habitat protection
Rural area, trails, wildlife areas
the coast. keep the water clean
The natural landscape and ecosystem/marsh should remain intact
Williamson Lake
Water areas
Montana Slough is an important ecosystem that needs to be protected- development may damage this area.
Wetlands. Keep them all. Important bird habitat. It's important to have open space, especially near the river.
Natural space, forest, rural properties, river front
The natural beauty of the flats, and as a place to be enjoyed as is, by the variety of people already enjoying it, as it exists.
West bench is more suited for rustic rural living
farm land
all south Revelstoke should remain as is for wildlife values as they are being pushed farther because of development currently in city boundaries. riparian zones are important!
Much water fowl, and wildlife in the area
peace and quiet, wildlife routes
More development affects the removal of trees and development will mean more water use, sewer use and changes the land permanently.
Habitat of wildlife/fowl
All natural features
all of it , there is no need to change fix what is not broken at this time
Water, the Columbia River Flats.
best use
Create or protect as greenspace interface for recreational use and environment between upper bench resort land development and the river. I believe it's mainly steep hillside and not ideal for other uses either.
The flats - limit motorized vehicles - open more up to paddling opportunities - non motorized
Lake, marsh
Everything that is present now and no smelly sewage lagoon
Wetlands for birds, river otters, other wildlife
Parkland should be created around Williamson lake and expansion of campground. Used heavily by both locals and tourists but is too small to meet demand throughout the summer.
Everything that is growing here now should be protected
all things growing

Question 6. Map Marker—Environment
Tight sloping area between mountain and river for animal access to water and marshlands
Waterways and wetlands.
water and green zones
Wetlands and bird-watching.
wetlands, grasslands, forested area, riverside environments
Given the proximity to the Columbia river and upstream effects to existing farms, there should be consideration to the environmental effects of new development and zoning changes.
Riparian and aquatic habitat should be preserved throughout the whole of the area. These areas are know to be home to several sensitive amphibious species.
Riparian and aquatic habitat should be preserved throughout the whole of the area. These areas are know to be home to several sensitive amphibious species.
All features should be protected.
Turtle and bird habitat
floodplain wetlands
The banks of the Columbia River must be maintained and never allowed to be used for any housing purposes
Marshlands
Environmental corridor between Williamson’s Lake and reservoir.
Maintain existing recreation area adjacent to the river
Forested areas should be maintained if possible
keep the lands that border on the river natural
The immediate areas surrounding Williamson lake
The area around Williamson and the base of the resort lands need to be maintained as pristine environment.
the land. It is to close to the lake draw down zone for any more development. it is to close to a riparian area, the wildlife and migratory birds need some protection from overdevelopment
Waterfowl & Bird Habitat
heron rookeries. wildlife corridors.
High level waterways when area flooded in summer. Lots of wildlife here
all of them
The area around the flats needs to be maintained for its environmental impact
all land as is should remain undeveloped
wetland and any land used by painted turtle or other endangered species. i.e. Turtle pond to the lake/river and around Williamson Lake
wetland in particular but any land used by migrating birds, painted turtles, and other fauna and flora which are of concern, threatened or endangered
wetland or areas for migrating birds some of which are endangered or threatened or species of concern. This is one of the major migratory routes on the west side of North America.

Question 6. Map Marker—Environment
Painted turtle habitat
Development should be downtown not in this area. Wetlands and animal corridors in this area are critical
The whole appeal of Revelstoke area, is its untouched wilderness. Greedy area farmlands need to remain undeveloped and protected. Absolutely no theme park, there are enough mountain bike areas and whitewater areas now. The endangered Yellowfin Rainbow trout spawning grounds throughout the Illecillewat drainage must be preserved and protected from any development. Stop turning Revelstoke into Disney World. Stop greedy, ignorant developers.
sensitive wetlands
lakes rivers air quality
Marshlands, habitat for all the various species found there.
well considering bc hydro already [] it we should probably maintain all the natural things around this area
These marshes and grasslands should be preserved for birds and wildlife.
All along this area should be protected for wildlife.
Wet lands
Wet lands
All lakes and wildlife corridors
The lands between airport way and Williamson Lake to the south of the existing city boundary to expand the camping and access to the lake as well as further greenspace/parkland.
Flora, fauna, wetlands, natural habitats

