

<b>PART I: INTRODUCTION .....</b>	<b>1</b>
1.    What is an OCP? .....	2
2.    Scope and Content of the OCP .....	4
<b>PART II: VISIONS TO ACTION STRATEGIC SUSTAINABILITY PLAN .....</b>	<b>6</b>
3.    Summary .....	7
4.    Guiding Principles.....	8
5.    Community Vision .....	10
6.    From SSP to OCP .....	13
<b>PART III: COMMUNITY CONTEXT .....</b>	<b>14</b>
7.    Geographical Setting.....	15
8.    Historical Context .....	16
9.    Community Profile and Projections .....	17
10.   Regional Context .....	23
<b>PART IV: COMMUNITY LAND USE DESIGNATIONS.....</b>	<b>24</b>
11.   Land Use Designations .....	25
<b>PART V: OBJECTIVES &amp; POLICIES .....</b>	<b>28</b>
12.   Growth Management.....	29
13.   Natural Hazards and Constraints .....	31
14.   Natural Environment .....	33
15.   Parks and Trails.....	37
16.   Community Services & Facilities.....	39
17.   Heritage .....	42
18.   Housing & Residential Lands .....	44
19.   Downtown Core .....	49
20.   Commercial Lands.....	51
21.   Industrial Land.....	54
22.   Transportation .....	56
23.   Utilities .....	59
24.   Governance.....	62
25.   Community Economic Development.....	63
26.   Resource Management .....	65
27.   Special Planning Areas .....	68
<b>PART VI: IMPLEMENTATION, MONITORING, AND REVIEW.....</b>	<b>70</b>
28.   Implementation.....	71
29.   Monitoring.....	72
30.   Review .....	73
<b>PART VII: DEVELOPMENT PERMIT AREAS.....</b>	<b>74</b>
31.   Background and Exemptions .....	75
32.   Development Permit Area 1: Downtown Core, Mixed Use and Residential.....	76
33.   Development Permit Area 2: Red Mountain .....	78
34.   Development Permit Area 3: Trail Creek Area .....	85
35.   Development Permit Area 4: Gateway Commercial.....	88
36.   Development Permit Area 5: Redstone Golf Course Resort Area .....	90
37.   Development Permit Area Maps .....	93



**PART VIII: SCHEDULES..... 94**

SCHEDULE B – LAND USE MAP

SCHEDULE C – TRAILS MAP

SCHEDULE D – TRANSPORTATION NETWORK MAP

SCHEDULE E – DESIGN GUIDELINES FOR DOWNTOWN ROSSLAND

SCHEDULE F – BEST MANAGEMENT PRACTICES FOR THE TOPPING CREEK WATERSHED STUDY AREA

SCHEDULE G – RED MOUNTAIN CONSOLIDATED BASE AREA SECTOR PLAN

SCHEDULE H – RED MOUNTAIN VILLAGE DESIGN GUIDELINES

SCHEDULE I – REDSTONE GOLF COURSE RESORT AREA SECTOR PLAN

SCHEDULE J – MIDTOWN TRANSITION AREA NEIGHBOURHOOD PLAN



# *PART I: INTRODUCTION*



# 1. What is an OCP?

The Official Community Plan (OCP) is the City’s vision for the future growth and development of the community and it reflects the ideas and input of the people who live and work in Rossland. The vision is communicated in words and maps through this Plan. However, it will be realized by the changes we see in our community as new development occurs, new residents settle here and new businesses are established. The Plan provides the City with a guide for development by establishing policies and designating land for specific uses. It also provides clear direction as to how the community will look over the next five years.

The purpose of the City of Rossland’s Official Community Plan (OCP) is to provide Council with a means of guiding future growth and development in an orderly, consistent and efficient manner. The OCP provides a community vision for the residents and property owners of Rossland. It outlines the anticipated form and character of their neighbourhoods and more generally the entire City. Furthermore, the OCP informs residents, developers and investors with respect to what type of development is desired and illustrates the preferred locations.

It is important to note that the objectives and policies within the OCP serve to guide future growth. The OCP is designed to address the

‘big picture’ concerning the general direction and management of future growth. An OCP is a statutory document established by the *Local Government Act* that provides an overall vision for the community. The Official Community Plan is not meant to regulate the specifics of development, but rather provide an overall picture of the future for the community, and a tool for working towards community objectives. Municipalities have additional tools at their disposal to further regulate parcel specific development; for example, Zoning Bylaws and Subdivision Bylaws.

The following chart generally illustrates the relationship between the Strategic Sustainability Plan, the Official Community Plan and the zoning bylaw.



## Structure of the Official Community Plan

The OCP is divided into the following parts:

Part I (Introduction): Describes the purpose and development of the Official Community Plan.

Part II (Visions to Action): Provides an overview of the Visions to Action Strategic Sustainability Plan and how this information informs and influences the OCP.

Part III (Community Context): Provides an overview of population, housing and the economy in Rossland and outlines potential growth that Rossland may see in the future.

Part IV (Community Land Use Designations): Describes the different land use designations used by the City.

Part V (Objectives and Policies): Organized by policy area, this section identifies the objectives and policies for guiding and directing development in Rossland in the years to come.

Part VI (Implementation, Monitoring and Review): Provides a description of how this OCP will be implemented, monitored, amended and reviewed over time.

Part VII (Development Permit Areas): Describes the objectives and guidelines for development in each of the four Development Permit Areas.

Part VIII (Schedules): Lists the map schedules and sub-area plan schedules that together with this current document (Schedule A), form the complete content of the OCP.



## 2. Scope and Content of the OCP

### Legal Framework

This Plan has been prepared in accordance with the requirements of the *Local Government Act*, and upon adoption it will become a legal document. The *Local Government Act* enables municipalities to prepare Official Community Plans for the entire municipality or for certain areas of a municipality. This document comprises the Official Community Plan for the entire City of Rossland, providing municipality-wide development objectives and policies.

The legal framework and process for Council adoption of an OCP is established in the *Local Government Act*. As OCPs are municipal bylaws, they are legal documents. If Council wishes to allow development that contravenes the OCP, Council must first amend the Plan, recognizing public input.

### What a Plan Can and Cannot Do

In accordance with the *Local Government Act*, an OCP is a general statement of the broad objectives and policies of the local government, respecting the form and character of existing and proposed land use and servicing requirements in the area covered by the Plan.



Photo: Troy Colautti

The *Local Government Act* also prescribes the content of OCPs. Matters which must be dealt with in an OCP include:

- The approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- The approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- The approximate location and phasing of any major road, sewer and water systems;



- The approximate location and type of present and proposed public facilities, including schools, parks, and waste treatment and disposal sites; and,
- Other matters that may, in respect of any plan, be required or authorized by the Minister responsible.

In addition, an OCP must include policies respecting affordable housing, rental housing and special needs housing.

The Plan reflects community values which have been articulated by Council and the general public. The OCP can achieve consensus; yet for some issues, the OCP represents a compromise between opposing viewpoints.



*PART II: VISIONS TO ACTION*  
*STRATEGIC SUSTAINABILITY PLAN*



### 3. Summary

The world is coming to Rossland. Visitors have discovered Rossland as a great place for recreation and as a consequence, a different scale and form of development is taking place. This development has the potential to expand and change our community. Coincidentally, global economic and environmental forces are also affecting us. We are no longer a remote, isolated community; the status quo is no longer a viable option. Our future will depend on our resilience and our capacity for constructive change.

Meeting our needs today without compromising the ability of future generations to meet their needs and enjoy a similar quality of life to what we enjoy today; that is the heart of our commitment to sustainability, our primary challenge and the driving force behind the creation of the Strategic Sustainability Plan (SSP). All three aspects of the sustainability triad: environment, economy and social values have been considered, not as isolated priorities but as interconnected imperatives. All must be addressed if we are to avoid compromising that future.

The SSP is a product of community effort. The consultants provided their expertise, skills, and the knowledge and experience from other communities who have chosen this path. A Steering Committee of community volunteers has guided the process to ensure the community viewpoint is well represented

throughout the process. City staff and the City's contract manager have managed the process to ensure the events went smoothly and according to plan and budget. But above all, the primary input to the process has been that of community residents. Effective engagement of the community was a key commitment from the outset. Through several months of meetings, workshops, task groups, scenarios, surveys, website and newsletters, the Visions to Action ideas, discussions, conflicts and conclusions have been passionately expressed.

The Strategic Sustainability Plan expresses Rossland's commitment to a sustainable future. It provides the long-term Community Vision, Principles, End-state Goals, Strategic Directions and Strategic Actions to guide that journey. It is an overarching 'umbrella document' that helps to direct other plans such as the Official Community Plan and Master Plans. The Strategic Sustainability Plan represents a process for moving to action, rather than a fixed course. It is a framework within which innovation, enterprise and ideas will be encouraged as the community learns and adapts to the opportunities and challenges that lie ahead. It provides direction for the actions over which the City has jurisdictional control, and helps to facilitate partnerships to address issues of wider interest.



## 4. Guiding Principles

The following guiding principles represent the key themes and values that have emerged from community consultation. These form the basis of 'who we are' and 'what we believe in' as a community. These principles will be used to enhance the quality of decision-making, prioritize actions, and evaluate programs and policy decisions.

### Principle 1 - A Sustainable Community

Rossland is committed to meeting its existing needs without compromising the ability of future generations to meet their own needs. The City considers the long-term impacts of policy decisions and programs and ensures that decision-making processes reflect the local objectives for sustainability.

### Principle 2 - Stewards of the Environment

Rosslanders are stewards of their mountain environment and work to preserve, restore, and manage the ecological health of their environment for present and future generations. The City's policies and decision-making processes are guided by a desire to maximize environmental benefits while minimizing and mitigating negative environmental impacts.

### Principle 3 - A Resilient Economy

Rossland's approach to economic development is guided by a desire to support local business, foster prosperity and develop an economy and labour force that is sufficiently diverse. Such an economy could withstand economic cycles and capitalize on emerging economic opportunities.

### Principle 4 - Conservation of Natural Resources

Rossland is committed to growth and economic development that protect the natural environment and promote efficient and equitable use of land, energy, water, and material resources. Rosslanders recognize that a healthy environment is integral to the City's long-term economic and social interests.

### Principle 5 - A Cohesive and Liveable Community

Rossland strives to build and maintain a vibrant, safe, and healthy community with a strong social fabric. The City works to ensure that its residents have access to quality education, affordable housing and basic public services. City policies and planning processes recognize that the quality of social and economic development takes precedence over quantity.



### **Principle 6 - Small is Beautiful**

Rosslanders value their small community and its historic character. Development, land use and transportation policies serve to maintain the small town feel of Rossland and ensure that the historic townsite is maintained as the commercial, cultural, and social focal point of the community.

### **Principle 7 - A Culture of Leisure and Recreation**

Rosslanders are united in their culture of recreation. City policies and programs encourage the facilitation of year-round indoor and outdoor recreation and keep residents healthy, active and engaged in arts and culture.

### **Principle 8 - Innovative Leadership**

Rossland provides leadership in many aspects of sustainable resort planning and community development. In addition to adopting best practices, the City sets an example by developing model programs and innovative approaches to reaching its goals and by sharing its lessons with others.

### **Principle 9 - Partnerships for the Common Good**

Rossland plays an active part in a larger community of shared interests. The City works to build partnerships among businesses, residents and community stakeholders to achieve its shared Community Vision, and with neighbouring communities, regional, provincial and federal governments to meet shared objectives.

### **Principle 10 - Participatory Democracy**

Rossland recognizes that its citizens are its greatest resource, and that truly effective governance depends upon harnessing the collective expertise, knowledge and creativity of the residents. The City provides citizens with frequent and convenient opportunities for meaningful engagement and input into its decision-making processes.



## 5. Community Vision

Rossland’s overall Vision for the future, as defined in the Visions to Action Strategic Sustainability Plan is:

*In 2030, Rossland is a resilient alpine community and a leader in balancing social, environmental and economic sustainability. Celebrated for its unique cultural heritage, small-town charm and world-class natural amenities, Rossland offers residents and visitors alike extensive recreational opportunities, trail networks and green spaces. The thriving, diverse economy embraces innovation and entrepreneurship, and its citizens actively contribute to a welcoming, vibrant community that is safe, inclusive and affordable.*

In addition to the overall Vision for the future of Rossland, the Strategic Sustainability Plan developed statements describing the Desired Future for each of the eleven defined Focus Areas. The following table links the Desired Future statements to OCP policy sections that work towards realizing these statements.

