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**PUBLIC  
HEARING**

Monday  
August 14, 2017  
6:00pm  
Council Chambers  
1899 Columbia Ave



Phone  
(250)362 7396



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# PUBLIC HEARING

City of Rossland OCP  
Amendment Bylaw No. 2644



## What is OCP Amendment Bylaw No. 2644 about?

This is a textual amendment to alter the wording for short term rentals, permit temporary use permits with criteria in any part of the City and remove the regulation for no ground disposal of sewage from the OCP.

## How will this affect me?

### Short term rentals

Currently the OCP has policies directing Council to consider Guest Homes in residential zones with certain criteria and encourages Bed and Breakfast operations provided they are not intrusive in a neighbourhood. This usage terminology split is not as obvious with the advent of online booking sites such as AirBnB. Proposed changes to the OCP (and zoning amendments to follow) consolidate these regulations by bringing both under the umbrella of short term rentals.

### Temporary Use Permits

Currently the only policy regarding temporary use permits in the OCP states that the issuance of Temporary Commercial Use Permits may be considered in certain areas. This amendment to the OCP permits the issuance of a TUPs anywhere in Rossland and gives Council some criteria to evaluate temporary use permit applications.

### Ground Disposal of Sewage

This amendment to the OCP removes the policy contained within the Red Mountain Sector Plan (Schedule G) that states:

*Ground disposal of sewage will not be permitted in this designation.*

This statement is already contained within the zoning bylaw so any application that didn't comply would need a development variance permit.

## How do I get more information?

A copy of the proposed bylaw and relevant background documents may be inspected at the City of Rossland Office, 1899 Columbia Ave on regular working days from 9 am to 4pm, and also online at [www.rossland.ca](http://www.rossland.ca).

Stacey Lightbourne—Planner



THE CORPORATION OF THE CITY OF ROSSLAND

## REPORT/RECOMMENDATION TO COUNCIL

**DATE:** July 26, 2017

**FILE:** 6440.01/2017

**SUBMITTED BY:** Stacey Lightbourne - Planner

**SUBJECT: OCP AMENDMENT: Bylaw 2644**

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### **PURPOSE:**

To advance the OCP Amendment to alter the wording for short term rentals, permit temporary use permits with criteria in any part of the City and remove the regulation for no ground disposal of sewage from the OCP.

### **RECOMMENDATION:**

THAT Council provide First and Second Readings to Bylaw # 2644 and set a Public Hearing for August 14, 2017.

### **OPTIONS AND ALTERNATIVES:**

- 1) THAT the City amend the bylaw prior to first and second reading.
- 2) THAT the City refer the item back to staff for further review.
- 3) THAT the City advance the staff recommendation.

### **BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:**

**Option 1:** If Council feels that there are some aspects of the bylaw that need minor text changes, it can be amended prior to first and second reading. The public hearing will allow Council to hear directly from the public.

**Option 2:** Referring the item back to staff would delay the adoption of the bylaw.

**Option 3:** Supporting the staff recommendation would set the public hearing, which in turn allows the City an opportunity to hear from the general public.

### **ANALYSIS:**

#### **Short term Rentals**

Currently the OCP has policies directing Council to consider Guest Homes in residential zones with certain criteria and encourages Bed and Breakfast operations provided they are not intrusive in a neighbourhood. This usage terminology split is not as obvious with the advent of online booking sites such as AirBnB. Proposed changes to the OCP (and zoning amendments to follow) consolidate these regulations by bringing both under the umbrella of short term rentals. Specifically, the OCP Amendment Bylaw directs Council to consider Short term Rental rezoning applications in residential zones in Rossland on a project by project basis considering criteria that offers Council some flexibility in determining the appropriateness of the proposal. Specific density cap requirements can be contained within the zoning bylaw or Council policy.

**Temporary Use Permit**

Currently the only policy regarding temporary use permits in the OCP states that the issuance of Temporary Commercial Use Permits may be considered by Council only in areas designated as Gateway Commercial, Mixed Use, Resort Commercial, Light industrial or Downtown Core on Schedule B of the Official Community Plan. This policy only allows for temporary commercial uses and only in specific areas. It also does not give any guidance to Council on how to evaluate temporary use permit applications.

A Temporary Use Permit(TUP) is a tool to allow a short term use that does not comply with the zoning bylaw. A TUP may only be issued for a maximum of 3 years, and may be renewed once for an additional 3 years as per the *Local Government Act*. TUP’s are intended to be temporary in nature, and are not a long term land use solution.

This amendment to the OCP permits the issuance of a TUPs anywhere in Rossland and gives Council some criteria to evaluate temporary use permit applications.

**Ground Disposal of Sewage**

This amendment to the OCP removes the policy contained within the Red Mountain Sector Plan (Schedule G) that states:

*Ground disposal of sewage will not be permitted in this designation. All development must have its own self-contained disposal system approved by the Interior Health Authority or be connected to the City Sewer System.*

This statement is already contained (and is more appropriate) within the zoning bylaw. If a development proposal did not wish to comply with this regulation, then a development variance permit would be required. Council would then use policies in the OCP (eg: watershed and environmental protection policies) to evaluate the variance application.

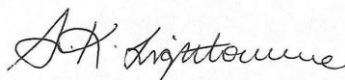
**ATTACHMENTS:**

- 1. Bylaw #2644

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Prepared by:

Approved for submission to Council:



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Stacey Lightbourne

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CAO

enhances and maintains the current heritage and 'Miner's Town' style.

- .5 Provide for a range of commercial uses by designating land for various forms of commercial uses in order to meet the needs of local residents, visitors to Rossland and the travelling public.
- .6 Ensure all commercial development is of a high standard and fits in well with Rossland's heritage and character. To achieve this all commercial development will be subject to Development Permit Guidelines for form and character.
- .7 Commercial Development shall be encouraged to locate in nodes that promote pedestrian/cycling accessibility. Those lands designated as Downtown Core, Mixed Use, Gateway Commercial and Resort Commercial are areas where commercial development is appropriate with the Downtown Core as the primary commercial, cultural and social node of the community.
- .8 Strip development shall be discouraged along all highways within Rossland.
- .9 Support mixed use development on the lands designated as Downtown Core, Mixed Use, and Resort Commercial on the attached Schedule B Land Use Map.
- .10 Encourage revitalization through commercial development in neglected downtown core areas.
- .11 Neighbourhood commercial is considered an integral feature of complete communities as it provides for the daily

requirements of local residents, reduces automobile reliance and provides a focal point and identity for the neighbourhood it serves.