Question 6. Map Marker—Maintain As Is
existing rural area
Leave the begbie area alone
Higher density residential population. Not a lot of room for new development. Hopefully, life remains as is usual for residents of this section of the study area.
Too much development has ruined the beauty and calm of the entire valley we live in. Opportunity for Big Buck development takes precedence and is tolerated over quality of life and things of tangible (wildlife, natural lands and intangible(the enjoyment of nature) value to pass on to other generations. Long term residents have already been sold out and pushed out of their neighbourhoods or the enjoyment of neighbourhoods.
Single family only, no high density
The existing character of the downtown core
Existing rural, I think
People's homes and their surrounding property

Question 6. Map Marker—Maintain As Is
people's homes and surrounding lands
rural
rural
rural
Rural road character and waterfront free of development
Rural road character and waterfront free of development
I like it here
Access to airport
the space
the birds wetlands
Preserve the road along flats to maintain the beautiful view and popular pathing
Low density, small acreages..
ALR status,
the airport
Buffer zone
The large lot sizes need to be maintain. The residents purchased or built their homes because of the rural setting and lots sizes. If they wanted to be on smaller lots they would have chosen to live within City limits.
Very important to keep ALL the wetlands. This is a key habitat. It should not be built on.
The rural character, space, large properties, peace and quiet, nice for biking and walking
The natural environment, and the existing homes and farms.
Development should stop here, Everything south of this remain the same.
last of our farm land in area
Leave as is
Leave as is in developed for the wildlife. You are pushing them out!!!
prohibitive for future development
rural character, neighbourliness
This area has already gone through enough changes with the addition of RMR and the development. Revelstoke needs to seriously think about this and take the time to hear all community members.
Land sizes and uses.
all should be maintained ,as is , the land all around is bought up by developers and nothing is being developed , until all other lands are fully occupied by the developed promises it should remain as is .
leave as is
best use
Maintain access to the Columbia River flats.

Question 6. Map Marker—Maintain As Is
The RR2 large lot housing. In-fill empty lots. Maintain existing character with single family homes to keep transition from residential to agricultural lands.
Large parcels
Keep as is
Larger single family lots and hobby farms 2-5 acres
Open space green buffers and tree screening
Single family homes with large lots.
Keep within ALR and do not allow subdivision into smaller parcels as it would make it unfeasible for agriculture and ultimately result in removal from ALR.
The entire area that is currently part of the CRSD
The entire area that is CRSD should remain in the CRSD
The entire area that is in the CRSD should remain in the CRSD
this entire area should be kept as it is now. Actually maybe a few light improvements on the old highways would be nice.
Large lots are essential to rural character
Williamson lake is a long time local spot. Development here would absolutely ruin its character and probably over pollute the lake.
The rural nature of the area should be maintained
I strongly believe the area south of Revelstoke should remain as is. Just because a developer had acquired land at a good price doesn't mean he has a right to build etc.. Perhaps they should have acquired land, at a higher cost, inside city limits. The majority of people acquiring the housing won't necessarily be from town. The type of housing in this area, such as acreages, is rare in Revelstoke and we should not be compromising something for the benefit of a few persons.
farmers share the fields here for horses and hay . Community land sharing of private property
The [] have bought most of this land in this specific area . They just want to developments in these areas . Revelstoke needs agr land
leave as is
We don't need excessive development.
Rural lifestyle
No need to develop the larger parcels of land and spread thin city resources. The city should focus on developing up not out. They struggle with sewer/roads/snow/garbage as is. Why would one look to expand outside of current boundaries to stretch its resources even further and acquire greater depth to try and maintain service levels. Focus on current infrastructure and allow hotels etc to build within current boundaries.
Lovely area
Existing rural residential areas, in most cases.
From this area south should be kept as is
As above, this area is beautiful as is, even if a few big house go up in here it maintains the character