Focus Area	Desired Future	Related Policy Section
Land Management	<i>The town is centred on a compact and vibrant downtown core, connected by trails and green corridors to development at the base of Red Mountain, Redstone Alpine Golf Resort and to new developments. A diverse range of residential and tourist accommodation exists that satisfy the needs of residents and visitors. Buildings and infrastructure are designed and restored in ways that use resources responsibly, and that compliment the natural environment, heritage and overall aesthetic of the town. The downtown core is thriving and the restored heritage character attracts visitors to Rossland.</i>	12, 15, 18, 19, 20, 21
Natural Environment and Resource Lands	<i>Rossland’s spectacular setting in the alpine environment gives the community its unique character. Designated and protected green spaces, green corridors, riparian areas and natural ecosystems allow indigenous flora and fauna to thrive. The built environment is also integrated into the natural environment through native tree plantings and ‘ribbons’ of green traversing the City and along stream corridors. In addition, community gardens have been established, providing potential sites for growing local produce.</i>	14, 15, 26
Community Economic Development	<i>Rossland’s traditional natural resource economy has become increasingly value-added and exists alongside a year-round tourism and knowledge-based sector. Through collaborative actions across the wider region, residents have the capacity to find or create work opportunities and incomes to support sustainable lifestyles. The community works together to support local businesses and to encourage innovation, new businesses, and an entrepreneurial spirit. A diverse, resilient, and vibrant economic base is supported by state-of-the art information and communication technology (ICT) systems. ICT enables a significant number of residents to work from home or to expand their business through virtual networks. Sustainable business practices ensure the continued liveability of the region and contribute to the long-term survival and profitability of the business sector.</i>	25



Recreation and Leisure	<i>The town promotes and supports a healthy and active population and this is reinforced by a community that embraces a balance between work and play. Rossland is a unique destination for year-round outdoor alpine recreation. Residents and visitors of all ages and abilities engage in high quality, diverse recreational opportunities while respecting and protecting the surrounding natural environment. The conservation and sustainable use of green spaces and development and maintenance of an extensive network of multi-use trails connects both people and the community with nature. Accessible, well-maintained playing fields and indoor recreation facilities complement the range of outdoor experiences. The community hosts a number of arts and culture events.</i>	15, 16
Housing and Affordability	<i>Rossland has a sufficient supply of safe, healthy, diverse and affordable housing and accommodation to meet the needs of permanent residents of all income levels. Housing affordability is enhanced through efficient use of energy and resources and by designing buildings that can be adapted over time to accommodate different uses, changes in technology, and demographics. Employment opportunities close to home provide job satisfaction and adequate incomes for sustainable livelihoods. Residents have access to affordable food products, learning opportunities, and arts, culture, and recreation programs.</i>	18, 16, 25
Transportation	<i>Rossland's transportation system offers affordable, reliable, safe, accessible, frequent, green, and efficient means of moving within Rossland and to and from Rossland. The community's liveability is enhanced by an extensive local and regional trail network that supports non-motorized vehicles. Land use planning connects housing with services through trails and transit, thereby reducing automobile dependency. Rossland's downtown core is accessible, pedestrian-friendly and linked to the resorts by a high quality public, equitably funded transit connection. The community encourages and supports low-impact environmentally-friendly transportation choices, thereby conserving the natural environment and increasing Rossland's tourism appeal.</i>	15, 22
Intergenerational Care and Learning	<i>Rossland's affordable and multi-faceted educational system provides a diversity of programs and opportunities and an essential foundation for cultural and social activities. Local educational facilities continue to provide access to affordable, high quality K-12 education and the development of basic life skills. Residents and local organizations work together to provide support and care for children, seniors and other populations with special needs. Community activities and programs encourage intergenerational interaction and enhance well-being, while Rossland's built environment and institutional structures encourage lifelong learning for every member of society.</i>	16
Sense of Community	<i>Rossland is a safe, inclusive and welcoming community with a high level of social cohesion amongst a diversity of ages, cultures and lifestyles. The level of volunteerism is high and most year-round residents are engaged in governance and community development initiatives. Arts and cultural expression thrive in Rossland and are supported by both residents and visitors. Rossland's natural environment and its heritage create a sense of place and an authentic small town charm that is unique to the region. It is this uniqueness that fosters pride and community spirit, that serves to retain residents and to attract new residents and visitors.</i>	16



Energy and Air Quality	<p>Rossland is a leader among small mountain communities in the generation and use of clean, renewable energy that fulfills a major portion of the community's energy needs. Rossland's diverse energy systems make the town energy self-sufficient and reduce harmful impacts on air, land, water, and the climate. The town conserves energy through an increasingly energy and resource efficient building stock, and residents generally get around by walking, cycling, and using public transit. The town maintains its carbon neutral status with the cooperation of residents and businesses who work to conserve energy in their daily lives and operations.</p>	14, 26
Water and Solid Waste Management	<p>The water resources in Rossland provide a dependable supply of clean, healthy water that exceeds quality requirements and meets the needs of residents, and visitors. Residents are active water custodians. Both the water and wastewater systems are sustainably managed to meet the needs of a growing community. Competing uses are balanced and natural hydrological systems as closely mimicked to meet natural ecosystem needs. Rossland is a leader in minimizing waste and maximizing recycling and reuse of resources and materials. Residents and businesses conserve resources in their daily activities.</p>	23, 26
Governance	<p>Governance in Rossland is democratic, responsive, accountable and transparent and actively engages stakeholders and residents in collaborative decision-making processes. Planning and decision-making align with the community's values and sustainability objectives. Rossland participates in local and regional government networks that exchange knowledge and resources and collaborate to meet shared objectives through efficient regional governance.</p>	24



## 6. From SSP to OCP

Rossland conducted an extensive public engagement process that culminated in the drafting and eventual adoption (by Council) of the Strategic Sustainability Plan. The development and revision of the City of Rossland OCP is a continuation and extension of the SSP. The final public consultation exercise for the SSP involved the Community Design Charrette, which offered an opportunity for a group of design professionals, specialists and community members to spatially explore the community Vision for the future. This exercise evolved into the OCP development and review.

The Strategic Sustainability Plan provides a framework to guide the revision and/or development of policy contained within the existing OCP (1995). To bring the new bylaw into alignment with the SSP, the policies contained within the existing City of Rossland OCP were reviewed within the context of the SSP. Where required the existing policies were revised, and new policy was developed where none existed. The OCP alignment included addressing the stated End Goals contained within the SSP. Guiding Principle 10 states:

*The City provides citizens with frequent and convenient opportunities for meaningful engagement and input into its decision-making processes.*



To achieve this goal the OCP must be an easy to reference policy document that also provides a vision for the future growth and development of the community. It was with this intention that the revision and reformat of the OCP was completed. In order to enhance the understanding of the OCP for a wide spectrum of Rossland residents, the overall number of land uses was reduced by 60% (from 27 land uses to 11) and the schedules are presented in a logical manner that facilitates easy reference.

The individual land uses have been developed to facilitate flexibility and encourage creativity from the development community while continuing to provide land use guidance for staff and residents.

The final steps in adopting the Official Community Plan included an Open House held in May 2008 followed by several Council meetings to discuss public feedback. Referrals were sent to various federal and provincial agencies. The first public hearing was held on October 8, 2008 followed by another public hearing on October 21, 2008.



# *PART III: COMMUNITY CONTEXT*



## 7. Geographical Setting

Rossland's central core of development lies in a rolling north/south pocket of land that is bounded in all directions by ridges of varying steepness. The majority of Rossland's development occurs on land having slopes of between one and ten percent, with substantial amounts of development occurring on slopes between 10% and 30%. The Red Mountain base area is relatively unencumbered by topographic constraints. Rossland's highest point is just over 1,400m and the lowest point is approximately 750m. Rossland has a land area of 57.97<sup>1</sup> square kilometres and approximately 34<sup>2</sup> kilometres of paved roads.



Photo: David Dudeck



<sup>1</sup> Source: Statistics Canada, 2006 Census of Population

<sup>2</sup> Source: Municipal Statistics, 2005



## 8. Historical Context

Rossland's beginnings are linked to the discovery and mining of rich gold deposits in the surrounding mountains. The first claim was staked in 1890 and the next few years saw an influx of prospectors, miners and people with financial interests in developing underground mining operations. Rossland became a boom town in early 1895 when the richness of the gold deposits had been established and financing for mining development was in place. At this time, two different railway companies built lines into Rossland to transport the ore and goods needed by the mining industry and its workers, and a smelter was in development in Trail. Hotels, boarding houses and businesses of all sorts, sprung up in the Rossland townsite. Rossland was incorporated as a City in March of 1897 and with a population of 7000 citizens it was British Columbia's fourth largest city.

The Rossland mines ceased operation on a large scale in 1929, marking the end of 35 years of extremely lucrative production. The creation of a Co-op for transportation by car, of workers to and from the Smelter allowed many people to continue living in Rossland. Despite the two big fires of 1927 and 1929, there remains a rich legacy of historic buildings and sites that originated in the mining days. Some are noted here:



Photo: Royal BC Museum

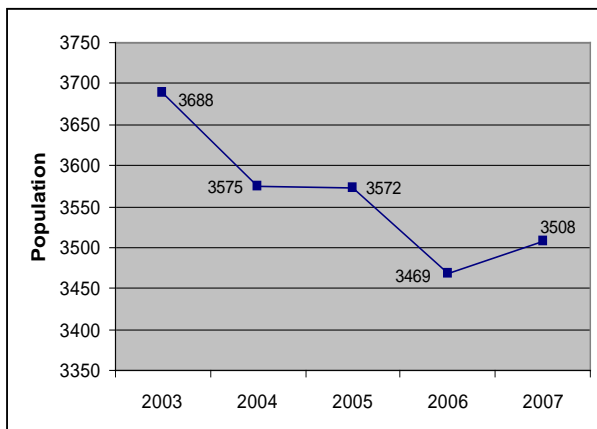
- Rossland Court House – Federal heritage site (1900);
- Old Fire Hall and City Hall (1900);
- Post Office (approx. 1900);
- Bank of Montreal (approx. 1900);
- Drill Hall (1904, now MacLean School Annex);
- Original WKP&L Co. Substation (1898);
- Miners' Union Hall – Provincial heritage site (1898);
- Orwell Hotel (approx. 1900, now Flying Steam Shovel);
- Stone Block (originally Bank of Toronto - approx. 1900);
- Church Manse (approx. 1900);
- Ross Thompson House (approx. 1900);
- WKP&L Co. Manager's House (approx 1900);
- WKP&L Co. Superintendents' House (approx 1900);
- J.S. Dechamp House (approx. 1910);
- Catholic Cemetery (1895);
- Columbia Cemetery (1900);
- LeRoi Mine Site on Red Mountain – Federal heritage site and home of the Rossland Museum.



## 9. Community Profile and Projections

### Population

The City of Rossland has been experiencing a fluctuating permanent population due to a shift from being a primarily resource industry-based economy, to an increasing resort tourism economy. In 2007, the City of Rossland had a population of 3,508 people. The permanent population has decreased an average of -1.25% from 2003.<sup>3</sup> The City of Rossland's population makes up approximately 10.6% of the Regional District of Kootenay Boundary's population of 33,042 people.



**Population growth for the City of Rossland: 2003 - 2007 (BC Stats, 2008)**

The average household size in Rossland is 2.4 persons, slightly lower than the provincial average of 2.5. Thirty-one percent of households are couples with children, 31% live as couples without children, 28% live alone,

<sup>3</sup> BC STATS 2008



Photo: Troy Colautti

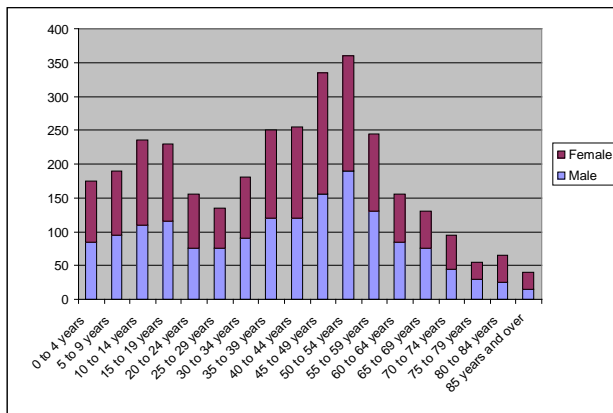
and the remaining ten percent live in other situations.<sup>4</sup>

The median age for residents in Rossland is 41.9 years, which is similar to the provincial median age of 40.8 years. The percentage of the population under the age of 19 is 25.6, higher than the provincial percentage of 23.2. The dominant age group is 35 to 54-year-olds, comprising just over 36% of the population. Persons over 65 years currently make up 12% of the population. The breakdown by gender is 50% men and 50% women in Rossland, compared to 49% men and 51% women province-wide.<sup>5</sup>

<sup>4</sup> Statistics Canada. 2006. Census of Population

<sup>5</sup> *Ibid.*





**Population breakdown by age and gender:  
2006 Statistics Canada**

The following table illustrates potential population projections for Rossland over a 20 year period using information from BC Statistics 2008. The projections used are the Average Annual Growth Rate for Rossland, Regional District of Kootenay Boundary (RDKB), and British Columbia (BC).

**Projected population from 2007 to 2028**

Year	Rossland (-1.25%)	RDKB (-0.3%)	BC (1.2%)
2007	3508	3508	3508
2008	3464	3497	3550
2013	3253	3445	3768
2018	3055	3394	4000
2023	2868	3343	4246
2028	2694	3294	4507

Projected Population =  $(1+g)^n \times P1$  where:  
 g= average annual growth rate  
 n = time in years since initial population  
 P1 = 2007 population

Since the previous OCP, market conditions and development opportunities have changed within the City of Rossland. The new developments at Redstone Golf Resort and Red Mountain Ski Resort are enticing

recreational enthusiasts to consider Rossland for full time and seasonal residence. As a result, growth is anticipated to occur within the Red Mountain and Redstone resort communities, which will include predominantly occasional or seasonal occupants, with some spill over into existing City neighbourhoods. This 'surge' is supported by the recent increase in building permit activity since 2005; however, this level of activity will not likely be sustained over the long term.

**Population Considering Seasonal Residents and Second Home Ownership**

The recent increase in building permit activity since 2005, coupled with a declining population as measured by BC Statistics, can be explained as representing growth in seasonal occupants and second home ownership. An average of 41 residential building permits per year has been issued since 2002, while the permanent population has dropped by 6.1%, according to BC Statistics.