.12 Notwithstanding the existing zoning, the issuance of Temporary Commercial Use Permits may be considered by Council only in areas designated as Gateway Commercial, Mixed Use, Resort Commercial, Light industrial or Downtown Core on Schedule B of the Official Community Plan, subject to the conditions contained in the *Local Government Act*.

### 20.3 Gateway Commercial Policies

- .1 The following policies apply to the lands designated as Gateway Commercial on the attached Schedule B Land Use Map.
- .2 Development within the lands designated as Gateway Commercial shall consider the highly visible nature of the location and may be required to provide landscaping and screening as necessary to maintain the highway corridor to a high standard.
- .3 Encourage development within the Gateway Commercial area that enhances the sense of arrival into Rossland.
- .4 Create gateways to signify a sense of arrival to the Rossland Core.
- .5 To avoid typical strip type development in the Gateway Commercial area, Council intends to enforce the Development Permit Guidelines set out in Section 36 of this Bylaw.



intrusive within the neighbourhood, is licensed and has adequate parking.

- .7 Encourage Bed and Breakfast operations provided the facility is appropriately located, meets current regulations and bylaws and is not intrusive within the neighbourhood.
- .8 Support the use of City owned land to encourage the development of alternative housing.
- .9 Consider a policy for addressing the residential strata conversion of previously occupied buildings.
- .10 Monitor growth of second home ownership and assess the long term impacts of second home ownership on the community.
- .11 Encourage and support employee housing.

### 18.3 Residential Policies

1. The following policies apply to the lands designated as Residential on the attached Schedule B Land Use Map.
2. Encourage development that enhances and maintains Rossland's heritage.
3. Encourage higher density multi-family uses, especially nearest the Downtown Core and the Mid Town Neighbourhood Special Planning Area.
4. Ensure all new multi-family residential developments, including duplexes, are designated as a Development Permit Area to ensure new multi-family developments are compatible with the scale, character

and heritage of existing residential neighbourhoods.

5. Encourage a wide range of housing types, tenures and organizational frameworks including ownership, lease, rental, strata title, side by side duplex and co-op housing.
6. Consider density bonusing or other development incentives in return for providing affordable or special needs housing or green buildings.
7. Neighbourhood commercial such as small scale cafes or pedestrian oriented retail services can be considered in any Residential Neighbourhood designation subject to the following:
  - A location near key intersections (i.e. intersection of two arterial roads or a collector and an arterial road) or on a major road;
  - Adjacent to other neighbourhood amenities such as parks or existing commercial uses;
  - Site design and building form and character that complements the adjacent residential neighbourhood; and,
  - Appropriate zoning.
8. Allow the use of comprehensive development zones to allow a wider mix of uses and housing types.
9. Encourage cluster development to allow the protection of natural features on site, to



minimize the on-site footprint of the development and to minimize road lengths.

10. Consider higher density developments anywhere in Rossland on a project by project basis. When reviewing rezoning proposals for multi-family residential development, the City shall consider the following criteria in determining the appropriateness of the development:

- Walking distance to commercial, recreational, public/institutional centres, or parks;
- Proximity to major collectors or arterial roads in order to reduce traffic impacts on local roads and facilitate transit service;
- Adequacy of existing services;
- Potential of the proposed development to provide a range of housing types and tenures that are suitable for seniors, households with low and moderate incomes, and persons with special needs;
- An appropriate transition between lower density housing, and compatibility with adjacent land uses;
- The range of densities and housing forms in the residential neighbourhood;
- Aesthetic quality including massing, scale, building form, view and shadow impacts;

- Protection of the proposed development from natural hazards;

11. Encourage infill housing in order to improve economic efficiency regarding municipal services and maintenance. To that end, support residential lots, in areas serviced by municipal water and sewer, in areas that can satisfy the requirements of the City of Rossland Subdivision and Servicing Bylaw and Zoning Bylaw.

12. The City of Rossland will pursue green building guidelines and incentives for all buildings, including residential and multi-unit residential buildings.

13. Infill (small lot) development in existing residential neighbourhoods may contrast with the character of the surrounding structures in terms of lot size, building massing, height, setbacks, form and character. To address this, the City will consider creating a Development Permit Area (Intensive Residential) to further guide infill development.

14. Consider Guest House rezoning applications in those areas with the following criteria:

- i. The density of Guest Homes in the vicinity of the property which is being proposed to be rezoned for Guest Home 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;  
and

iii. Future land use changes which may occur in the vicinity of the property which is being proposed to be rezoned for Guest Home use in light of objectives and policies of the Official Community Plan.

- .15 Consider updating the DP Area guidelines for form and character for multi-family developments.
- .16 Recognize the importance of mobile homes as an affordable housing element and permit their location in the mobile home park zone as outlined in the Zoning Bylaw.

#### 18.4 Resort Residential Policies

- .1 The following policies apply to the lands designated as Resort Residential on the attached Schedule B Land Use Map.
- .2 Encourage development that supports and enhances resort recreation opportunities and experiences.
- .3 Encourage development that is clustered to promote protection of sensitive lands.
- .4 Encourage integration of alternate transportation methods such as walking, skiing and cycling, into the design of developments.
- .5 Consider small scale commercial and hospitality uses that support and enhance the resort experience.