Question 6. Map Marker—Maintain As Is
these beautiful properties
The whole area should be maintained for its natural environment, agriculture and rural characteristics. No one needs more tree houses.
Keep the rural character
Farming
Lake should be maintained as a public recreation amenity.
No extension of the resort area
Clearly the residential areas should be maintained so that lifestyle's change as little as possible...but hopefully that can be done at the same time as growth and evolution of the resort.
Keep the campground small, but improve facilities (bathrooms, showers, mini-golf)
Keep all of this residential. Slightly higher density smart, but no hotels or anything that would contravene the master development plan between the City and RMR. Doing anything else will only slow down the development of the resort as this type of unfair competition devalues resort real estate and in the long run will hurt Revelstoke. But by all means, build higher density housing.
The land should remain in the CSRD
Mother Nature
there are many other areas in the city to develop. we need agricultural land.
all of it it is a beautiful natural area pristine
Maintain this entire area's rural character, maybe one day I can afford to live there
no more development
Listed as ag land and used as is currently allowed.
Agricultural opportunities
limited land available
already fairly well developed
The rural character of this area
the rural setting that Revelstoke and area lacks in a big way
Density and type of mixed residential
Life as it is now
large lot housing. Maintain rural character.
Rural character of small hobby farms. Small acreages.
Rural lifestyle.
rural character

Question 6. Map Marker—Other
I hope this isn't a survey to stop competition for the ski hill. They definitely don't deserve to have a monopoly on the land that is out there. I support appropriate development that involves housing for workers or fair competition for the ski hill.
N/A
Hard to see what's here without aerial view of map available. I would suggest having the satellite image as a background so it's easier to locate what's where.
More single family homes... detached low density
Nice smaller rural holdings. Good for horses but not soil based agriculture
Ski Town Build Out
Zoning for restaurants hotels and tourism features
Lodging a leisure activities
Environmentally sensitive tourist attractions
Commercial amenities for development including some office/light ski related work units
Balance the development with new recreation opportunities - a camp site? walking trails? nature reserve...
Affordable Housing - Support for the Hill
Recreational area - promoted for independent tourism operators/Entrepreneurial area.
Paraglider Landing Zone
Tourism development. This area should have been developed for tourism - i.e. outdoor park, arial rope park etc. This would be far better than developing the other side of the ski hill out of town to the East.
Mixed use, pocket neighbourhoods, creative use of the land base, while allowing protection of wildlife corridors and environmentally sensitive areas.
There are no farms except for Greenslide Cattle Company in South Revelstoke anything that was farmland was flooded by the construction of the Hugh Keeleyside Dam.
some kind of lake and water access perhaps even a tourist eco area that they can see learn and use the area with low impact water sports
finish the ski resort
focus on eco-tourism
Single Family lots only
Single family lots only
recreation
recreation
Make this a proper airport so we can get in and out in winter
Housing for workers and low income
Leisure development

Appendix D SURVEY MAPPING RESULTS

Appendix D provides a record of the distribution of marker responses for the mapping question in the surveys. The comments associated with markers are recorded in Appendix C. The questions were stated as follows in both the Study Area survey (Question 12) and the City of Revelstoke survey (Question 6).

The following map identifies the study area boundary. Identify areas where you would like to see more development or areas where the characteristics should be maintained, as well as areas for agriculture and environmental protection. Please drag and drop at least 3 markers on the map.

The following markers were provided:

More development: Why is this area suitable for more growth and development?

Agriculture: Why should this area be agricultural?