**Residential building permit activity**

Year	Population*	No. of Building Permits
2002	3,736	14
2003	3,688	20
2004	3,575	44
2005	3,572	42
2006	3,469	83
2007	3,508	40

\* reflects permanent residents only – source BC Statistics

In 2006 the average household size in Rossland was 2.4. The total number of private dwellings was 1656 with 1353 being occupied by usual residents. 'Usual place of residence' refers to a



dwelling in which a person lives most of the time.<sup>6</sup>

Initial drafts for this OCP considered the impact of non-permanent residential units by providing two predictions of growth within Rossland as shown below. The population predictions are based on two different methods:

1. The number of existing residential units occasionally occupied since 2001 using an average household size of 2.4 residents per unit (91.8% growth rate); and
2. The increase in building permit activity since 2001 using an average household size of 2.4 residents per units (2.2% growth rate).

**Draft OCP population predictions**

Year	Permanent Population Combined with Seasonal Population	
	1.8%	2.2%
2006	4,154	4,306
2007	4,229	4,401
2012	4,623	4,907
2017	5,055	5,471
2022	5,526	6,100
2027	6,042	6,775

Subsequent investigations provided by UMA Engineering for the Draft Development Cost Charge (DCC) Background Report, July 2008 compared these OCP growth predictions with historical growth (since 1996) in similar BC municipalities.

<sup>6</sup> Ibid.

During this period:

- Rossland’s permanent population declined by 11% (average -1.0%/yr);
- Castlegar’s population grew by 7% (average 0.6%/yr);
- Kimberley’s population declined by 4.9% (average -0.4%/yr);
- Kelowna’s population grew by 25% (average 2.3%/yr);
- Invermere’s population grew by 19% (average 1.7%/yr);
- Vernon’s population grew by 16.7% (average 1.5%/yr);
- Whistler’s population grew by 30% (average 2.7%/yr); and
- BC average population growth was 13% (average 1.2%/yr).

An average annual growth rate of 1.8% - 2.2%, over the long term, could be considered a strong real estate market, equivalent to the Cities of Kelowna and Invermere for the period 1996-2007 – both cities are favoured winter/summer resort destinations for BC and Alberta residents.

Taking into account the information referenced above, the OCP will use the growth rate suggested in the Draft DCC Background Report. This report anticipates that growth over the next 20 years will range from 1.0% to 1.5% annually, including seasonal occupancy. As a starting point, it can be assumed that the 303 private dwellings not occupied by usual



residents have an average household size of 2.4 also, resulting in a seasonal population of 728 for 2006. This would give a total population of permanent and seasonal residents of 4197.

The following table illustrates potential population projections for Rossland over a 20 year period using a revised Average Annual Growth Rate for Rossland. This growth rate is based on recent trends in building permit activity, tempered by medium term impacts in the US market as suggested in the Draft DCC Background report.

#### Population projections using Average Annual Growth Rate

Year	Permanent Population Combined with Seasonal Population	
	1.0%	1.5%
2006	4197	4197
2007	4239	4260
2012	4455	4589
2017	4682	4944
2022	4921	5326
2027	5172	5738

Projected Population =  $(1+g)^n \times P1$  where:

- g= average annual growth rate
- n = time in years since initial population
- P1 = 2006 population

Due to uncertainties inherent with projecting growth over 20 years, these growth assumptions should be monitored and adjusted over time.

Increasing the population in Rossland, particularly in a year-round resident population is a goal for the City of Rossland.

## Housing

The following table illustrates the housing statistics for Rossland in comparison with Kimberley (a similar economy) and British Columbia averages.

#### Housing statistics for Rossland, Kimberley and B.C. - Statistics Canada 2006.

Dwelling Characteristic and Type	Rossland	Kimberley	B.C.
Private dwellings occupied by usual residents	82%	88%	92%
Average value of dwelling	\$242,668	\$192,930	\$418,703
Owned dwellings	86%	76%	70%
Rented dwellings	14%	24%	30%
Dwellings constructed before 1986	90%	86%	62%
Dwellings requiring major repair	14%	9.20%	7.4%
Single detached home	86%	81.6%	49.2%
Semi-detached houses	1.5%	3.5%	3.1%
Row houses	0.7%	3.9%	6.9%
Apartments, duplex	1.1%	0.0%	10.0%
Apartment building, 5 or less stories	9.2%	9.0%	20.9%
Apartment building, 5 or more stories	0.0%	0.0%	7.1%
Other dwellings	1.5%	1.9%	2.8%

Based on the population projections and an average of 2.4 persons per household, a certain amount of new housing will be



required. The following table outlines the projected housing demand for Rossland.

**Projected housing demand for Rossland**

Year	Projected Demand	
	1.0%	1.5%
2006	1749	1749
2007	1766	1775
2012	1856	1912
2017	1951	2060
2022	2050	2219
2027	2155	2391
<b>Total Increase</b>	<b>406</b>	<b>642</b>

The demand for housing can also be translated into demand for residential land. If all new residential growth were to be in the form of single family suburban lots (i.e. 15 units per net hectare) the land demand for 406 units would be roughly 27 net hectares exclusive of roads, parks and schools. Correspondingly, 642 units would require 43 net hectares.

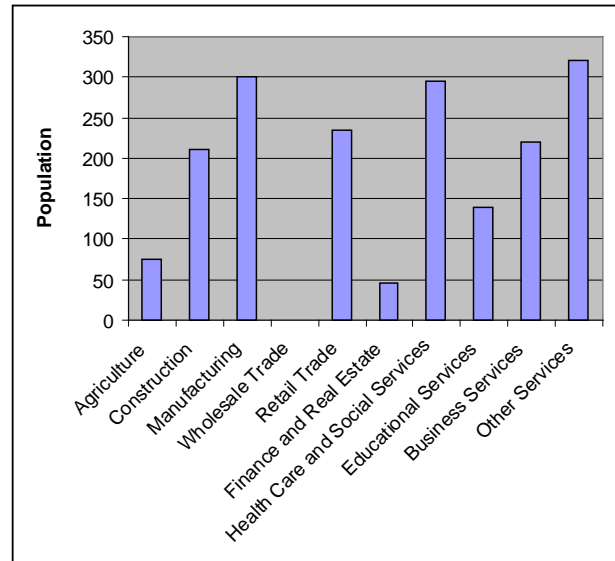
If the percentage of higher density housing forms were to be increased, the land demand would decrease. Concurrently the amount of land available for parks, trails and open space would increase. Having mixed forms of housing is especially applicable to Rossland due to the limited supply of developable land and the topographic constraints.

**Economy**

In 2006, the employment rate in Rossland was over 64.8%; more than 3% higher than the

provincial average.<sup>7</sup> Jobs in manufacturing, construction, health and education employ the largest portion of residents in Rossland.<sup>i</sup>

The following graph represents the employment distribution of the population of Rossland through various industries.



**Employment distribution of Rossland residents by industry - Statistics Canada 2006.**

Only 26% of employed residents work in Rossland and almost 61% of employed residents work in neighbouring communities.<sup>8</sup> The employers employing the most Rossland residents are: the Teck Cominco smelting plant in Trail, Trail Regional Hospital, School District #20, FortisBC (previously Aquila Networks Canada), and Red Mountain Ski Resort.

The median total income in Rossland for persons 15 years of age and over was \$31,715 in 2005 with a median total family income of

<sup>7</sup> Statistics Canada. 2006 Census. Community Profiles

<sup>8</sup> Ibid.



\$79,697.<sup>9</sup> This is a similar personal income to the provincial average and a higher than average family income than the rest of the province.

There has been substantial growth in commercial activity in Rossland since 2002, with a 45% increase in the number of new businesses. As of June 2006, demand for employees has exceeded supply, indicating a healthy local economy. Overall, Rossland has attracted significant development: \$24 million in capital purchases and \$104 million planned through to 2009. Development construction within Rossland has generated a lot of employment in the local greater Trail area with \$24 million of direct and indirect employment income through 2005, and another \$119 million projected by 2009.<sup>10</sup>

With a very limited commercial and industrial tax base, the City is highly dependant on its residential tax base. In 2007 the residential tax revenue was 86% with the remaining 13% coming from retail businesses and commercial.

11

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<sup>9</sup> *Ibid.*

<sup>10</sup> Todd Sanderson. 2006. "City of Rossland – Development Impact/Cost Benefit Assessment Report". (Kelowna: Grant Thorton)

<sup>11</sup> BC Assessment Roll. 2007.



## 10. Regional Context

The City of Rossland lies in the Rossland Range at the southern end of the Monashee Mountain range in south-central British Columbia, at a mean elevation of 1,020 metres (3,300 ft.). It is one of the highest cities in Canada. Located approximately halfway between Vancouver and Calgary, it can be accessed via Highways 3B and 22. It is approximately ten kilometres west of the City of Trail, and ten kilometres north of the U.S. border crossing at Paterson. The closest urban centres are Kelowna, BC (299 km to the North-West) and Spokane, WA (200 km to the South). Rossland is part of the Regional District of Kootenay Boundary (RDKB), which extends from the Beaver Valley in the east to the Big White Ski Resort near Kelowna in the west. The RDKB includes: Trail, Grand Forks, Rossland, Greenwood, Fruitvale, Warfield, Midway, Montrose and five rural unincorporated areas (Areas A through E). Lands outside Rossland's municipal boundary are within Electoral Area 'B' of the RDKB. The relationship between Rossland and the RDKB continues to evolve with changes to the tax load and shared services occurring over the past few years.

The effective economic unit comprises the seven local municipalities of Rossland, Warfield, Trail, Montrose, Fruitvale, Castlegar, Nelson, and Regional District of Central Kootenay (RDCK) and RDKB regional areas in the West



Photo: David Dudeck

Kootenays. The regional economy is largely driven by resource development and emerging tourism. Thirty-one percent of the income dependency in the RDKB is from mineral processing, run by Teck Cominco, which produces zinc, lead, silver, and other by-product metals, chemicals and fertilizer from its metallurgical operations in Trail. Logging and milling account for three percent of employment in the region. The Interior Health Authority is the second-largest employer in the area. There are about 500 large and small businesses operating in the RDKB. The region is also considered a premier destination for outdoor activities, including Red Mountain Resort. The climate can be characterized by fairly warm summers and cool winters with heavy snowfalls.



# *PART IV: COMMUNITY LAND USE DESIGNATIONS*



## 11. Land Use Designations

The future use and development of land within the City of Rossland shall be consistent with the overall pattern of land use depicted on the Land Use Map – Schedule B, based on the following land use designations.



Photo: David Dudeck

The following table summarizes the land use designations and references relative policy sections. General policies such as those contained within Section 12 Growth Management or Section 13 Natural Hazards and Constraints may also apply in certain conditions.

Land Use Designation	Summary of Designation	Relative Policy Sections
Residential	Residential lands are those within the main townsite of Rossland currently comprising the majority of the dwelling units of the City, but excluding the higher density areas in the core. Residential development may consist of detached dwellings, duplexes, multiplexes or smaller apartment style developments. Neighbourhood scale commercial uses, artisan studios and home occupations are encouraged, providing they are at a pedestrian scale and not considered intrusive within the neighbourhoods. A mixture of housing types and tenures is also encouraged.	18
Resort Residential	Resort Residential lands are those within the resort areas of Red Mountain and Redstone. Residential development in these areas should support and enhance recreation experiences. Dwellings may consist of detached homes, duplexes, multiplexes or apartment style developments. Small scale commercial and hospitality uses are permitted.	18
Rural Residential	Rural Residential lands are generally larger lots on the fringe of the Residential Lands. They are rural in nature, typically unserved by City infrastructure and may have ancillary agricultural uses. These lands are generally considered unsuitable for intensive development until such time as the underutilized lands within the existing higher density footprint are consumed.	18, 26



Mixed Use	Mixed Use lands are generally comprised of commercial on the first floor and apartment style residential on the upper floors. Commercial uses are generally cafes, professional uses, personal services and studio space. Commercial only buildings may be allowed provided they contribute to the character of the neighbourhood. Development should be pedestrian oriented in nature with pedestrian oriented street furniture and landscaping.	20
Downtown Core	Downtown Core lands are the dominant commercial node in the community and the cultural and social focal point. Uses may include retail, restaurants, professional services, theatre, or financial institutions. Development within the core should respect the heritage character of the City and encourage pedestrian oriented movement.	19
Resort Commercial	Resort Commercial lands are intended to provide area for development to service the convenience and day to day needs of resort visitors. Uses may include restaurants, drinking and entertainment establishments, personal service establishments and tourist accommodations. Development should be pedestrian oriented in nature.	20
Gateway Commercial	Gateway Commercial lands are intended to provide lands for traveller oriented uses. Development should enhance the sense of arrival into Rossland and be sensitive to the highly visible nature of the location.	20
Institutional/Public Lands	Institutional and Public lands are intended to provide areas for community services and facilities such as schools, cemeteries, and public works buildings. These lands should be developed in such a way as to enhance the community and ensure the most effective use of the lands is promoted.	16
Light Industrial	Light Industrial land is intended to provide areas for industry such as small scale manufacturing or warehousing. Industrial development should strive to minimize potential negative impacts on ecological systems and provide screening and buffering to protect aesthetic qualities of the community.	21



Parks, Trails and Open Space	Parks, Trails and Open Space are intended to provide areas for passive and active recreation for residents, as well as protection of open space corridors and sensitive areas. These areas are not intended for development beyond facilities required to support recreation activities.	15
Resort Recreation	Resort Recreation lands are intended to provide areas to support resort recreational activities such as golfing or skiing. Development should be limited to facilities required for use and maintenance of recreation areas.	26
Resource Management Area	Resource Management lands are large undeveloped lands within the City. The designation is intended to ensure the existing natural areas within the City are protected and enhanced. Resource activities should be carefully considered in the context of the entire City, especially the impacts on views and water quality.	26



# *PART V: OBJECTIVES & POLICIES*



## 12. Growth Management

### Background

The traditional townsite of Rossland is comprised of predominantly single family dwellings. As development pressures increase in the City more people are drawn to the outer regions of the City and land areas immediately outside the City boundary. Large parcels of land are available for redevelopment in the traditional townsite and infill development on underutilized lands could support higher densities. The Midtown Transition Area Neighbourhood Plan also provides further policies for reference regarding infill development in the City core. The following objectives and policies will encourage redevelopment in the traditional townsite and the limiting of further sprawl.