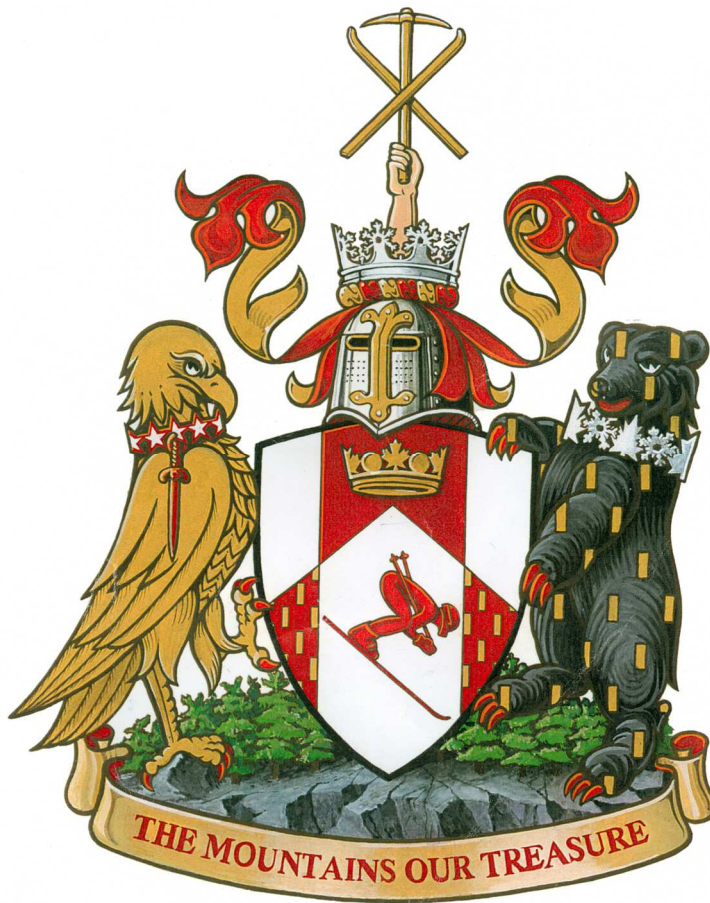
- .6 Ensure all new multi-family residential developments, including duplexes, be designated as a Development Permit Area to ensure new multi-family developments are compatible with the scale of the resort environment.
- .7 Support the establishment of small commercial nodes within the resort accommodations in order that resort visitors can shop for basic commodities without driving.

#### 18.5 Rural Residential Policies

- .1 The following policies apply to the lands designated as Rural Residential on the attached Schedule B Land Use Map.
- .2 Permit development that can not be readily connected to municipal services providing the site can accommodate on-site sewage disposal and provide potable water.
- .3 Require a minimum parcel size of 2 hectares (5 acres) within the Rural Residential area.
- .4 Require a report certified by a Qualified Practitioner, competent in the field of soil investigations and on-site septic disposal, regarding the suitability of the site for the proposed use, the design of the proposed septic disposal system and the operation and maintenance of the proposed septic disposal system prior to development. This report is to be registered against the title of the property.



**Schedule G- Red Mountain Consolidated Base  
Area Sector Plan**





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## **1.0 INTRODUCTION**

The following policies and land use designations relate to a land area referred to as the “Red Mountain Consolidated Base Area”. It consists of the Red Mountain Alpine Base, Mid-Mountain lands, and further lands beyond the Red Mountain Resort, extending to the north and to the south along Highway 3B (Expansion Area).

The east side of the highway forms an integral part of the Red Mountain Consolidated Base Area even though it is separated from the village core/lift area. It will contain day use parking and more residential development. Planning and development of this area will need joint cooperation so that development of the adjacent lands within the Regional District fits with the design standards of the Red Mountain Consolidated Base Area.

### **Red Mountain Alpine Base and Mid Mountain Land (The Lands)**

The Red Mountain Alpine Base Area and Mid-Mountain Land (Lands) will evolve in a manner, style and environment that will enhance and economically stimulate the City of Rossland and surrounding communities and establish Red Mountain as one of the premier alpine destination resorts. The Alpine Base Area will contain a compact pedestrian oriented core area (Village Core) containing a mixture of skier services, commercial service, and tourist accommodation development. Multiple-family development will occur along the periphery of the Village Core. Single family residential development will be predominantly directed to the Mid-Mountain land area. Architectural Design Standards will be generally consistent with the Red Mountain Village Design Guidelines, and in keeping with the Red Mountain Commercial and Multi-family Residential Development Permit Area (DPA 2) designation.

The objective of the Alpine Base Area is to create an intimate, functional and efficient resort that works in concert with the older community of Rossland. The Alpine Base Area is designed to work with the topographical attributes of the site which will take advantage of views, light and character of the surrounding area. The plan is defined by grade breaks that gently terrace the site upward from east to west with access trails into and out of the Village Core. The Alpine Base Area will be the access portal for the majority of skiers arriving at Red Mountain. A central plaza set within a framework of trees and small commercial/residential buildings will be created at the convergence of the entrance road and ski lift systems. The central plaza will be the primary focal point for the Village Core and Alpine Base Area.

### **Resort Expansion Areas**

The Resort Village Core is the hub of the Red Mountain Consolidated Base Area where a compact commercial village will evolve to serve the visitors with a mixture of skier services. The “Resort Expansion Areas” will contain some of the similar uses as the village, but to avoid duplication of uses and the potential of compromising a compact, pedestrian oriented village, the Expansion Areas will support lower densities in residential, less planned visitor accommodation and different commercial enterprises. The policies in this component of the City of Rossland Official Community Plan must work in concert with other policies of the Plan so that the Red Mountain Consolidated Base Area of Rossland evolves in an efficient manner and adds to the quality of lifestyle and character in other parts of city.

Generally, the Expansion Area (to the north) will contain resort/recreation oriented housing with some visitor accommodation; the Expansion Area (to the south) will contain permanent residential housing related to the Rossland community. Commercial activity will be discouraged to help focus such activity towards the Village Core. The intent is to keep the bulk of the visitor services and activity within the comfortable skier walking distance of the main lift areas.

These policies will establish the desired character of the area in the form of land uses, quality of urban design, municipal services, road standards and protection of environmental features. The Expansion Areas benefit from access to an arterial roadway (Provincial Highway 3B), are within the City of Rossland serviced area for water and sanitary sewer and are minutes away from the downtown core of the city. These policies will therefore ensure that development complements the planned uses and immediate proximity of Red Mountain Resort, but also recognize the overall goals and objectives of the total community of Rossland.

The Red Mountain Base Area contains a very critical environmental feature for the community; that of its domestic water supply, in the form of natural creeks, streams, a reservoir and supporting infrastructure. The City of Rossland Official Community Plan policies and associated guidelines therefore express extreme care and attention towards protecting the integrity of its watershed, while integrating quality development within the natural beauty of Rossland.