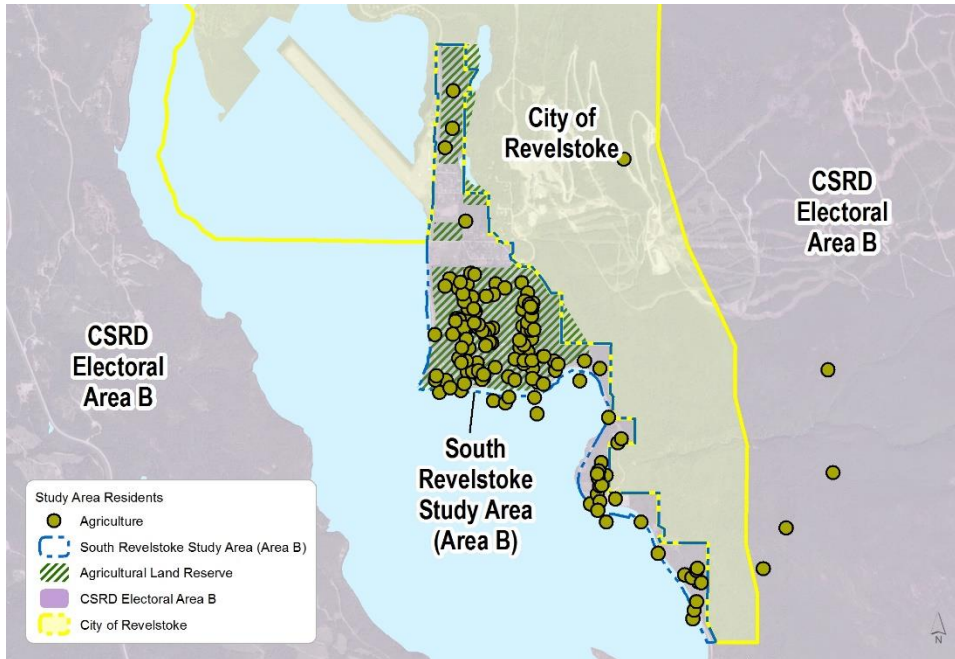
Environment: Why should the environment in this area be protected?

Maintain as is: What characteristics of this area should be maintained?

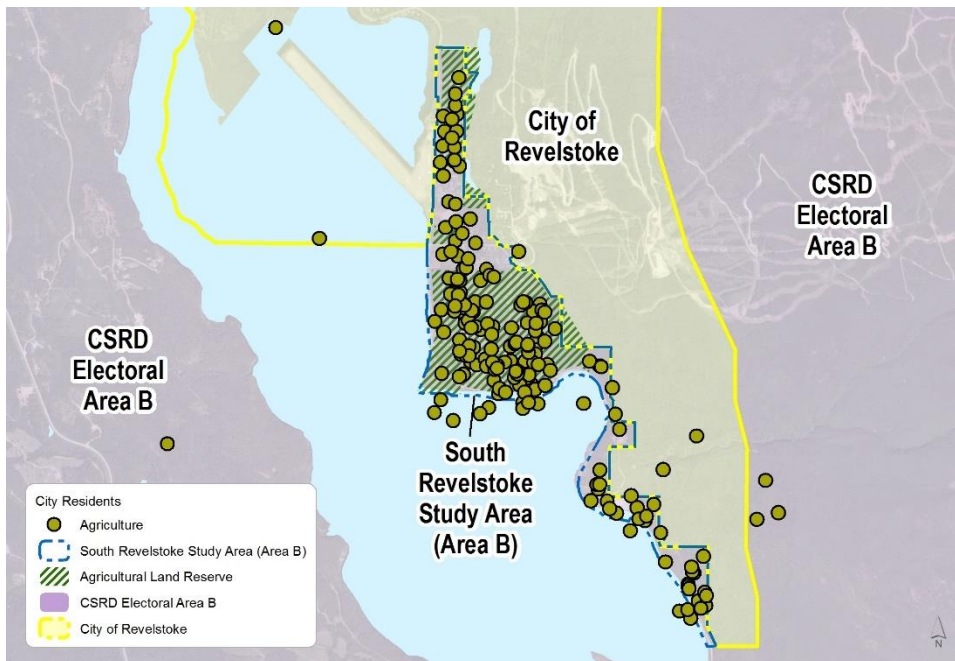
Other: What other significant features are in this area? Or what improvements could be made in this area?

Note: There were no limits to the number of markers that any one respondent could place. However, respondents did not generally place more than 20 markers, with the exception of one outlier. For the purposes of the maps below, 20 markers from this outlier were randomly selected for inclusion and the others were excluded to avoid skewing the maps in favour of a single respondent. The KML file provides all responses.