### 12.1 Objectives

- .1 To ensure the built environment is designed to make efficient use of land resources and limit sprawling development.
- .2 To ensure the community contains a wide range of housing types, shops, services and employment opportunities.
- .3 To ensure the built environment is integrated with natural features.
- .4 To encourage integration of resort areas with the traditional townsite.



### 12.2 Policies

- .1 Encourage development of mixed use retail, service, restaurant and medium density residential development on Washington Street and nearby lanes.
- .2 Consider incentives, such as density bonusing and DCC credits for development occurring in existing infill sites that are vacant or underutilized.
- .3 Consider incentives for the reuse and adaptation of existing buildings.
- .4 Discourage development requiring further extension of municipal services.
- .5 Encourage a diverse mixture of housing types, shops and services in Rossland.
- .6 Encourage comprehensive development zoning where appropriate to provide for diverse housing types and uses.
- .7 Encourage cluster developments which are designed to protect the natural features on the site, to minimize the on site footprint of the development and to minimize road lengths.



- .8 Encourage mixed use residential and commercial development in the downtown core.
- .9 Direct higher density developments to the Downtown Core and Mid Town Transition area.
- .10 Consider higher density developments anywhere in Rossland on a project by project basis considering the character and scale of adjacent uses, proximity to transit routes, public facilities and commercial nodes and traffic and parking impacts.
- .11 Consider creating a Development Permit Area to further guide infill development.
- .12 Collaborate with the Regional District of Kootenay Boundary (RDKB), surrounding landowners and neighbouring jurisdictions in preparing a "Fringe" OCP using the SSP as a context for this initiative.
- .13 Consider defining medium and long term growth boundaries that concentrate growth in clearly defined areas that include the traditional town of Rossland, Red Mountain Resort and Redstone Golf Resort.
- .14 Establish a sustainability checklist including a high level screening test and incorporate it into all development applications.



## 13. Natural Hazards and Constraints

### Background

Rossland's central core of development lies in a rolling north-south tract of land that is bounded in all directions by ridges of the Rossland Range of the Monashee Mountains. The majority of Rossland's development occurs on land with slopes between one and ten percent and substantial amounts of development occur on slopes that are between ten and 30%. A large part of the city is characterised by steep slopes (>30%) that have limited development potential. These steep slopes, the past mining history and potential fire risk are hazards that must be considered prior to development.

### 13.1 Objectives

- .1 To integrate the built environment into the natural environment in a way that capitalizes on ecological functions and avoids or manages risks associated with natural and mining legacy hazards.
- .2 To reduce the risk of wildfire.
- .3 To raise awareness of wildfire hazards and identify the needs for mitigative action.



### 13.2 Policies

- .1 Development of areas with natural or man-made hazards, such as unstable slopes or flood plains shall be avoided.
- .2 Consider defining and adopting alternative street and development standards for hillside development on slopes greater than 15%.
- .3 Apply a precautionary approach to the protection of development from hazardous conditions, until further research more specifically identifies hazardous areas. All proposals in significant watershed areas or on lands with slopes in excess of 30%, shall be required to submit a report prepared by a qualified professional, prior to the removal of trees or slope alteration.
- .4 Develop a Community Wildfire Protection Plan to identify areas that pose the greatest risk to the community. Use development Permit Area guidelines to mitigate the risk in these areas.
- .5 Examine strategies for the protection of development from wildfire through a Community Wildfire Protection Plan. Where appropriate, incorporate regulations for the development of defensible space,



community and household firebreaks, appropriate building materials or other interface fire protection strategies into Development Permit Areas, Building Regulations, Land use and subdivision servicing bylaws.

- .6 Provide public presentations and demonstrations to raise awareness of the risk of wildfire and recommended measures for wildfire prevention using the “FireSmart: Protecting your community from Wildfire” manual to guide the efforts undertaken.
- .7 Consider the risk or potential for wildfire prior to decisions being made regarding land use allocation, subdivision or development.
- .8 Development on lands suspected to have previous mining activity may require a site investigation as per the *Environmental Management Act* and may require further mitigation.
- .9 Develop and communicate a local Emergency Plan.



## 14. Natural Environment

### Background

Rossland's spectacular setting in the alpine environment plays a large role in giving the community its unique character. Ensuring the air and water is of good quality and that sufficient greenspace is preserved is vital to the appeal of the City. The management of energy is an important element of the Official Community Plan, particularly because it is interconnected with other issues addressed by the plan, such as Growth Management, Economic Development and Transportation.

Rossland has a reasonable network of green spaces and lands for preservation of natural habitat, and has had some success in integrating the built environment with the natural landscape. Maintaining environmentally sensitive areas is significant from an environmental viewpoint, but they also offer opportunities to preserve greenspace and add to the livability of the community.

Buildings, transportation, and infrastructure are typically the largest consumers of energy in a community. The use of fossil fuels in particular results in increased concentrations of greenhouse gas emissions in the atmosphere, which contributes to global climate change. The City of Rossland has signed on to the *B.C. Climate Action Charter* with the Province and



Photo: David Dudeck

the Union of BC Municipalities, committing to become carbon neutral by 2012.

### 14.1 Objectives

- .1 To develop an extensive network of green spaces that include such areas as natural habitat, riparian areas, environmentally sensitive areas, water catchment areas and wildlife corridors.
- .2 To integrate development into the natural environment over time in a way that capitalizes on ecological functions and avoids or manages risks associated with natural hazards.
- .3 To preserve, protect and enhance areas defined as environmentally sensitive unless mitigating measures can be taken to minimize the negative impacts.
- .4 To establish, maintain, and enhance greenway corridors and natural habitat connectivity for wildlife movement.
- .5 To protect riparian stream corridors and wetlands in support of maintaining and enhancing fish and aquatic habitat and the overall health of the ecological system.



- .6 To ensure air quality is good and no minimum standards for air contaminants are exceeded.
- .7 To foster the conservation and efficient use of energy and other resources in buildings, vehicles and infrastructure and to foster a reduction in greenhouse gas emissions.
- .8 To encourage green building practices.

## 14.2 General Policies

- .1 Follow the Development Permit Area guidelines for the protection of the natural environment outlined in Part VII of Schedule A.
- .2 Focus development in areas where it will pose the least interference with the natural environment.
- .3 Require appropriate environmental impact mitigation measures on sensitive lands and steep slopes such as: elimination/reduction of cuts/fills on slopes; non-disturbance of riparian areas; slope stability measures such as tree planting or retention of native coverage; and/or, post development offsite storm water drainage levels shall not exceed pre development levels.
- .4 Require a preliminary environmental impact assessment to minimize any potential impacts from proposed developments in environmentally sensitive areas.
- .5 Encourage outdoor recreation development in areas where the type and location of such activity does not pose a

conflict with the preservation of natural water courses.

- .6 Preserve, whenever possible, all forest stands age class 7 or older, while continuing to review the use of these lands in the broader context of community land use requirements.
- .7 Establish a plan to minimise noxious and invasive weeds.
- .8 Encourage cluster development to allow the protection of natural features on the site, to minimize the on-site footprint of the development and to minimize road lengths.
- .9 Require the provision of public access to key natural amenities when considering new development proposals.
- .10 Explore the opportunity to develop a natural resource inventory and base mapping program which includes green space, trails and environmentally sensitive areas to provide baseline information.
- .11 Explore opportunities during redevelopment to daylight creeks.
- .12 Review incentives for conservation in the municipal policies (e.g. conservation covenants).
- .13 Identify and when possible, secure ribbons of nature extending into town, including green ribbons along the streams (Trail Creek), along streets and those required for the protection of viewsapes.
- .14 Refine, where possible, parkland acquisition actions to incorporate more riparian buffers, trails between character



neighbourhoods, pocket parks, drainage improvements, and green infrastructure.

- .15 Encourage reclamation, enhancement and mitigation of wildlife habitat.
- .16 Identify environmentally sensitive areas. Such a study would likely focus on the alpine, sub-alpine, riparian zones and wetlands, steep slopes and any areas of special value to wildlife habitat or movement.
- .17 Seek opportunities to develop strategies to reduce vulnerability to and adapt to climate change impacts in collaboration with federal and provincial agencies, the Regional District of Kootenay Boundary, research organizations, the academic sector and others.
- .18 Adopt a tree retention bylaw.

### 14.3 Water Policies

- .1 Work in cooperation with federal and provincial agencies to ensure that developments:
  - Provide and protect riparian habitat; ensure no-build strips adjacent to all fish habitat;
  - Control soil erosion and sediment in runoff;
  - Control the rates of storm water runoff and minimize their impact on watercourses;
  - Minimize the impact of in-stream work and other construction activity;

- Prevent the discharge of deleterious substances to watercourses;
- Maintain fish passages in watercourses for all salmonid life stages;
- Protect habitat of provincially designated Red (endangered) and Blue (rare) species of birds, wildlife and plants;
- Retain natural creek beds and severely restrict the use of culverts
- Deter burying creeks and natural drainages;
- Deter damming of natural drainages;
- Conduct shadow casting studies to ensure that canopy foliage is preserved;
- Extend setbacks in steep and unstable embankment areas; and
- Provide foliage replacement after a disturbance.

- .2 Avoid degradation of fish and aquatic habitat. Where this is not possible, mitigation or compensation shall be required. Mitigation can include but is not limited to the daylighting of creeks and drainages and can also include the placement of weirs to re-establish or recover previously lost areas.
- .3 Protect existing stream flow volumes by minimizing disruption or displacement of streams and stream features.
- .4 Minimise reliance on base creek flows to ensure the health of downstream ecosystems.



#### 14.4 Energy Policies

- .1 Support transportation initiatives that increase fuel efficiency.
- .2 Consider developing a Community Energy Plan that sets targets and is integrated into land use planning.
- .3 Support projects that aim for carbon neutrality and demonstrate new energy efficient technologies with the objective of meeting a GHG reduction target of 33% below Rossland's 2007 GHG emissions' levels by 2020.
- .4 Encourage Leadership in Energy and Environmental Design (LEED) equivalent standards and green building practices in all development. The City may consider incentive programs to encourage incorporation of LEED standards in developments.
- .5 Support an acceptable reduction and/or replacement of the City's street lights to decrease night time light pollution, reduce energy consumption and operational costs.

#### 14.5 Air Quality Policies

- .1 Consider adopting an air quality bylaw to protect air quality for Rossland in the long term.
- .2 Take action to reduce idling vehicles.
- .3 Support the replacement of inefficient wood burning stoves in residential dwellings and the eventual phasing out of traditional fireplaces which produce high levels of emissions.

#### 14.6 Bear Management Policies

- .1 The City of Rossland will work towards becoming a Bear Smart Community in accordance with the provincial Bear Smart Community Program.
- .2 Bear habitat mapping and travel corridor data will be considered as part of the environmentally sensitive areas mapping.
- .3 Support continued community education about attractant management and Bear Smart principles.
- .4 Develop approaches which harmonize bear aware approaches with competing community interests such as the establishment of local agriculture.



## 15. Parks and Trails

### Background

Rossland's spectacular setting in the alpine environment gives the community much of its special appeal. The residents of Rossland lead active lifestyles year-round, and have a variety of recreation opportunities. Parks, open space, trails and recreation are highly valued by residents.

### 15.1 Objectives

- .1 To maintain and develop a well-integrated and linked system of parks, trails and associated recreational facilities to serve the needs of residents and visitors.
- .2 To ensure green spaces and parks are publicly accessible and well distributed through the community and enable residents and visitors of all ages to enjoy these spaces.
- .3 To ensure a world class network of designated, connected, accessible and well maintained trails exists throughout the community.

### 15.2 Policies

- .1 Develop an Integrated Greenspace, Trails and Recreation Master Plan that considers the community's requirements and clearly sets out which parks have priority for improvement when funding permits. In



addition, it should include a plan for revitalizing, establishing or extending parks.

- .2 Consideration will be given to density bonusing of development proposals which include a high degree of parkland dedication and open space.
- .3 Consider improvements to existing park facilities prior to developing new parks and facilities in order to avoid high construction and maintenance costs.
- .4 Recognize the significance of the "Chinese Gardens" by developing an interpretive centre and incorporating this into the parks and trails system.
- .5 Support the establishment of pedestrian linkages beneath/over/across Highway 3B for year-round access between:
  - a. The Red Mountain Base area and the Blackjack Cross Country Ski Club;
  - b. The lower Rossland Happy Valley Area and the Redstone Golf Course area, with the specific intent on establishing a connection to link the



historic Rossland cemetery with the historic Wagon Road.

c. Pinewood neighbourhood area and lower Rossland.

- .6 Continue working with and supporting local trail user groups to create and maintain a comprehensive trail inventory.
- .7 Seek easements on private land parcels that currently host trails wherever possible.
- .8 Identify and secure pedestrian corridors between neighbourhoods and amenities in town, and between town and the resorts, and between the town and the trail system.
- .9 Ensure trail connectivity is maintained when new areas are developed in Rossland or across municipal boundaries.
- .10 Ensure there is good public access to the key natural amenities.
- .11 The provision of usable parkland or money in lieu of parkland at the time of subdivision for any developments throughout Rossland shall be at the discretion of the municipality pursuant to the *Local Government Act* in order to implement the policies and designations in the Official Community Plan.
- .12 Work with other user groups and other agencies to explore multi use corridors in Rossland to avoid user conflicts.
- .13 Encourage the development of a trail along Trail Creek.
- .14 Explore ways to restore the old Railgrade through town.