## **2.0 GENERAL OBJECTIVES**

Council's general objectives pertaining to the development of the Red Mountain Consolidated Base Area are as follows:

1. The Alpine Base Area will be the primary ski portal to the Mountain Activity Area.
2. The Alpine Base Area ski lifts will be located in such a way to create a comfortable and practical relationship between the base area and ski slopes.
3. Architectural character, hardscape and softscape landscaping will be unique and appropriate to Rossland/Red Mountain. Use appropriate design control guidelines to treat the form and character of all buildings, siting, landscaping and alteration of the land.
4. Summer and shoulder season activity in the Alpine Base such as mountain biking, road biking, hiking, climbing walls, children's park, and lake front park will be encouraged. Furthermore, the City of Rossland will consider other creative development proposals to further encourage year round tourist visitation and to complement the winter recreation facilities.
5. Commercial land uses will be established at a mix and scale which will best serve the needs of Resort guests and will be limited to 70,000 square feet (6500 square metres).
6. Residential development will maximize direct access to trail systems and ski in/ski out opportunities.
7. Sufficient parking will be provided for day skiers and events.
8. Potential for skier/pedestrian/vehicular circulation conflicts will be minimized. Ensure vehicular circulation and transportation improvements are safe and reflect City of Rossland and Ministry of Transportation standards.
9. Recognize that the development planned for the Expansion Areas will complement development planned at the Red Mountain Resort which will in turn serve as an anchor for commercial recreation development in Rossland.
10. Prevent detrimental impact of development on natural features such as water courses.
11. Support a mixture of recreational residential and tourist accommodation in selected areas.
12. Encourage an efficient land use pattern and design that supports pedestrian orientation within neighbourhoods and between new neighbourhoods and the Village Core of the resort.
13. Impose limits to growth to address community character, carrying capacity and available services. The entire Consolidated Base Area build-out is limited to 2000 equivalent units.
14. Limit the expansion of Village Core uses to the north of the Red Mountain Resort, and more permanent residential uses to the south of the Resort where integration with the "old" community will be enhanced.

15. Promote high densities in cluster development patterns to protect steep slopes from environmental degradation, avoid hazardous conditions and achieve aesthetic objectives in hillside environments.
16. Allow density transfer throughout the Red Mountain Consolidated Base Area provided development densities are not exceeded and the ultimate unit build-out of approximately 2000 equivalent units can be sustained with available services.
17. Recognize the need for the timely construction of services and infrastructure as the area grows and demand for particular major municipal works is warranted. Sanitary sewers, water service and stormwater management will be provided in keeping with the pace of development and in accordance to City of Rossland standards. Incorporate and implement a cost recovery methodology for all major off-site services and infrastructure, including but not limited to: roads and associated improvements; sewer; and water.
18. Cooperate with the Regional District in any future planning of the Red Mountain Consolidated Base Area and adjacent Regional District lands.
19. The Red Mountain Consolidated Base Area Plan will be regularly monitored in light of changing development conditions to determine the effectiveness of the Plan and if revisions are required.

### **3.0 LAND USE OBJECTIVES AND POLICIES**

The Consolidated Base Area Plan contains a series of land use designations, as defined in SCHEDULE “B”. Specific objectives and policies of Council for each are outlined below.

#### **3.1 Resort Commercial (Red Mountain Village Core)**

##### **1. Background**

The area designated Village Core is expected to function as the heart of the Red Mountain Resort and base area. The intent of the Village Core is to reinforce a high quality resort experience and to provide every opportunity to create and maintain the desired animation of Red Mountain.

The Village Core is envisioned as a pedestrian oriented development where visitors will not depend on vehicles to move throughout the Village Core. Underground parking structures will be encouraged to avoid the dominance of cars within the village. Alpine and Nordic skiers will have efficient access into and out of the core, further enhancing the ambience of the village setting.

##### **2. Objectives**

The objectives of Council pertaining to the Village Core are as follows:

1. To support and encourage a compact Village Core that is pedestrian oriented and contains a mixture of visitor accommodation, resort-related commercial uses and skier facilities and services, and only limited day parking.
2. To enforce a high quality resort experience through the use of architectural design guidelines to treat form and character of new buildings.
3. To develop a high quality Village Core as the commercial and social heart of the Red Mountain Resort.
4. To ensure that the commercial uses are of an appropriate scale and type to service the convenience and day to day needs of visitors, and complement the large scale and diverse uses (retail and service) found in downtown Rossland.

##### **3. Policies**

The policies of Council pertaining to land use in the Village Core are as follows:

1. Use a Comprehensive Development (CD) Zone to regulate the type and location of land uses within areas designated Resort Commercial.
2. Ensure that building facades that face public spaces provide interest and activity on the ground floor.
3. Encourage building heights and roof lines be designed to allow maximum solar access into public spaces.
4. Review and amend the building height provisions in the City of Rossland Zoning Bylaw to more accurately reflect local topography and the issue of sloped roof design.
5. Encourage a mix of types and tenures of accommodation units within the Village Core. This will include innovative design approaches to meet the needs of permanent, semi-permanent and seasonal residents.
6. Ensure that all significant outdoor activity areas within the Village Core are accessible and linked by trails, pathways and sidewalks. Ensure that the core is designed as a pedestrian oriented development with efficient linkages to and from the Village Core. Landscape and special treatment of commercial and way-finding signs should reinforce the overall pedestrian focus.
7. Ensure that gathering spaces, seating areas and restaurants be located inside and outside buildings to overlook outdoor activity areas and to take maximum advantage of solar orientation and significant views where possible.
8. All commercial development within areas designated Village Core shall be subject to a development permit and adhere to the Red Mountain Village Design Guidelines.
9. Require all development proposals to show non-motorized links to services and access routes within the Village.
10. Permit a range of special spaces and activities within the outdoor activity areas in the Village Core that create and promote the desired festive atmosphere.
11. Service entrances for commercial uses, garbage and recycling shall be planned and designed to accommodate service requirements, be screened from general view and not impede pedestrian traffic.
12. Phasing of the Village Core area will generally start development at the centre of the village and progressing outwards.