Agriculture

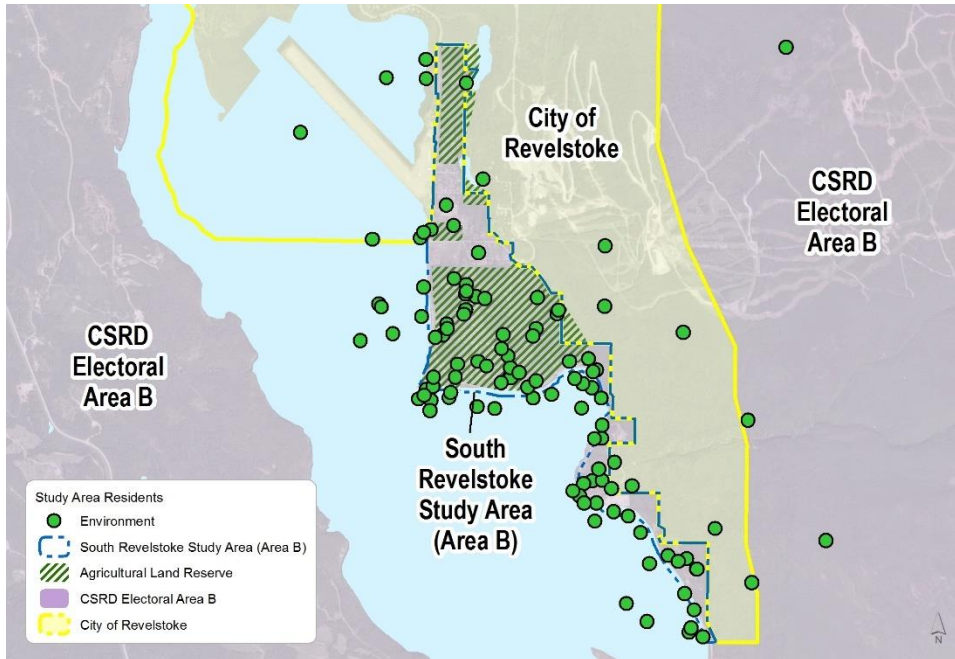


Study Area Survey - Agriculture Markers

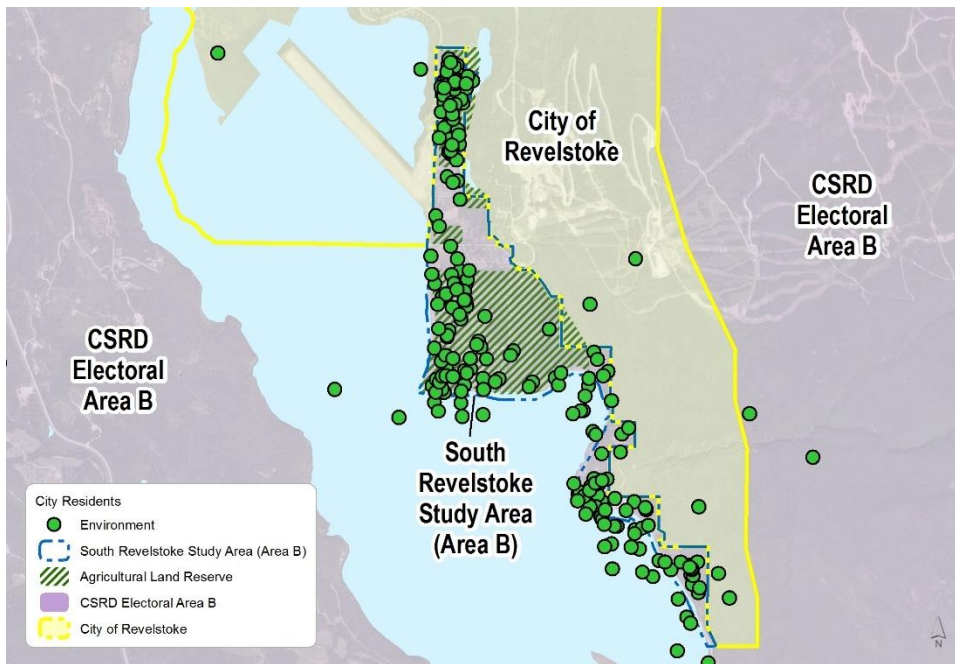


City of Revelstoke Survey - Agriculture Markers

Environment

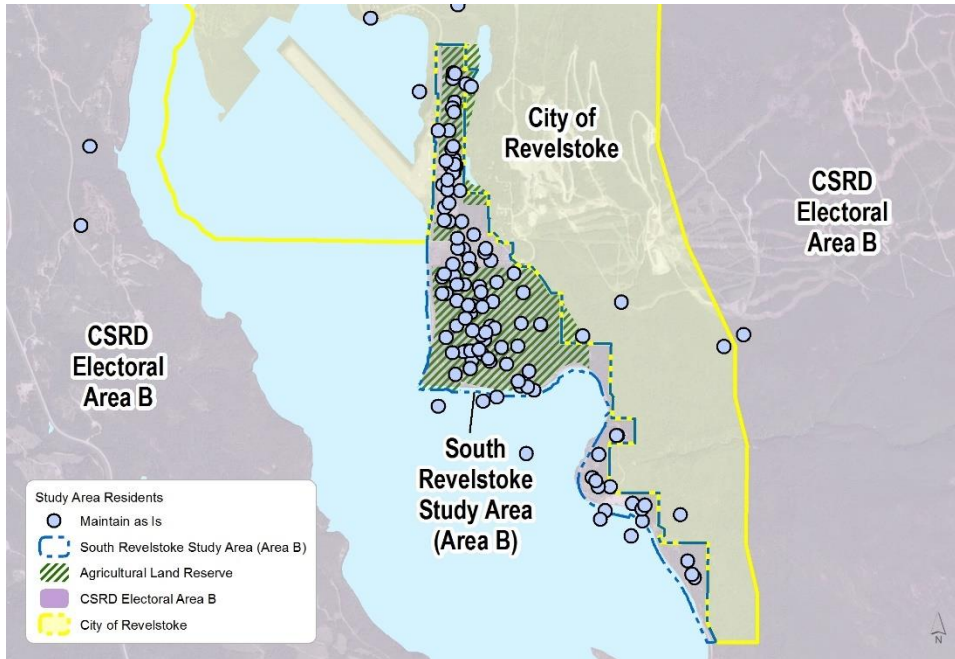