.15 Support the development of informational brochures to highlight the linkages within settled areas of Rossland.

.16 Further develop the parks and trails system consistent with the Trails Map - Schedule C. This would include creating bike paths along the edges of paved roads.

.17 Support collaboration with the region's municipalities to identify and develop off-road pedestrian/cycling routes, specifically a Rossland to Nelson route via Salmo and Castlegar and to Christina Lake via the Old Cascade Highway.



## 16. Community Services & Facilities

### Background

Rossland residents consider their community to be relatively safe, inclusive and welcoming. Residents of all ages are engaged in the town's arts and cultural activities and offerings, and actively participate in community groups and celebrations of community spirit. The small town character and feel of the community is currently thriving, but steps need to be taken to protect this valuable social amenity. Rossland has a wide variety of recreation facilities that goes well beyond other communities of a similar size, partially due to the high level of volunteerism to maintain the facilities.

### 16.1 Objectives

- .1 To ensure new residents, non-permanent residents and visitors of all ages, ethnicities, cultures, and lifestyles are welcomed and integrated into the community.
- .2 To encourage residents of all ages to engage in the town's arts and cultural activities and offerings, and actively participate in community groups and celebrations of community spirit.
- .3 To ensure schools, public amenities and community facilities are operated and designed in ways that provide residents and visitors of all ages and abilities with safe, accessible and convenient spaces for



Photo: David Dudeck

social, artistic and cultural expression and activity.

- .4 To encourage integration and shared community use of schools and other institutional facilities to provide amenities to the community.
- .5 To have a broad range of educational opportunities provided within Rossland, including public school education, post-secondary education, early childhood education, continuing education, and specialized and alternative education programs.
- .6 To maintain and enhance Rossland's unique sense of place and promote community identity.
- .7 To conserve energy, water, materials and other resources in institutional buildings.
- .8 To develop a diverse amount of appropriate facilities, programs, and services for the community to meet present and future needs including but not limited to services for youth, seniors, children and families.



- .9 To ensure a full curriculum of public education from kindergarten through grade 12 is provided within Rossland.

## 16.2 General Policies

- .1 Consider proactive methods to welcome newcomers to the community and encourage diverse ethnicities, cultures and lifestyles.
- .2 Consider establishing a coordinated strategy for arts and cultural events in the community.
- .3 Design and operate public amenities, schools and community facilities in ways that provide residents of all ages with safe and convenient spaces for social, artistic and cultural expression and activity.
- .4 Locate community facilities and uses in areas where they best serve the needs of residents and visitors while optimizing positive economic impacts.
- .5 Direct local, provincial and federal government offices to areas designated as Downtown Core and Mixed Use in Schedule B.
- .6 Use institutional facilities (new and old) to showcase sustainable alternative building standards.
- .7 Develop a signage bylaw outlining size, colour, style and other details pertaining to acceptable use of signs within the City.

## 16.3 Recreation and Community Facilities Policies

- .1 Establish a multi-use community centre/ facility(s) where appropriate, and when funding is available.
- .2 Permit Churches and other places of worship in areas designated as Residential "R", provided facilities not include a school or a large dormitory.
- .3 Consider establishing community gardens where feasible and appropriate.
- .4 Conduct a demand and supply study of community recreational and leisure facilities and consider preparing a plan to revitalize the arena.
- .5 Support the continuation of library services in Rossland.

## 16.4 Education Policies

- .1 Continue to encourage dialogue with the School Board to ascertain the status of existing school facilities and size, number, location, and timing of anticipated new school facilities.
- .2 Cooperate with governments and their agencies at all levels, and with community organizations and businesses, to expand the use of Rossland's secondary and elementary schools.
- .3 Wherever possible enable the provision of a broad range of educational opportunities, including public school education, post-secondary education, early childhood education, continuing education, and



specialized and alternative education programs within Rossland.

- .4 Cooperate with the community's education, business, heritage, cultural and recreation sectors in order to provide the community with a broad range of opportunities, facilities, and extra-curricular activities which complement and strengthen core public education in Rossland.
- .5 Encourage the sharing of fields, playgrounds and recreational facilities with the School District.
- .6 Consider partnering with higher education institutions to provide post secondary education opportunities in Rossland.

## 16.5 Intergenerational Policies

- .1 The essential role of seniors in Rossland is gratefully acknowledged. It is important that their changing housing needs and support services be recognized and properly addressed within the community.
- .2 Support the use of City owned lands to site facilities for children, youth and seniors including but not limited to day care, a skateboard park and elderly care.
- .3 Develop a diverse amount of appropriate facilities, programs, and services for the community to meet present and future needs including but not limited to services for youth, seniors, children and families.
- .4 Establish strategies to retain and attract healthcare services and facilities in Rossland and to provide convenient

transportation access for the aging population.

## 16.6 Safety Policies

- .1 Collaborate with the RCMP on crime prevention efforts where possible to enhance the safety and vitality of Rossland.
- .2 Continue supporting police and fire protection services using Crime Prevention through Environment Design principles in order to ensure a safe and liveable community.



## 17. Heritage

### Background

Rossland has a unique cultural and built heritage, spanning over a century. There are currently many buildings and landmarks that originate from the resource mining days of Rossland's inception, serving as a reminder of the City's history. Continued and new efforts should be made to ensure the rich heritage of the City of Rossland is maintained and enhanced. Stewardship and preservation can present financial challenges so creative measures to achieve this are necessary.

### 17.1 Objectives

- .1 To remain a community that honours its heritage, respects civic duty and responsibility, and is dedicated to preserving and building a legacy of community values for future generations.
- .2 To preserve historic buildings, monuments, sites and natural features in ways that maintain and promote Rossland's heritage and unique 'sense of place'.

### 17.2 Policies

- .1 Establish a Community Heritage Commission and develop a Community Heritage Plan.
- .2 Continue to support the museum and work towards establishing a display to advertise

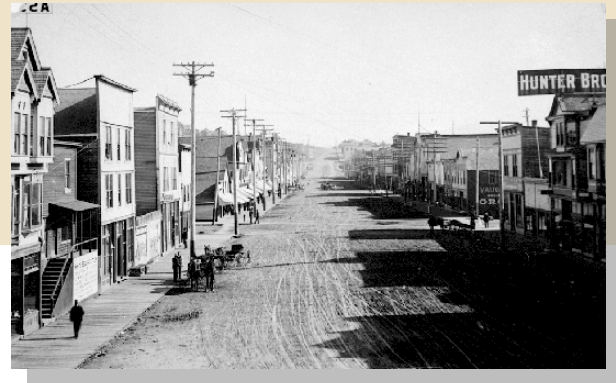


Photo: Royal BC Museum

- the presence of the museum in the downtown and include it as part of the heritage walk.
- .3 Formalize the heritage walking tour route and develop a podcast version of the tour as funding permits.
- .4 Develop information signage for heritage buildings and sites.
- .5 Consider a review and update the Design Guidelines for Downtown Rossland.
- .6 Encourage new developments and the redevelopment of established areas to incorporate natural and local materials for building, including timber and rock representative of the area as well as use of indigenous trees and plants for landscaping to maintain the heritage character of the area.
- .7 Review and update the Heritage Building Register (1985) as a way to protect and encourage restoration of heritage buildings.
- .8 Assist properties owners, where possible, with technical information relating to the conservation, protection and rehabilitation of heritage resources.
- .9 Research the possibility of providing community and economic incentives (such



as property taxation incentives) for property owners to assist with the protection and rehabilitation of the City's heritage resources.

- .10 Pursue restoration of Columbia Cemetery through signage and improved access.
- .11 Create a 'Historic Trail Creek' vantage point along the Wagon Road with appropriate signage to show the historical significance of this valley.
- .12 Support groups and individuals who celebrate Rossland's history and heritage.



## 18. Housing & Residential Lands

### Background

Nearly 90% of the housing units in Rossland are single detached dwellings. Of these some 49% were built before 1945, with an additional 20% built between 1945 and 1960. Over 80% of these homes are permanently occupied; the remaining portion of housing stock is comprised of rented dwellings, which are mostly low rise (less than 5 stories) apartment buildings.

Housing prices have risen substantially since 2001, and affordability is a growing concern among residents. The following objectives and policies address housing affordability through diversity, efficiency, innovation and flexibility.

### 18.1 Objectives

- .1 To ensure that all permanent residents and seasonal employees have access to healthy, liveable, and affordable housing and accommodation in Rossland.
- .2 To provide a variety of accommodation types, tenures, and sizes ensuring that residents of all ages and incomes have a diversity of market and non-market housing choice.
- .3 To design and locate housing in such a way as to minimize long-term operating costs, infrastructure investments and environmental footprints.



Photo: David Dudeck

### 18.2 General Policies

- .1 Establish a housing task force for Rossland with a mandate to research housing needs and work with stakeholders to implement solutions that will encourage a socio-economic and demographic mix.
- .2 Develop non-market housing solutions for various demographic cohorts with consideration to age and income.
- .3 Encourage the development of a housing project to create seniors housing that is prioritized for local seniors moving out of single-family homes.
- .4 Encourage development that does not require extension of municipal services.
- .5 Encourage secondary suites provided the suite is registered with the City of Rossland; the property can conform to the parking and setback regulations set out in the City of Rossland Zoning Bylaw; the suite conforms to all building and fire codes; and the presence of a suite does not detract from the quality of life of nearby residents.
- .6 Encourage home based businesses where the use is deemed appropriate and not



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.



- .5 Permit parcels that existed prior to adopting this Plan and are less than 2 hectares (5 acres) to be developed in such a manner as to not increase the existing density.
- .6 Use the existing zoning to preserve the greenbelt surrounding Rossland.



## 19. Downtown Core

### Background

Downtown Rossland is an attractive and desirable place to be. There is a strong heritage character that is genuine rather than manufactured. The downtown core could be further densified and care must be taken to ensure that redevelopment is completed in such a way as to complement the existing heritage structures. Challenges within the downtown core include large blocks of privately owned land, truck traffic and aging building stock.

### 19.1 Objectives

- .1 To ensure that the Downtown Core is maintained as the dominant commercial node in the community as well as a cultural and social focal point.
- .2 To increase the density and diversity of uses in the downtown.
- .3 To establish auto-free areas in the downtown core, areas dedicated primarily for pedestrian (not vehicular) movement.

### 19.2 Policies

- .1 The following policies apply to the lands designated as Downtown Core on the attached Schedule B Land Use Map.



Photo: Rossland Chamber of Commerce

- .2 Mixed uses (upper floor residential with ground floor commercial or office) shall be encouraged in the Downtown Core area.
- .3 Ensure all new development and major renovations and expansions within the Downtown Core are of a high quality and contribute to the heritage and character of Rossland. To this end, Council intends to enforce the Development Permit Area guidelines set out in Section 32 of this Bylaw. These guidelines will be reviewed and updated to ensure ease of understanding and use.
- .4 The area designated Downtown Core on Schedule B is intended to function as the primary shopping, business, tourist, cultural and social node of the community with a distinctive quality and sense of place. As such, a broad range of concentrated pedestrian-scale uses including residential, retail, office, financial, institutional, service, entertainment, food and beverage and visitor accommodation are supported.
- .5 Encourage higher density residential within the Downtown Core.
- .6 Encourage redevelopment of underutilized lands and the development of vacant



lands for mixed commercial-residential uses.

- .7 Collaborate with Ministry of Transportation to encourage Best Management Practices and Standards for Highway upgrades through the Downtown Core, which encourage pedestrian movement and safety and mitigate wherever possible, negative impacts from truck traffic.
- .8 Collaborate with Ministry of Transportation on the proposed Columbia Ave resurfacing in order to introduce natural landscape features, traffic calming designs, improved parking and a designated, separated bike lane.
- .9 The Downtown Core shall be as pedestrian and bicycle oriented as possible.
- .10 Further develop Washington St and nearby lanes as the location of mixed use retail, service, restaurant and medium density residential development.
- .11 Continue to support a downtown and streetscape revitalization program.
- .12 Supports capital investments in Downtown, including streetscape improvements, street furniture, public art and landscaping to increase the attractiveness of Downtown.
- .13 Comprehensive trail connections and cyclist/pedestrian routes to and within the Downtown are a priority in the downtown transportation system.
- .14 Encourage outdoor seating for restaurants, cafes and bars provided that surrounding residential neighbourhoods and pedestrian movement are not adversely affected.
- .15 Investigate possibilities for parking areas adjacent to the Downtown Core.
- .16 Require a rezoning application to determine specifics of commercial zoning in the areas designated Proposed Downtown Commercial on the land use map, Schedule B.



## 20. Commercial Lands

### Background

The downtown is currently the commercial core of Rossland, with commercial nodes emerging in both the Red Mountain and Redstone resort areas. Commercial development is somewhat limited at this time and future development should consider the downtown core as the main commercial node, encouraging a mixture of uses. Pedestrian oriented and home based business throughout should also be encouraged to promote the expansion of employment generating lands within Rossland.

### 20.1 Objectives

- .1 To ensure that the historic townsite is maintained as the commercial, cultural and social focal point of the community.
- .2 To ensure that commercial developments, including resort-related enterprises and new industry, are located and operated in ways that are compatible with the community's social fabric, high quality of life and environment.
- .3 To promote an expanding commercial sector within Rossland including knowledge and home based businesses.