### **3.2 Resort Residential – Red Mountain**

#### **1. Background**

The Red Mountain Alpine Base Area will contain a wide range of housing types including multiple-family residential units. This form of housing will be available to those interested in purchasing recreational, second residence properties, as well as those interested in purchasing housing as their primary residence. Multiple-family residential development will be directed to lands on the outer edge of the Village Core.

It is expected that temporary accommodation will be provided by owners who place their units on the market for rental purposes. This may be done through an independent rental pool or through a Red Mountain Resort rental pool.

## **2. Objectives**

The objectives of Council pertaining to “Resort Residential” are as follows:

1. To support and encourage a compact recreational residential and resort accommodation area.
2. To enforce a high quality of architectural design through the use of design guidelines.
3. To complement the Village Core uses with appropriate visitor accommodation.
4. To provide an adequate supply of land in the resort area to accommodate a range of residential uses and tenures which cater to varying lifestyles.
5. To ensure that multiple-family residential developments form part of a comprehensively planned community at the resort.
6. To support small lot/cluster housing concept development to reflect the steep slope/undulating topography.
7. To encourage sensitive design in this hillside environment.

## **3. Policies**

The policies of Council pertaining to land use in the Resort Residential designation are as follows:

1. Use a Comprehensive Development (CD) Zone to regulate the type and location of land uses within this designation.
2. Generally direct small scale commercial and accommodation uses to those areas north of the Village Core.
3. Integrate open space and trails, including ski-to/ski-from opportunities with residential development pods.
4. Require all development proposals to show non-motorized links to services and access routes within the Red Mountain Consolidated Base Area.
5. Encourage development that emphasizes an intimate, pedestrian oriented ambiance.
6. Designate the area as a Development Permit Area to treat the form and character of multi-family residential and commercial development.
7. Protect the integrity of all surrounding environmentally sensitive features including stream courses through the implementation of Development Permit Area Guidelines.
8. Require all development to clearly demonstrate in any development proposal that services including roads, water and sewer services will connect logically and efficiently to adjacent properties.
9. Ensure that access is gained off roadways that are routed and designed to meet City of Rossland standards and Ministry of Transportation requirements or best engineering practices.
10. Consider a variety of housing types and innovative design approaches to meet the needs of permanent, semi-permanent and seasonal residents of the resort.
11. Dwelling units within areas designated Resort Residential may be used for tourist accommodation, and may be rented on a daily, weekly, or monthly basis.
12. Require owners of rental units (i.e. rental on a short term basis) to obtain a business license from the City.
13. Require pedestrian and other non-motorized access routes through existing and proposed development in areas designated Resort Residential as generally illustrated on SCHEDULE

"C"-Trail Map.

14. Invoke a Best Management Practices Guide Program to monitor potential impacts of development and urban activity on the Topping Creek Watershed, and water quality and quantity in particular.
15. Prepare and implement Hillside Development/Steepslope Development guidelines to address siting, roads, lot coverage, landscape, tree protection, retaining walls and grading.
16. Protect sensitive features and steep slopes subject to hazard conditions.
17. Maximize development opportunities on level benches of land in the interest of protecting lands with cross slopes of 30% or greater that will be dealt with in the Steep Slope Development Permit Guidelines.

### **3.3 Resort Recreation – Mountain Activity Area**

#### **1. Background**

Red Mountain is famous for its “steep and deep” skiing terrain. Today, Red Mountain provides an outstanding winter skiing experience which will only improve as on mountain activities are developed. The Official Community Plan supports the efforts to develop a premier resort with superior skiing terrain. To this end the Official Community Plan has designated the ski area including the runs and lift infrastructure as Resort Recreation on SCHEDULE “B” The Resort Recreation Area is located within the City of Rossland Watershed. Sensitivity is required to minimize potential impacts and to ensure the quantity and quality of water is preserved for the resort and City of Rossland.

The existing Controlled Recreation Area (a Provincial Designation) consists of approximately 3,600 acres of ski/ride terrain. The nature of the ski experience at Red Mountain is something that has to be preserved. The mountain improvements at Red should consist of thoughtful implementation of lift systems. Safe and efficient uphill capacity is important and achievable with a more traditional approach to lift development.

#### **2. Objectives**

The objectives of Council with respect to the uses within the Resort Recreation Area are as follows:

1. To support the ski resort in providing the best skiing terrain possible on Red and Granite Mountains.
2. To ensure that the development of ski runs is carried out in an environmentally conscious manner.
3. To support the construction of the infrastructure necessary to service the recreation area.
4. To protect and preserve the quality and quantity of the City of Rossland water supply within the Resort Recreation Area.

#### **3. Policies**

The policies of Council with respect to the uses within the Resort Recreation Area are as follows:

1. Encourage a range of compatible uses within the Resort Recreation Area of the resort.
2. Ground disposal of sewage will not be permitted in this designation. All development must have its own self-contained disposal system approved by the Interior Health Authority or be connected to the City Sewer System.

3. Require the resort owner/operator to comply with the objectives of the Watershed Management Plan and any other relevant City and Provincial Government requirements, with respect to the construction of new ski runs and any other activity with potential impacts on the watershed.
4. All commercial development within areas designated Resort Recreation Area shall be subject to a development permit and shall adhere to the Red Mountain Village Design Guidelines.
5. All facilities and development within areas designated Resort Recreation Area shall be subject to the Rossland Watershed Environmentally Sensitive Development Permit Area.

### **3.4 Parks, Trails and Open Space**

#### **1. Background**

Open space, trails and park facilities are considered important elements in the development of a high quality, destination resort. In addition to the skiable terrain, ski trails and connections to off-site trail system, the Red Mountain Consolidated Base Area will include extensive open space and parkland to be used for both passive and active recreation purposes. Landscaped areas will be designed to provide an interesting and aesthetic buffer to the built-up resort Village Core.

Recreation facilities are supported in conjunction with the development of the resort including a lake, tennis courts, skating rink, ski trails and bridges.