Study Area Survey - Environment Markers

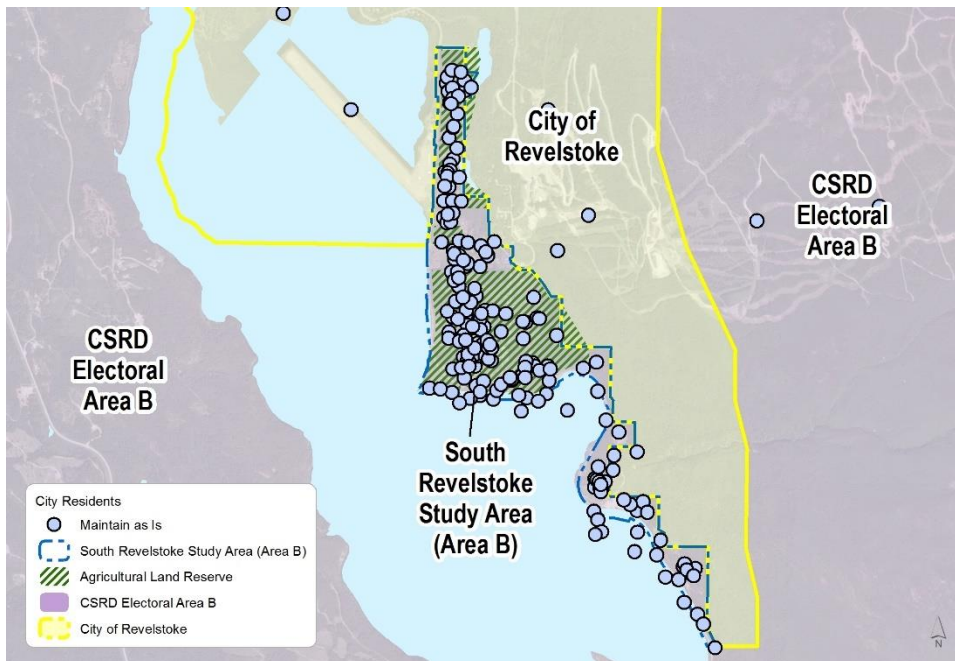


City of Revelstoke Survey - Environment Markers

Maintain As is

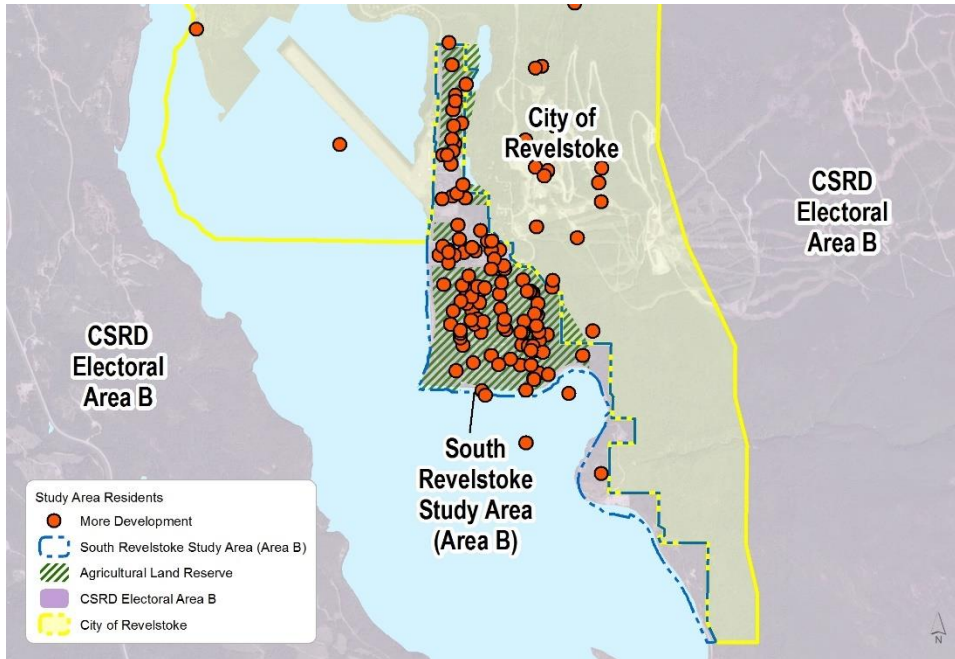


Study Area Survey – Maintain As Is Markers