Photo: Rossland Chamber of Commerce

### 20.2 General Policies

- .1 Big-box commercial developments shall be discouraged from locating in the Rossland area.
- .2 Continue developing Washington Street as the town's second commercial street, up to 4th Avenue. Include a commercial component on the Washington side of the Emcon lands and possibly develop on the parking lots near street intersections, encouraging retail services mixed with medium/high density residential development.
- .3 Encourage pedestrian scale design that features architectural treatments: benches, trail linkages, directional signage via international symbols, public art and dark sky lighting.
- .4 Encourage and maintain a difference in the character of the town and that of Red Mountain Resort. Enhance the cultural and heritage aspects of the Downtown Core while maintaining the resort as an individual node that complements the Downtown while maintaining the resort as an individual node that complements the Downtown with an individual Alpine style. Ensure development within the Downtown Core



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.



- .6 Require a rezoning application to determine specifics of commercial zoning in the areas designated Proposed Gateway Commercial on the land use map, Schedule B.

#### 20.4 Mixed Use Policies

- .1 The following policies apply to the lands designated as Mixed Use on the attached Schedule B Land Use Map.
- .2 Encourage development of mixed use buildings with commercial development on the ground floor and residential development on upper floors.
- .3 Allow commercial buildings provided they contribute to the character of the surrounding neighbourhood.
- .4 Encourage appropriate commercial uses that complement rather than compete with the Downtown Core, such as restaurants, professional offices, personal services, and studio space.
- .5 Encourage pedestrian scale elements which blend in with the character of surrounding neighbourhoods.
- .6 Further policies guiding this designation can be found in the Mid Town Area Special Planning Area.
- .7 Encourage the development of soft impact production uses in structures which blend in and co-exist with residential development in the area designated Proposed Mixed Use/Small Scale Production on Schedule B-Land Use Map. Require a rezoning

application to determine zoning specifics such as location, uses and density.

#### 20.5 Resort Commercial

- .1 The following policies apply to the lands designated as Resort Commercial on the attached Schedule B Land Use Map.
- .2 Development within the Resort commercial designation shall be of an appropriate scale and type to service the convenience and day to day needs of resort visitors.
- .3 Consider appropriate commercial uses including resort-related commercial services, eating, drinking and entertainment establishments, personal service establishments and tourist accommodations.



## 21. Industrial Land

### Background

Rossland currently has limited land for light industrial uses, and no land for heavy industrial uses. The lands currently designated as light industrial should be protected from encroaching development to ensure future requirements can be met. The City strives to support existing light industrial uses and encourages the further expansion of industry, such as small scale niche manufacturing. Heavy industrial enterprises are not pursued nor encouraged for the Rossland area due to the existence of more suitable lands within the region, and the existence of long established heavy industrial uses such as Teck Cominco located in Trail.

### 21.1 Objectives

- .1 To protect the limited amounts of land designated for Light Industrial from the encroachment of non-compatible land uses and to minimize conflicts between adjacent land uses.
- .2 To support the retention and establishment of Light Industrial to encourage a range of employment opportunities for existing and future residents of Rossland.
- .3 To ensure that the nature and design of any future industrial operations are such that the community's quality of life and environment are not adversely affected.



- .4 To encourage industrial development that conserves energy, water, materials, and other resources.
- .5 To consider the potential for establishing an 'Eco-Industrial Park' in collaboration with the surrounding region.

### 21.2 Policies

- .1 Create an Industrial Development Permit Area to ensure adequate screening and buffering of industrial uses from other uses. Protect the aesthetic quality of the community through appropriate landscaping, and building design, open space preservation and protection of view corridors and scenic areas from newly created Light Industrial developments. The Screening and Landscaping Buffers provision of the Zoning Bylaw should be applied to sites rezoned to Light Industrial.
- .2 Encourage new industries that are relatively clean and environmentally sensitive to locate within Rossland.
- .3 Encourage relocation of any industrial operations that may create land use conflicts with adjacent properties, such as



the City Works Yard in the Third Avenue area.

- .4 Discourage industrial developments on the Cascade Highway site that are not fully serviced with water and sanitary sewer.
- .5 Ensure that industrial operations minimize potential negative impacts on ecological systems and processes and the urban environment, particularly with respect to air and water quality and noise and traffic levels.
- .6 Consider properties immediately outside the municipal boundary along the Old Cascade Highway for a boundary expansion and inclusion in the Light Industrial designation.
- .7 Consider development of a “Light Industrial Business Park” in the Old Cascade Highway area. The ultimate goal will be a comprehensively planned area of high aesthetic quality achieved through appropriate design guidelines and standards.
- .8 Protect the land designated Light Industrial along Cascade Highway for future industrial development and support an expansion of this zoning to the lands adjacent to that Light Industrial area.
- .9 Consider collaborating with neighbouring and regional governments to establish a regional supply of employment lands in close proximity to Rossland.
- .10 Notwithstanding the existing zoning, the issuance of Temporary Industrial Use Permits may be considered by Council only in

areas designated as Gateway Commercial or Light Industrial, on Schedule B of the Official Community Plan, subject to the conditions contained in the *Local Government Act*.



## 22. Transportation



### Background

Currently a networked system of trails for walking, hiking, biking and skiing connects Rossland from a recreation perspective, but does not serve to reduce vehicular movement as a dominate method of travel. The downtown is not well linked by transit to resort areas and has infrequent service to Trail. The downtown also experiences high traffic volume, including truck traffic as Highway 22 runs through the core. There is not a formal gateway or entrance to downtown Rossland, or greater Rossland.

### 22.1 Objectives

- .1 To develop a trail network for walking, hiking, biking and skiing that allow for access to all parts of Rossland and the surrounding region.
- .2 To establish 'gateway' entrances to Rossland and the downtown core for both vehicular traffic and for pedestrians/cyclists which foster a sense of arrival and provide information about the uniqueness and spirit of the community of Rossland.
- .3 To develop affordable, accessible, reliable, frequent, safe and comfortable alternative

modes of transportation to minimize private vehicle dependency (ownership).

- .4 To provide alternatives to the private vehicle for transportation to and from the resorts and neighbouring communities for residents and visiting tourists.
- .5 To encourage transportation systems that utilize renewable energy sources and have minimal impact on air quality.
- .6 To establish traffic patterns that are the least hazardous to pedestrians.
- .7 To discourage traffic generation.

### 22.2 Policies

- .1 Through an expanded utilization of developed and non-developed local right-of-ways, encourage the further development of a trail network that allows alternate methods of transportation such as walking, biking and skiing to become more predominant.
- .2 Work toward establishing 'gateway' entrances to the community along the



major vehicular and major non-vehicular (pedestrian/cycling trunk) transportation corridors.

- .3 Explore the opportunity for private – public partnerships to help encourage the development of additional public transit within Rossland.
- .4 Encourage transportation systems that are more fuel efficient and/or utilize renewable energy sources which have minimal impact on air quality wherever possible.
- .5 Explore the opportunity for greening the City's fleet with more fuel efficient, cleaner utility vehicles.
- .6 Explore the potential for incentives and/or partnerships with inter-regional transportation companies or developers to provide transportation options.
- .7 Identify and secure pedestrian corridors between neighbourhoods in town and between town and the resorts.
- .8 The quality of pedestrian areas directly affects the overall image of a place, the quality of experience and the propensity for people to walk rather than drive. Recognizing this, efforts will be directed to such measures as:

- Reducing travel lane widths;
- Reducing street crossing distances;
- Off-road (but possibly on-boulevard) pathways for cyclists and pedestrians;

- Provision of pedestrian-scale lighting;
- Soft and hard landscaping accents; and,
- Street furniture.

This pedestrian-friendly design can be achieved where possible through capital improvement projects, capital works projects, new development and/or substantial renovation to existing buildings.

- .9 The City recognizes the importance of accessibility for seniors and the mobility-impaired. The City supports designs that accommodate these user groups, particularly in the Downtown Core and in public gathering places.
- .10 It is a policy of Council to integrate bicycle and pedestrian needs into community planning, design and maintenance.
- .11 The Transportation Network Plan in Schedule D and Trail Network Plan in Schedule C is adopted in order to accommodate the movement of pedestrians, bicycles, transit vehicles, cars and trucks. Implementation of these network elements shall take place in a phased manner as necessitated by growth.
- .12 The development and implementation of a trail network master plan, in co-operation with the RDKB, integrating recreational and urban trails is supported as described in the Parks and Trails section.



- .13 The provision of end-of-trip facilities for cycling, such as appropriately designed and located bicycle racks, is encouraged.
- .14 The City of Rossland will utilize a variety of mechanisms, including Development Cost Charges, developer contributions and capital expenditure to finance road infrastructure upgrades and expansions. Prior to expending public funds for capital projects, the municipality will assess the short and long term implications of such expenditures.
- .15 Consider conducting a transportation study to address traffic patterns, safety, parking and potential congestion.
- .16 Encourage formalizing the informal trail system linkages within the settled areas.
- .17 Explore the opportunity to develop a funicular tram from lower Rossland to downtown and a lift linking Rossland to Red Mountain.
- .18 Consider creating communal parking areas in old neighbourhoods with limited off-street parking.
- .19 Consider implementing traffic calming techniques to reduce and/or control speeds.
- .20 Establish the primary preferred transportation route for traffic travelling between Warfield, downtown and Red Mountain as via the museum on the main Highway 3B. Sign and map this route on all visitor and City maps.



## 23. Utilities

### Background

Rossland is fortunate to have some control over most of the lands within the watershed that contribute to the City's water supply, as they are mostly within the City Boundary. Infrastructure for storm, sewer and potable water may be aging in some areas, but proactive upgrading will help to ensure a system that meets the needs of current and future residents.

### 23.1 Objectives

- .1 To ensure that water sources and reservoirs provide water of sufficient quality and quantity to service the needs of the town.
- .2 To ensure potable water provision, storm water management and flood control measures are designed to maintain the integrity of streams, lakes, riparian areas and wetlands, while adequately servicing residents in a reliable, efficient and affordable manner.
- .3 To promote conservation of potable water and preserve the highest quality water for domestic drinking.
- .4 To reduce the need for the landfill through community education programs and the implementation of recycling, reusing and reducing programs.
- .5 To ensure all activity occurring within the water supply catchment areas is



undertaken in an environmentally sensitive manner that gives highest priority to protecting water supplies and quality.

- .6 To ensure that utilities and municipal infrastructure are planned to accommodate the existing and future needs of Rossland's resident and visitor population.
- .7 To provide leadership in sustainable municipal infrastructure servicing.
- .8 To ensure that all utilities are self-funding, with rates providing for life-cycle costing.

### 23.2 Policies - General

- .1 Establish a Master Infrastructure Plan and Development Maintenance Plan.
- .2 Extension of municipal services beyond the municipal boundary is not supported.
- .3 Monitor infrastructure capacity and update projections in light of new development.
- .4 Annually adjust Development Cost Charges (DCC) to reflect true costs.
- .5 New urban developments shall be fully serviced in accordance with the Subdivision and Servicing Bylaw.



- .6 Prepare amendments to the Subdivision and Servicing Bylaw to promote Smart Growth and sustainable development practices.
- .7 The City of Rossland will utilize a variety of mechanisms, including Development Cost Charges, developer contributions and capital expenditure to finance new municipal infrastructure. Prior to expending public funds for capital projects, the municipality will assess the short and long-term implications of such expenditures.
- .8 Require all new development to locate all utilities (including power, phone etc.) underground and encourage existing development to locate utilities underground where feasible.

### 23.3 Policies - Storm Water Management

- .1 Require developers to provide storm water management plans for all new development and redevelopment proposals. These proposals should include a program for the capture, retention and, when appropriate, on site infiltration, of storm water runoff during major storm events.
- .2 Encourage stream responsible forestry and mining practices within the City boundaries through the use of Best Management Practices.
- .3 Ensure storm water runoff during storm events is not released directly to the storm sewer system by identifying areas to

capture and hold storm water for infiltration or slow release.

- .4 Promote alternative storm water management practices in new developments where possible.
- .5 Minimise all impervious surfaces where possible.
- .6 Encourage rain water retention to use for irrigation and household washing.
- .7 Encourage grey water recycling.

### 23.4 Policies – Potable Water

- .1 Require new and redevelopment proposals to ensure access to City water services is available.
- .2 Water conservation will be encouraged through policies and programs including:
  - Water metering;
  - Requirements and incentives for low water usage fixtures (e.g. low flow shower heads and toilets); and,
  - Landscaping designs with lower demands for watering.
- .3 Support education programs which encourage responsible water use and conservation technologies.
- .4 Develop a watershed management plan including the establishment of watershed boundaries and initiatives to measure flows and temperatures throughout the year.
- .5 Establish Best Management Practices for development within the watershed to



ensure all activity occurring within these areas is undertaken in an environmental sensitive manner that gives highest priority to protecting water supplies and quality.

.5 Continue to work towards becoming a Zero Waste community.

### 23.5 Policies - Sewage Disposal

- .1 Require new and redevelopment proposals ensure access to City sewer services is available.
- .2 Review the existing drainage issues and identify options for resolving deficiencies. They include locating sections where storm drainage infiltrates into the sanitary sewage collection systems and leads to discharging problems into the regional sewage treatment plant in Trail.
- .3 Ensure that discharge volumes from new developments are within sewage system capacity.
- .4 Encourage water conservation practices to minimize sewer flows.

### 23.6 Policies - Waste Reduction

- .1 Explore the creation of a new 3R program for Rossland that will aim towards waste disposal reduction.
- .2 Explore opportunities for the implementation of a community composting site and program.
- .3 Consider tracking waste disposal for Rossland and share that information with the community so that progress and challenges can be evaluated.
- .4 Consider a fee-structured green dump site for organic yard waste.