#### **2. Objectives**

The objectives of Council with respect to resort parks and recreation uses are as follows:

1. To incorporate public open spaces and trails into the Red Mountain Consolidated Base Area so they form an integral part of the resort.
2. To use open spaces as a means of establishing buffer zones between various development areas.
3. To use the open space and trail system as a way to reinforce the pedestrian focus of the resort.
4. To continue the Centennial Trail access corridor linking the established urban area of Rossland with the Alpine Base Area and the Blackjack and Kootenay-Columbia Trail Society (KCTS) trail systems.
5. To ensure the open space system is sensitive to natural features including water flow, drainage courses and wildlife corridors.

#### **2. Policies**

The policies of Council with respect to Parks, Trail and Open Space are as follows:

1. All development will respect the Trail Network Plan as shown on SCHEDULE 'C'.
2. Maintain the public park corridor established along Topping Creek as a partial means of protecting Topping Creek from development encroachment. An additional "leave strip" will be created within adjacent private lands to achieve a greater protection area for the Creek and associated water bodies.
3. Ensure that parks and trail systems are limited to using natural materials such as gravel, mulch and board walks with adequate drainage to avoid potential impact on stream courses. Any buildings considered within the parks and trails system will be subject to a Development Permit.



4. Additional park areas (passive or active play) may be planned as subdivision occurs. The City has the right pursuant to provisions of the *Local Government Act* to take the dedicated land requirement and locate park improvements/additions as it deems appropriate. Maintenance responsibilities for all park and public recreation facilities may be subject to agreements between the City and land owners or a Resort Association or other agency that may be created.
5. In addition to the park dedication requirements, the City encourages “ski-to/ski-from” trails to be integrated with developments and the skiable terrain.
6. Maintenance of trails including grooming of ski trails may be subject to agreements between the City and land owners, a Resort Association, Strata Council or other authorized organization.
7. Support the trail system as an integral part of the overall transportation system. Every development proposal must integrate non-motorized opportunities in conjunction with their site plan.
8. Co-operate with stakeholders and the Kootenay-Columbia Trails Society to develop an implementation strategy for the incorporation of Rossland area trails such as the Seven Summits Trail system into the Red Mountain Consolidated Base Area trail system.
9. Work with the resort owner/operator to ensure public access to crown land for recreational purposes is maintained within the guidelines of the Controlled Recreation Area – Operating Agreement.

### **3.5 Light Industrial – Red Mountain Consolidated Base Area**

#### **1. Objectives**

The objectives of Council pertaining to Resort Light Industrial are as follows:

1. To provide land for light industrial uses which serve as necessary functions in the operation of the resort.
2. To ensure that light industrial functions do not detract from the image and quality of the resort.
3. To recognize that a City maintenance facility will be required to service the resort and to store equipment and materials.
4. To recognize that the City of Rossland and the operator of the Red Mountain Resort will further investigate sharing services within a common maintenance facility.

#### **2. Policies**

1. Resort light industrial uses shall be located in those locations designated as Light Industrial on SCHEDULE “B”- Land use Map.
2. Heavy Industrial uses shall not be permitted within the Resort Light Industrial area.
3. Ensure the Light Industrial land uses are properly screened from view.
4. Require that all fuels and other possible contaminants stored on-site are properly contained.

## **4.0 PARKING**

## **1. Background**

The majority of off-street parking for Red Mountain Resort is to be located on the east side of Highway 3B. In order to serve the day-use demands a parking lot would be serviced by an aerial or surface people-mover which would transport people from the parking lot into the Village Core. Adequate parking provided during the various phases of development will ensure optimum function of the resort during the peak use periods.

In keeping with the pedestrian oriented character envisioned for the Red Mountain Resort, the small parking lot planned for the west side of Highway 3B are within an acceptable walking distance of the Village Core. Overall parking lot development will be sized to accommodate the carrying capacity of the ski facilities. Parking also forms an integral part of the circulation patterns of skiers, pedestrians and vehicles throughout the day, and will thus be designed and phased with safety as a priority. Furthermore, the majority of accommodation parking within the Village Core will be in parking structures to avoid conflicts between vehicles and pedestrians. Similarly, buses and vehicles will only be permitted to drop off visitors in the Village Core and then proceed to designated parking zones. On-street parking will only be permitted by the City of Rossland in keeping with their requirements for snow clearing, snow storage and efficient traffic circulation, and as defined in the Subdivision Servicing Bylaw.

## **2. Objectives**

The objectives of Council pertaining to parking are as follows:

1. To satisfy day skier and overnight resort user parking requirements.
2. To provide adequate off-street parking to ensure optimum function of the resort.
3. To minimize the potential visual impact associated with large parking lots by proper design and distribution of the lots.
4. To recognize that the location and number of parking stalls required should reflect the pedestrian nature of the resort and complementary uses within the Alpine Base Area.

## **3. Policies**

1. Parking requirements shall be in accordance with the standards and regulations established by the City of Rossland and where applicable, the Ministry of Transportation.
2. Consider alternative surfacing treatments other than asphalt to reduce the amount of storm water runoff for parking areas within the Red Mountain Consolidated Base Area provided they satisfy all conditions as set forth by the City of Rossland.
3. Day-use parking will be phased to meet demand, and therefore care will be taken not to compromise lands designated for parking lots.
4. Ensure that the parking lots are designed to be end loaded, to enable the first day-use guests to park closest to the Village Core thus reducing pedestrian/vehicular conflict and enabling guests to walk unhindered to the Village Core.
5. Require that all parking within the Village Core be provided on-site and underground or under-building to reflect the pedestrian orientation of the resort. (Day skiers and mountain/resort staff will be encouraged to park on off-site day use parking lots.)
6. Ensure that pedestrian circulation routes in relation to parking areas are protected from vehicular routes and separated by landscaped buffers, screens, walls and/or setbacks.

7. Ensure sufficient space is made available on surface parking areas for adequate snow storage and drainage.
8. Reduce the negative visual impact of large parking areas by introducing landscape features in highly visible locations.
9. Ensure separate temporary bus parking areas are located near lobby areas and drop-off zones.
10. Pedestrian mobility for crossing Highway 3B will be protected by either going over or under the highway.
11. Permit Resort Parking areas to be located in areas designated Resort Commercial on Schedule B-Land Use Map.