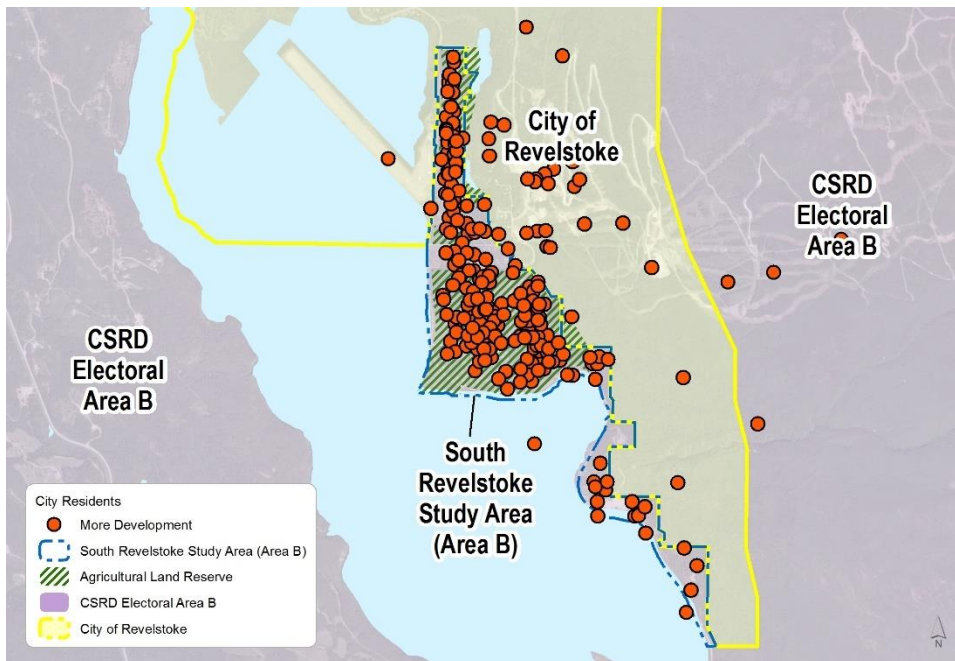


City of Revelstoke Survey – Maintain As Is Markers

More Development

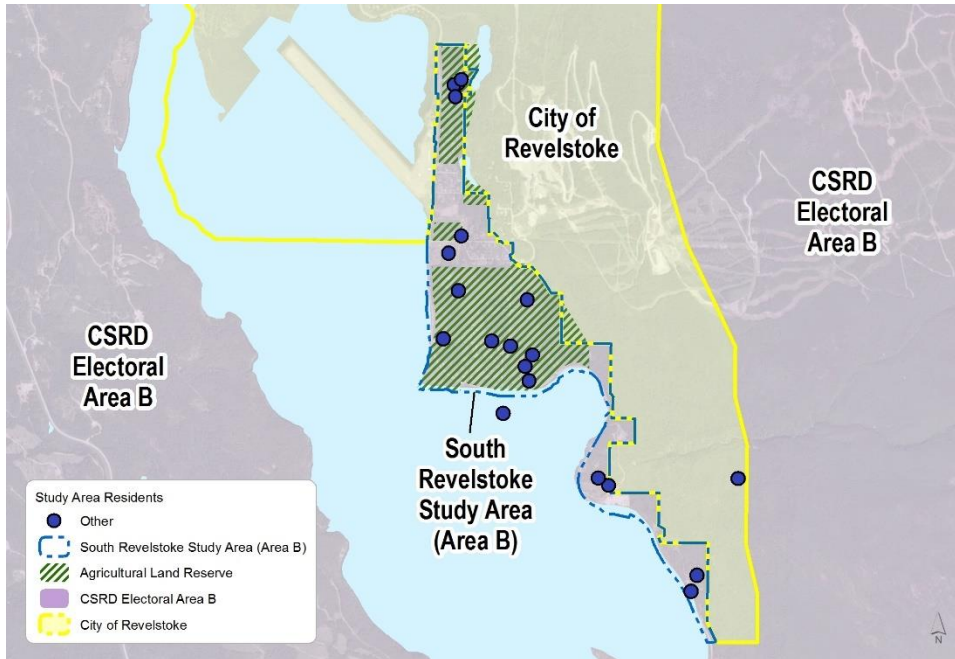


Study Area Survey – More Development Markers