## 24. Governance

### Background

Citizens in Rossland have a history of becoming actively involved in governance issues and the town has a reputation as an innovator in direct democracy. Ensuring the governance is both democratic and engaging will provide certainty that the residents' voices are heard, and that Council's decisions are informed and supported by residents.

### 24.1 Objectives

- .1 To support the implementation and monitoring of the Strategic Sustainability Plan.
- .2 To provide responsive and democratic civic government to the Citizens of Rossland and nurture their sense of community by building on the accomplishments of past generations.
- .3 To strive for improved governance through the encouragement of increased public participation in community development.
- .4 To collaborate with the Regional District of Kootenay Boundary and neighbouring municipalities on regional issues.

### 24.2 Policy

- .1 Encourage public participation in community planning and governance.



- .2 Review the development process and identify opportunities to streamline procedures without minimising public consultation opportunities.
- .3 Establish a citizen advisory group(s) or task force(s) to assist in implementation and monitoring of the Strategic Sustainability Plan.
- .4 Consider annual program-based budgeting to support prioritised actions within the Strategic Sustainability Plan.
- .5 Ensure that residents and affected stakeholders are afforded meaningful opportunities to provide input into public planning processes.
- .6 Establish a town communications network that keeps residents informed.
- .7 Collaborate with the RDKB and neighbouring communities on regionally significant issues, including but not limited to transportation, servicing, economic development and watershed protection.



## 25. Community Economic Development



### Background

Rossland exists within a larger economic unit that includes neighbouring municipalities and two regional districts, RDKB and RDCK. In 2006, approximately 37% of employed residents worked in Rossland, while almost 60% travelled to Trail for work. Large organisations such as Teck Cominco make a huge economic contribution to the sustainability of Rossland and the region. Rossland's traditional reliance on natural resource processing and regional institutions is being offset by an increasingly diverse local economy. The shift away from traditional economic mainstays has been driven by activities related to year-round tourism and the knowledge based sector.

### 25.1 Objectives

- .1 To provide a growth oriented, diverse and balanced economic base of quality employment and sustainable wages for residents.
- .2 To encourage a year-round tourism economy and a broad range of value-added industries.
- .3 To encourage state of the art information and communication technology systems.
- .4 To promote heritage, arts and culture as pillar industries that provide stable and diverse revenue sources.

- .5 To support the growth of a local trades and construction workforce.
- .6 To attract entrepreneurs with the knowledge, skills and resources to help establish Rossland as a hub of innovative new business.

### 25.2 Policy

- .1 Support protection of employment generating lands and expanding land base for employment generating uses.
- .2 Encourage a downtown and main street revitalization program.
- .3 Encourage economic diversification to increase year-round local employment opportunities.
- .4 Consider economic development models appropriate to Rossland which suggest alternative approaches for employment generation other than the current reliance on the resource industry.
- .5 Support value-added products made in Rossland.
- .6 Explore incentive programs to promote the expansion of home-based businesses.



- .7 Support activities that increase weekend business such as business fairs, expos or conferences.
- .8 Develop a Community Economic Development Strategy and participate in the creation of a Regional Economic Development Strategy.
- .9 Consider creating a plan to provide world-class telecommunications infrastructure in Rossland.



## 26. Resource Management

### Background

Within the municipal borders of Rossland there are currently large areas of undeveloped land. These lands should be carefully considered prior to development to ensure impacts on the existing community are addressed such as the protection of the community's water supply, viewsapes, agricultural opportunities and active forestry activities. The Resource Management designation will provide flexibility in considering development proposals outside the existing footprint of the City, and will hold the large undeveloped areas in protection until such time as suitable development is considered, or the City exceeds the current residential footprint.

### 26.1 Objectives

- .1 To ensure the existing natural areas that make up a large portion of the municipality are protected and enhanced to encourage and maintain stewardship of the lands.
- .2 To support a wide range of agricultural practices within Rossland and preserve land to build local food production capacity.
- .3 To protect significant landscape features that provide Rossland with its scenic panoramic views.



Photo: Rossland Chamber of Commerce

- .4 To limit expansion of the relatively compact settlement footprint, avoiding satellite developments, in order to preserve the peripheral greenbelt Rossland now enjoys.
- .5 To protect the natural ecosystem from disruptive invasive species.
- .6 To protect Rossland's watersheds in order to ensure a safe, adequate and reliable future supply of water.

### 26.2 Policies

- .1 Development should only be considered within the areas designated Resource Management Area on Schedule B – Land Use Designations, when impacts affecting protection of the community's water supply, viewsapes and agricultural opportunities are carefully considered.
- .2 Consider the following policies holistically when evaluating development proposals within the Resource Management Area designation.
- .3 Consider limited small scale residential development or recreational cabins as appropriate.



## Forest Resources

- .4 Encourage ecologically responsible forest practices within the City of Rossland.
- .5 Consider further mapping and protection of significant tree stands within the City boundaries.
- .6 Support forest canopy retention adjacent to riparian corridors and seasonal/ephemeral creeks.
- .7 Support ecosystem diversity within forests.

## Agriculture

- .8 Consider conducting a study to identify viable agricultural lands, possibly on a regional basis, to support local agriculture and food production through preservation of agriculturally viable lands.
- .9 Support the production, processing, distribution and sale of locally grown products.
- .10 Urban agriculture is encouraged as a method to assist in providing daily food items considering other community goals such as Bear Smart initiatives.

## Watershed Management

- .11 Develop a Watershed Management Plan to ensure water quality is protected over time and strategies to ensure development, recreation and resource related activities within the watershed do not impact future water supply or quality.

- .12 Ensure development, tourism and resource-related activities (i.e. logging) within the watershed are undertaken in an environmentally sensitive manner.

## Viewscapes

- .13 Conduct a viewscape analysis when funding permits, to ensure future development does not impact highly valued view corridors,.
- .14 Discourage negative impacts on viewscapes due to logging and resource related extraction when reviewing such development applications.
- .15 Collaborate with the Regional District of Kootenay Boundary (RDKB) and landowners to protect viewscapes outside municipal boundaries.

## Sand and Gravel Extraction

- .16 Consider sand and gravel extraction facilities provided that the activity does not detract from watershed quality, viewscapes or other natural resources/facilities within the City.
- .17 Sand and gravel extraction should take place in accordance with a long term reclamation strategy which addresses future land uses, stable long term grades and revegetation with native species where appropriate.



## Energy Conservation and Generation

.18 Support the development of low impact alternative and renewable energy sources, such as wind power, micro hydro, solar, biomass or geothermal projects, subject to:

- Minimal impacts on recreational amenities;
- Limited visual impacts from all infrastructure and transmission lines;
- Minimal impacts on natural ecosystems;
- Meaningful community consultation; and
- Minimal impacts on the watershed.

.18 Where a proposed power project meets the present or future Fortis working definition of *green power*, it will be considered consistent with the Resource Management Area designation in this plan and will not require a plan amendment if Council determines that it meets this and other objectives of the Official Community Plan. Site specific rezoning applications for green energy projects will be evaluated in relation to Fortis working definition of *green power* as follows:

- Renewable – this means the resource must be replenishable by natural processes within a reasonable length of time – at the

longest, within about one average human life span;

- Environmentally responsible – this means that the project avoids any significant environmental impact;
- Socially responsible – this means that the energy is not generated in a way that conflicts with key community values; and,
- Licensable – this means that the project meets all relevant regulations and standards.

## Mining

19. Collaborate and cooperate with provincial authorities to ensure appropriate mining practices are undertaken.

## 26.3 Resort Recreation

- .1 The following policies apply to lands designated as Resort Recreation on the attached Schedule B.
- .2 Support resort recreational activities such as golfing and skiing that protect and enhance ecosystem integrity, indigenous biodiversity and wildlife habitat.
- .3 Protect backcountry areas from overuse and degradation.
- .4 Design and manage development to protect as much of the natural environment as possible.



## 27. Special Planning Areas

Three special planning areas have been identified within the Official Community Plan Schedule B. These areas have been studied separately and are guided by more detailed policy contained within the subsequent schedules. The three areas are defined as the Red Mountain Resort Area, the Redstone Golf Resort Area and the Midtown Transition Area.

### 27.1 Red Mountain Area

- 1 The Red Mountain Area as defined by the Special Planning Boundary is further regulated by the policies defined within the Red Mountain Consolidated Base Area Sector Plan, Schedule G, in addition to the general policies contained within the Official Community Plan.
- 2 The Red Mountain Area as defined by the Special Planning Boundary is further regulated by the policies defined in Development Permit Area 2-Red Mountain Area in addition to the general policies contained within the Official Community Plan.

### 27.2 Redstone Golf Resort Area

- 1 The Redstone Golf Resort Area as defined by the Special Planning Boundary is further regulated by the policies defined within the Redstone Golf Resort Area Plan, Schedule I, in addition to the general policies



Photo: Troy Colautti

- contained within the Official Community Plan.
- 2 The Redstone Golf Resort Area as defined by the Special Planning Boundary is further regulated by the policies defined in Development Permit Area 5-Redstone Golf Resort Area in addition to the general policies contained within the Official Community Plan.
- 3 The designations as presented on the land use map, Schedule B, are a general layout of the proposed land uses in the Redstone Golf Course Special Planning Area. The area specifics such as location, type and amount of residential/commercial will be determined during a rezoning application.

### 27.3 Midtown Transition Area

- 1 The Midtown Transition Area as defined by the Special Planning Boundary is further regulated by the policies defined within the Midtown Transition Area Neighbourhood Plan, Schedule J, in addition to the general policies contained within the Official Community Plan.



.2 The designations as presented on the land use map, Schedule B, are a general layout of the proposed land uses in the Midtown Transition Special Planning Area. The area specifics such as location, type and amount of residential/commercial will be determined during a rezoning application.



# *PART VI: IMPLEMENTATION, MONITORING, AND REVIEW*



## 28. Implementation

### Background

The effectiveness of an Official Community Plan is dependent on the ability of the community to implement the plan. There are a variety of ways that the OCP can be put into action, including municipal programs and projects, corporate funding, partnerships and grants and regulatory mechanisms such as the Zoning Bylaw. Directions and decisions made by Council shape how the OCP is implemented.

### 28.1 Policies

It is anticipated that the OCP will be implemented through:

- .1 Comprehensive review of the Zoning Bylaw, Building Bylaw and Subdivision and Servicing Bylaw to ensure all land use regulations conform with the OCP;
- .2 Updating the Capital Expenditure Program to identify funding priorities for infrastructure upgrades consistent with the OCP;
- .3 Reviewing and updating the Development Cost Charge Bylaw;
- .4 Allocating funding in the annual budget for projects consistent with the policies in the OCP wherever possible;



- .5 Ensuring land use changes conform to the land use designations and policies contained within the OCP and Development Permit Areas; and
- .6 Work with the RDKB to ensure regional planning policies are consistent with the Official Community Plan.



## 29. Monitoring



Official Community Plan on the basis of the Triple Bottom Line: environmental, social, and economic parameters.

### Background

Monitoring allows the community to track the effectiveness of the OCP policies and make adjustments where necessary, to meet changing needs within the community.

### 29.2 Policies

- .1 The City of Rossland will work towards implementing a monitoring program within two years of the adoption of this OCP. As part of this monitoring program, indicators may be identified to monitor the OCP and SSP objectives and Rossland's progress.
- .2 Monitoring refers to two specific activities;
  - Monitoring demographic changes and development activities and other trends in the City of Rossland and surrounding area; and
  - Tracking and assessing whether the policies of the Official Community Plan have been successful in helping achieve the community's vision and objectives outlined in the Strategic Sustainability Plan and the OCP.
3. The City shall measure its performance in achieving the goals and objectives of both the Strategic Sustainability Plan and the



## 30. Review

Changes to the OCP may be required in response to unanticipated external forces, changes in trends or community priorities. Where such changes are consistent with the Community Vision and Guiding Principles, outlined by the Strategic Sustainability Plan, Council may approve an amendment to the OCP.

Where the proposed changes are substantial or are inconsistent with the community Vision or guiding Principles, Council may undertake a comprehensive review and update of the Official Community Plan. Council shall encourage public participation during the update process.

Where no substantial changes are triggered, a comprehensive review and update of the Official Community Plan will nonetheless be initiated every 5 years.

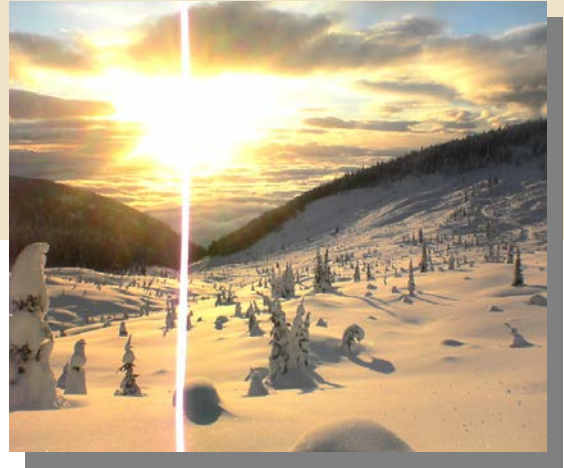


Photo: Benjamin Leversedge



# *PART VII: DEVELOPMENT PERMIT AREAS*



## 31. Background and Exemptions

Sections 919.1 and 920 of the *Local Government Act* authorize the establishment of Development Permit Areas in which a development permit must be issued by Council prior to the subdivision of land, the construction or alteration of a structure or the alteration of land. In order for this to occur, the objectives that justify the designation of Development Permit Areas and the guidelines that will enable the objectives to be achieved must be established in the Official Community Plan.