## **5.0 TRANSPORTATION AND ROAD NETWORK**

### **1. Background**

The long term transportation requirements of the resort and surrounding lands along Highway 3B have been determined through extensive study and Traffic Impact Reports required by the Ministry of Transportation and the City of Rossland. The transportation requirements that were identified include a future road network with access points off Highway 3B, signalization, turning lanes and internal roads to connect the various land use components at the Red Mountain Consolidated Base Area. The road network will be integrated with pedestrian facilities and parking to create a safe and efficient transportation system. The system will include an aerial or surface “people mover” to transport resort visitors from one side of the highway to the Village Core.

### **2. Objectives**

The objectives of Council with respect to the Transportation and Road Network are as follows:

1. To provide a safe and efficient internal road system, designed to meet anticipated demand.
2. To ensure the provision of a logical and efficient access to lands beyond the Red Mountain Consolidated Base area.
3. To make the necessary improvements to the transportation system as demand warrants.
4. To investigate a new set of roadway standards for steep slope environments.

### **3. Policies**

The policies of Council with respect to the Transportation and Circulation system are as follows:

1. Roads within the Red Mountain Consolidated Base area shall be designed and constructed to meet City of Rossland and Ministry of Transportation standards or best engineering practices and shall be located as generally illustrated on SCHEDULE “D”.
2. Support the construction of strata roads to a standard that recognizes the special mountain character (Steep slopes) of the area, provided safety and access are not compromised. The City of Rossland will investigate new standards that will apply to steep slope environments, and revise the City of Rossland Subdivision and Servicing Bylaw standards for both Local and Collector road categories, accordingly. Snow management policies will also be reviewed at the time of addressing road standards.

3. The Red Mountain Area Traffic Impact Study contains a series of recommendations for transportation improvements and upgrades that will be required to allow development within the Red Mountain Consolidated Base Area. These must be made at the site, along the highway and downstream of the Base Area in the old town at appropriate intervals as development occurs.
4. A collector road will be required to serve as the main artery through the north Expansion Area. This road will support intra-resort traffic mobility.
5. Encourage and support a private sector initiative for transit shuttle service running from downtown Rossland to the Village Core in an effort to reduce the amount of vehicle traffic and day use parking at the resort.
6. Require the provision of pedestrian and other non-motorized trails throughout the Red Mountain Consolidated Base Area and to Crown lands beyond the Base Area.
7. Ensure adequate provisions are made to secure vehicular and pedestrian access to and from adjacent future development.

## **6.0 ENVIRONMENTAL PROTECTION**

### **1. Background**

The City of Rossland will use various measures to protect the integrity of the Rossland Watershed and associated environmental features. Due to the proximity of development and recreational activity to the City's domestic water source, the City will enforce Zoning, DPA Guidelines, Best Management Practices and other Watershed Management directives, including monitoring of development. The City will also liaise closely with other levels of government to ensure careful scrutiny is applied within other mandates.

### **2. Objectives**

The objectives of Council with respect to Environmental Protection are as follows:

1. To impose a Development Permit Area over the entire Rossland Watershed.
2. To invoke Best Management Practices for development and post development.
3. To implement policy directives from the Watershed Management Plan especially as they pertain to Topping, Hanna and Murphy Creeks.
4. To work with other levels of government to protect natural resources in the area and ensure development reviews are carried out in an efficient manner.
5. Focus resort development in areas posing the least interference with natural conditions which also create the least amount of development constraints. Direct development away from lands subject to hazardous conditions such as land slip, flooding, avalanche, soil erosion and known mine shafts.
6. Require appropriate mitigation measures such as drainage, slope stability and cut/fill precautions on sensitive lands, subject to Hillside Development Guidelines imposed by the City.
7. Minimize potential problems related to surface and subsurface drainage.
8. Consider recommendations contained in the Environmental Review prepared by Cascade Environmental Resource Group Ltd. as a background report for the Revised Resort Master

Plan – June 2000.

9. Minimize paved and non porous surfaces.
10. To require wildfire mitigation plans as a condition of development approval wherever the threat of wildfire exists in the forest-urban interface.

### **3. Policies**

The policies of Council with respect to Environmental Protection are as follows:

1. The Rossland Watershed will be designated an Environmentally Sensitive Area (ESA) Development Permit Area.
2. The Best Management Practices may be placed on title as a restrictive covenant to all properties within the watershed or ESA.
3. The City may, pursuant to section 920.01 of the *Local Government Act*, call for additional information on any development proposal to satisfy itself of any potential environmental impact and possible mitigation requirements.
4. The City will use the provisions of the DP to alter the recommended setback requirements for the “leave strip” along Topping Creek as deemed necessary due to site conditions. As noted in the DP Guidelines, a Registered Professional Biologist will be required to stake and confirm setbacks and leavestrips.
5. Resort development lying within a floodplain or along a watercourse must ensure that adequate protection measures will be incorporated into project designs.
6. Trails and roads crossing streams shall be designed and graded so as not to obstruct drainage structures or hydrological functions.
7. Natural watercourse protection is of high importance to the City. Therefore, outdoor recreation development will be supported only where the type and location of such uses do not pose a conflict with preservation objectives.
8. A Stormwater Management Plan will be required as a condition of all development approvals.
9. Wildfire Mitigation plans may be required for all development proposals in the Red Mountain Consolidated Base Area.

## **7.0 EMPLOYEE HOUSING**

### **1. Background**

Most employees of the Red Mountain Resort currently live in the City of Rossland and neighbouring communities and commute to work on a daily basis. Although the amount of on-site staff accommodation is likely to increase, it is anticipated that staff housing will continue to be accommodated throughout the City of Rossland and neighbouring communities, as the communities provide a range of commercial, social and educational services for residents. However, on-site employee accommodation should be provided where feasible.

### **2. Objectives**

The objectives of Council with respect to Employee Housing are as follows:

1. To encourage employee housing within the urban areas of the City of Rossland.
2. To encourage an appropriate mix of housing within the resort to meet the needs of resort staff.