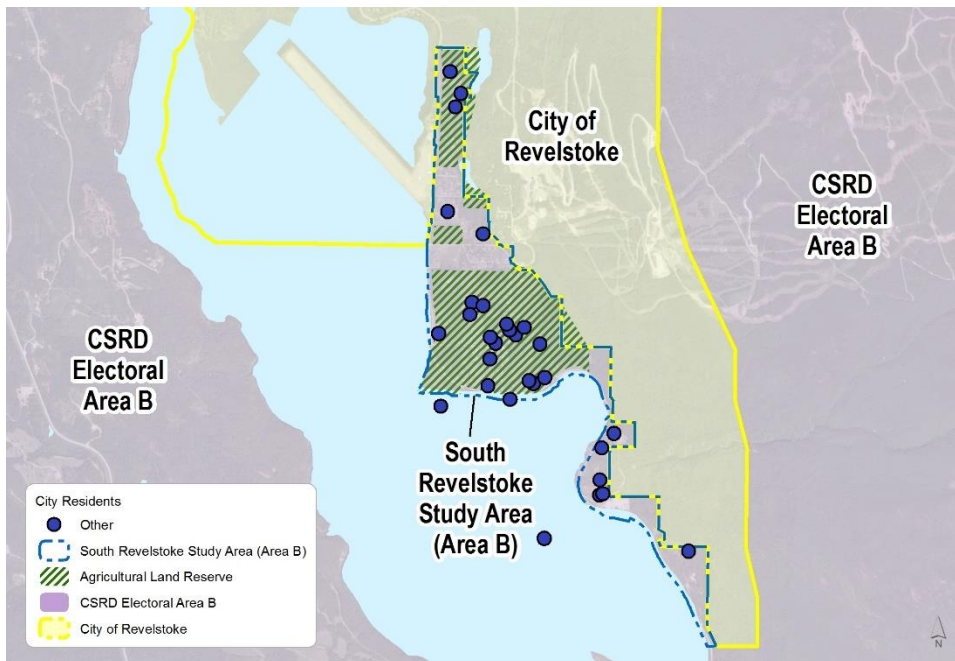


City of Revelstoke Survey – More Development Markers

Other



Study Area Survey – Other Markers



City of Revelstoke Survey – Other Markers

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