

THE CORPORATION OF THE CITY OF ROSSLAND

BYLAW # 2644

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN BYLAW No. 2425

WHEREAS Part 26 of the *Local Government Act* R.S.B.C. 1996, c.323 authorizes the Council of the City of Rossland to establish and amend an Official Community Plan;

NOW THEREFORE, the Council of the City of Rossland, in open meeting assembled, ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as the “**Official Community Plan Amendment Bylaw, No. 2644, 2017(1)**”.

AMENDMENT

2. City of Rossland Official Community Plan Bylaw #2425 is hereby amended by deleting Policy 18.3.14 in its entirety from Schedule A, and replacing it as follows:

18.3.14 Consider Short term Rental rezoning applications in residential zones in Rossland on a project by project basis. When reviewing rezoning proposals for short term rentals, the City shall consider the following criteria in determining the appropriateness of the proposal:

- i. The density of Short Term Rentals in the vicinity of the property which is being proposed to be rezoned for this use;
 - ii. The road network and parking issues that may exist or arise in the vicinity of the property which is being proposed to be rezoned for Guest Home use;
 - iii. The presence of a suite does not detract from the quality of life of nearby residents and is not intrusive in the neighbourhood.
 - iv. Proximity to commercial, recreational, public/institutional centres, or parks and major collectors.
 - v. Impact on affordable housing and long term rentals.
3. City of Rossland Official Community Plan Bylaw #2425 is hereby amended by deleting Policy 18.2.7 in its entirety from Schedule A.
 4. City of Rossland Official Community Plan Bylaw #2425 is hereby amended by deleting Policy 20.2.12 in its entirety from Schedule A.
 5. City of Rossland Official Community Plan Bylaw #2425 is hereby amended by adding the following Policy 25.2.10 to Schedule A.

25.2.10 The issuance of temporary use permits can be considered in all Official Community Plan designations within City Limits. A temporary use permit is a tool to allow a short-term use that does not comply with the Zoning Bylaw and provides for temporary approval of transitional uses, or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide upon rezoning and long-term land use rights.

When reviewing applications for temporary use permits, Council shall consider the following criteria in determining the appropriateness of the proposal:

- i. Compatibility of the proposal with adjacent uses;
- ii. Impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas, and the proposed remedial measures to mitigate any damage to the natural environment as a result of the temporary use;
- iii. Intensity of the proposed use;
- iv. Inability to conduct the proposed use on land elsewhere in the community;

6. City of Rosland Official Community Plan Bylaw #2425 is hereby amended by deleting Policy 3.3.3.2 in its entirety from Schedule G – Red Mountain Sector Plan, and replacing it as follows:
3.3.3.2. Ground disposal of sewage will not be permitted in the City's watershed.

ENACTMENT

7. (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.
- (2) This Bylaw shall come into full force and effect on the final adoption thereof.

READ A FIRST TIME
READ A SECOND TIME
PUBLIC HEARING
READ A THIRD TIME
FINALLY ADOPTED

Mayor

Corporate Officer