3. To monitor the housing needs for employees and quantify how much housing is needed and when.

### **3. Policies**

The policies of Council with respect to Employee Housing are as follows:

1. Encourage and support varying forms of employee housing in the City of Rossland within close proximity to community services and amenities. Zoning changes may be required.
2. Support employee housing and encourage the blending of employee housing throughout the Red Mountain Consolidated Base Area, subject to zoning.
3. Encourage the individual business operators to provide access to accommodation for their own staff.
4. Establish an annual monitoring system with the City of Rossland and property owners/developers in the Red Mountain Consolidated Base Area to establish employee housing requirements as the Resort evolves.
5. Support initiatives to provide transportation for employees to and from the resort, to other areas of Rossland and neighbouring communities as the Resort evolves.

## **8.0 WATER SERVICE**

### **1. Background**

Although the City of Rossland has provided a new water supply main to the Red Mountain Consolidated Base area, more upgrades are required to sustain the level of development anticipated. Critical to the upgrades are replacement of pipes, upgrades to creek intakes, and most importantly adding additional capacity to the Water Treatment Plant. The City of Rossland will continue to promote water conservation measures.

### **2. Objectives**

The objectives of Council with respect to water service are as follows:

1. To ensure there is sufficient water to serve domestic and fire protection needs.
2. To implement watershed and stream protection measures.
3. To promote efficient use of water and reduce water consumption rates wherever possible.

### **3. Policies**

The policies of Council with respect to water service are as follows:

1. Introduce cost recovery methods and bylaw(s) to ensure that there is a method of financing infrastructure works before development is permitted to occur.
2. Implement City and senior government policies and regulations to protect the integrity of the City's water supply, including but not limited to streamside setback requirements for "leave strips", Development Permit Area Guidelines and Best Management Practices.
3. Implement directives from the Watershed Management Plan.

4. Require xeriscaping and other natural landscaping techniques to reduce the amount of irrigation required.
5. Encourage a reduction in water consumption by requiring meters in all commercial and residential developments.
6. All development will be phased appropriately and be completed to full Municipal Standards complying with the City of Rossland Subdivision Servicing Bylaw or best engineering practices.

## **9.0 SANITARY SEWER SERVICE**

### **1. Background**

Although the City of Rossland has installed new infrastructure to allow development in the Red Mountain Consolidated Base area, there are several upgrades required throughout the municipal system to provide capacity for the anticipated growth in the Expansion Areas. Various mains and lift stations will need to be upgraded, but most importantly, the Regional Sewage Treatment Plant (at Trail) and disposal must be addressed by the Regional District of Kootenay Boundary.

### **2. Objectives**

The objectives of Council that pertain to sanitary sewer service are as follows:

1. To provide the Red Mountain Consolidated Base Area with full sanitary sewer service with sufficient capacity to accommodate existing and proposed uses.
2. To ensure the level and phasing of service corresponds with the pace of development in the Red Mountain Consolidated Base area.
3. To initiate discussion with the Regional District of Kootenay Boundary to address the issue of the necessary upgrade to the Regional Sewage Treatment Plant (at Trail) and how to finance the project.

### **3. Policies**

The policies of Council with respect to sanitary sewer service are as follows:

1. All development within the Red Mountain Consolidated Base Area must be connected to the City sanitary sewer system, subject to Policy 6 below.
2. All development will be phased appropriately and designed and constructed in accordance with the City of Rossland standards and regulations or best engineering practices.
3. Introduce cost recovery methods and bylaw(s) to ensure that there is a means of financing infrastructure works before development is permitted to occur.
4. Initiate dialogue with the Regional District regarding regional sewage treatment and disposal and means to finance upgrades accordingly. A timeline should be imposed to provide a level of assurance to the development community.
5. Ground disposal of sewage will not be permitted. All development must have its own self-contained disposal system or be connected to the City Sewer System; any self-contained sewage disposal system must be approved by the Interior Health Authority.

## **10.0 STORMWATER MANAGEMENT**

### **1. Background**

Although the City of Rossland has installed new infrastructure to allow development in the Red Mountain Consolidated Base area, several upgrades are required that will address a drainage system to provide capacity for the anticipated growth. Various retention ponds will be needed, but most importantly, all post construction drainage flows shall not be any greater than the pre construction flows.

### **2. Objectives**

The objectives of Council that pertain to the storm water drainage plan are as follows:

1. To provide the Red Mountain Consolidated Base Area with a full storm water management plan with sufficient capacity to accommodate existing and proposed uses.
2. To ensure the level and phasing of service corresponds with the pace of development.

### **3. Policies**

The policies of Council with respect to a storm water management plan are as follows:

1. All development within the Red Mountain Consolidated Base Area must be connected to an approved Storm Water management system.
2. All development will be phased appropriately and designed and constructed in accordance with City of Rossland standards and regulations or best engineering practices.
3. Require the preparation of a Master Drainage Plan prior to subdivision.
4. If a development or a group of developments choose to combine to mitigate drainage from development by means of a detention facility, then the development or group of developments will provide sufficient information to establish the location and size of the facility.
5. The best management practices for the Topping Creek watershed shall apply to all developments located within the Red Mountain Consolidated Base Area.

## **11.0 OTHER SERVICES**

### **1. Background**

In keeping with the desire to maintain the natural attributes of the Red Mountain Consolidated Base Area, all utilities will be located underground. Development plans will consist of a well planned layout of underground utilities that have been designed to accommodate all future expansion of each utility.

### **2. Objectives**

The objectives of Council pertaining to other services are as follows:

1. To ensure that a comprehensive plan is in place that fits all of the utilities into the road right-of-away. If a utility can not fit into a right-of-way, easements or covenants will be required on all private lands.



2. To ensure that the main trunk of each utility is large enough to accommodate future growth.
3. To work with the local utility companies to ensure that the installation of their utilities are approved at time of construction to meet all City of Rossland and pertinent development standards.

### **3. Policies**

The policies of Council pertaining to public utilities are as follows:

1. The Developer shall make provisions for installation of Electrical, Telephone, Cable TV and Gas service with the respective utility companies.
2. Electrical, Telephone, Street Lighting and Cable TV utility lines must be placed underground.
3. Street light poles, fixtures, ornamental base and cross arms within the Red Mountain Consolidated Base area shall match the pole, fixtures, ornamental base and cross arms used by the City of Rossland in the Downtown.