The creation of Development Permit Areas is intended to give greater control over the form and character of developments in the affected areas, beyond the provisions of the Zoning Bylaw and the Subdivision Bylaw. Development Permit Areas may also be designated for the protection of the natural environment, its ecosystems and biological diversity and protection of development from hazardous conditions. A development permit can also vary the regulations of a bylaw where it can be shown that the public interest will benefit from the resulting modifications. This, however, does not apply to the allowable use or density of the land or any flood-proofing requirement.

### Exemptions

A development permit will not be required for the following uses within a Development Permit Area:

- Construction within a building including interior renovations;
- Replacement of a roof with the same or similar style and building materials;
- Underground service connections;
- addition of (HVAC) rooftop equipment; and
- Utility buildings (i.e. pump stations, electrical and telephone kiosks) not exceeding an area of 40 m<sup>2</sup>.



## 32. Development Permit Area 1: Downtown Core, Mixed Use and Residential



### Designation

The Downtown Core, Mixed Use and Residential Development Permit Area are established to regulate the form and character of commercial or multi-family residential development in the core of Rosland.

### Location

The areas designated as Downtown Core, Mixed Use and Residential combine to form Development Permit Area 1 (DPA1), and are depicted on Map 1.

The Downtown Core, Mixed Use and Residential Development Permit Area include the existing central business district as well as the land that should logically provide for the expansion of the downtown commercial core, future infill and residential densification.

### 32.1 Objectives

The objectives of Development Permit Area 1 are to:

- .1 Ensure Rosland's commercial core remains the focal point of the community;

- .2 Ensure the small town character and heritage of Rosland is maintained; and
- .3 Ensure multi-family and mixed use development fits the scale, character and context of existing neighbourhoods.

### 32.2 Guidelines

- .1 The area designated as Downtown Core and Mixed Use development must be consistent with the Design Guidelines for Downtown Rosland forming Schedule E of this Bylaw.
- .2 For the lands within the Midtown Transition Special Planning Area, shown on Schedule B, development must be consistent with guidelines in the Midtown Transition Area Neighbourhood Plan forming Schedule J of this Bylaw.
- .3 For the areas designated Residential the following provisions apply.
  - a. Until such time that design guidelines for all commercial and multi-family development are adopted by Council, the City of Rosland may retain the services of a professional architect or urban designer to evaluate the



proposed developments in terms of built form, finishing materials and landscaping.

- b. Proposed developments in these areas must be compatible with surrounding land uses and take advantage of site opportunities such as existing topography and vegetation and passive solar orientation.



## 33. Development Permit Area 2: Red Mountain

### Designation

The Red Mountain Development Permit Area is established for the protection of the natural environment, its ecosystems and biological diversity; protection of development from hazardous conditions; and to regulate the form and character of development in the Red Mountain Resort Area.

### Location

The area shown on Map 2 forms the Red Mountain Development Permit Area.

### Definitions

*Ephemeral Stream* – a watercourse that has well-defined, continuous channels but flows for only part of the year, typically the spring, early summer and autumn in the interior of British Columbia.

*Fish* – means all life stages of salmonids, game fish, and regionally significant fish

*Fish bearing stream* – means a stream in which fish are present or potentially present if introduced barriers or obstructions are either removed or made passable for fish.

*Residential, commercial and industrial development* – means any of the following



Photo: David Dudeck

associated with or resulting from the local government regulation or approval of residential, commercial or industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 26 of the *Local Government Act*:

- Removal, alteration, disruption or destruction of vegetation;
- Disturbance of soils;
- Construction or erection of buildings and structures;
- Creation of nonstructural impervious or semi-impervious surfaces;
- Flood protection works;
- Construction of roads, trails, docks, wharves and bridges;
- Provision and maintenance of sewer and water services;
- Development of drainage systems;
- Development of utility corridors; and
- Subdivision as defined in section 872 of the *Local Government Act*.

*Permanent stream* – means a stream that typically contains continuous surface waters or



flows for a period more than 6 months in duration.

*Riparian Reserve Zone (RRZ)/Leave strip* – means a setback area established on both sides of a stream, immediately adjacent to the stream, that is comprised of the protected natural feature and its riparian (leave strip) area (Figure 1). The riparian reserve zone is to remain in a largely undisturbed state, and is established to conserve and maintain the productivity of aquatic and riparian ecosystems (100% native vegetation retention). The setback area will be determined based on an environmental review.

*Steep Sloped Areas* – means lands in their natural state that have a slope angle of 30 % or greater for a minimum horizontal distance of ten metres.

*Top-of-bank* – The point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break (Figure 2).

For a floodplain area not contained in a ravine, the edge of the active floodplain of a stream where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the edge (Figure 2).

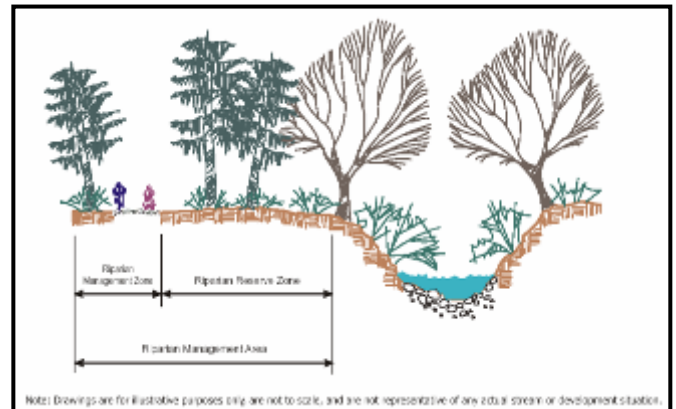


Figure 1: Riparian Reserve Zone

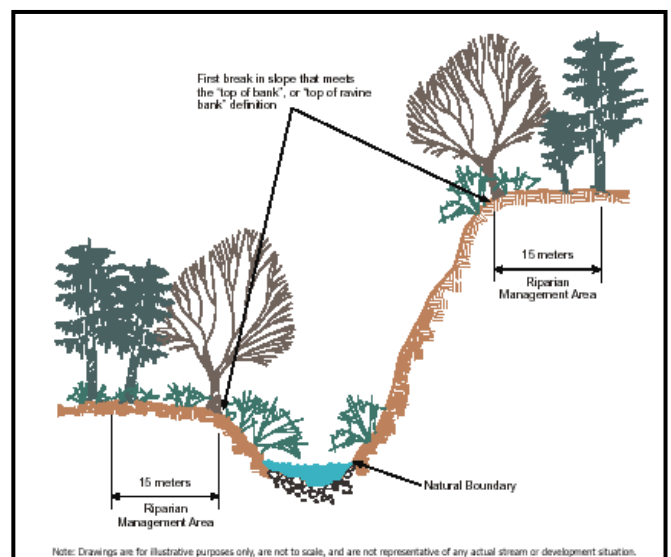


Figure 2: Top of Bank

*Watershed* – means all of the water and all of the land that drains into a common catchment area.

*Wetland* – means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal conditions that supports



vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

### 33.1 Objectives

The objectives for Development Permit Area 2 are:

- .1 The protection of development from hazardous conditions associated with past mining conditions including the area's soil conditions and sub-surface structure.
- .2 To ensure that the form and character of the Red Mountain Resort reflects the area's unique qualities and natural setting.
- .3 To ensure that the Red Mountain ski area does not evolve as a separate entity from the City of Rossland or as a self contained resort while maintaining the resort as a key component of the larger tourism destination of Rossland.
- .4 To create a compact pedestrian-oriented village core where activities taking place within buildings are strategically located to ensure optimal interaction with outdoor activity areas and maximum solar exposure. The location of restaurants, bars and lounges is of particular importance. To work towards this vision, the Red Mountain Development Permit Area establishes guidelines to direct the siting of such uses.
- .5 To protect and preserve the watersheds and potable water intake serving the City.

- .6 To protect fish habitat and riparian ecosystems by mitigation techniques including but not limited to tree canopy retention, creek bed preservation, restriction of pervious surfaces, soft swale drainage systems, on-site percolation and filtration of development sites to prevent of siltation into adjacent creeks.
- .7 To protect environmentally sensitive areas from impacts associated with development.
- .8 To protect the development from hazards associated with steep slopes with grades over 30%.

### 33.2 Form and Character Guidelines

- .1 All commercial and multi-family development must be consistent with the Red Mountain Design Guidelines. (Schedule H).

### 33.3 Hazardous Conditions Guidelines

- .1 In areas subject to past mining activities, the City may require a certified report completed by a registered member of the Association of Professional Engineers and Geoscientists of British Columbia regarding the suitability of the site for the intended use. This individual must be competent in the field of geosciences, soil mechanics and sub-surface investigations. Where the engineer's report determines that the land may be used safely subject to conditions set out in the report, those conditions shall be set out in the Development Permit, and



upon completion of the building or structure, the owner shall provide the City with a statement certified by a professional engineer that the construction was carried out in compliance with the conditions specified in the Development Permit.

### 33.4 Environmental Protection Guidelines

- .1 The developer must ensure that any application affecting environmentally sensitive areas shall be reviewed in consultation with the City of Rossland, as well as federal and provincial government agencies including the British Columbia Ministry of Environment and Fisheries and Oceans Canada (DFO) where applicable.
- .2 The City of Rossland will, in accordance with the Streamside Protection Policy Directives pursuant to the Fish Protection Act or as otherwise provided by federal and provincial government agencies, impose riparian reserve zone setbacks from all watercourses as identified.
- .3 No building, structure or paving shall be constructed, reconstructed, moved or extended, nor shall any mobile home or unit, modular home or structure be located within:
  - a. A riparian reserve zone which extends 15 m from the top of bank on both sides of the watercourse for all lands with slopes less than 30% unless otherwise indicated by federal or provincial

government agencies or the City of Rossland;

- b. A riparian reserve zone which may extend a distance that is greater than 15 metres on both sides of the watercourse for all lands with steep slope areas (>30%) as determined by the City of Rossland.
  - c. A 7.5 metre riparian reserve zone setback on either side of ephemeral streams unless otherwise indicated by federal or provincial government agencies.
  - d. 30 metres of either edge of Topping Creek. Ski lift towers and ski operations' accessory buildings and structures (i.e. lift shacks), not including mechanical repair facilities, may appear within the 30-metre setback but only in compliance with provincial and federal regulations.
- .4 Riparian reserve zone setbacks will be staked and determined by a qualified registered professional (e.g. RPBio).
  - .5 Best Management Practices for hillside development must be incorporated in all hillside development to ensure that the form and character of development within environmentally sensitive steep slope areas remains appropriate for hillside development and that development on slopes that are subject to hazardous conditions are avoided or the hazards are appropriately mitigated.



.6 The City of Rossland may also impose Land Development Guidelines for the Protection of Aquatic Habitat prepared by the BC Ministry of Environment, and Fisheries and Oceans Canada (DFO) on any land development project proposed within the Natural Environment and Ecological Sustainability Development Permit Area.

.7 The riparian reserve zone within the stream protection corridor shall be permanently protected under one or more of the following:

- a. Dedication as park
- b. By return of land to the Provincial Crown in the name of the local government
- c. Rezoned as a protected area or reserve status
- d. Secured with restrictive covenants
- e. Registration as a statutory right-of-way
- f. Identified as a building setback area

.8 Development activities that will require vegetation clearing shall be limited only to those areas that require levelling, including each unit location, roadways and driveway and shall be done in accordance to Best Management Practices as determined by the City of Rossland.

.9 The developer will ensure that all disturbed areas are reclaimed and that a comprehensive landscape reclamation report is prepared by a qualified registered professional (e.g. RPBio, PAg, BCSLA/CSLA) that describes the manner in which

disturbed areas will be reclaimed, including:

- a. The retention of natural vegetation is strongly encouraged wherever possible
- b. Reclamation activities will include naturalized landscape and replanting of native vegetation wherever possible
- c. A tree replacement plan will be developed complete with security for replanting
- d. Snow clearing activities and the location of snow storage areas must be developed to ensure that vegetation is not destroyed

.10 Grading on any site will be conducted to meet the following conditions:

- a. Watercourses must not be impacted
- b. Best Management Practices for Hillside development must be incorporated
- c. The developer must ensure that all construction debris shall be removed from the site. The City of Rossland may also impose their Subdivision Servicing Bylaw to address construction, stream sedimentation, creek crossings, erosion etc.
- d. The developer must ensure that the potential for erosion is mitigated both during construction and after construction is completed
- e. The City will impose a Soil Removal and Deposit Bylaw to address erosion control issues



- .11 Development will be directed to appropriate areas with slopes averaging less than 30%. Where it can be demonstrated that the proposed development will be sensitively integrated with the natural environment and will present no hazards to person or property, development may be permitted on land with a natural slope which averages greater than 30%. Natural vegetation should be retained on slopes in order to control potential erosion, land slip and rock falls.
- .12 Development on or near steep hillsides may require that buildings and structures be set back a given distance as specified in the Development Permit from the top or the toe of the slope.
- .13 For developments in areas where the City considers that the land is subject or may be subject to erosion, land slip, rock falls or subsidence, the City may require a certified report completed by a registered member of the Association of Professional Engineers and Geoscientists of British Columbia regarding the suitability of the site for the intended use. This individual must be competent in the field of geosciences, soil mechanics and sub-surface investigations. Where the engineer's report determines that the land may be used safely subject to conditions set out in the report, those conditions shall be set out in the Development Permit, and upon completion of the building or structure, the owner shall provide the City with a statement certified by a professional engineer that the construction was carried out in compliance with the conditions specified in the Development Permit.
- .14 Clustered units shall be stepped to follow the natural slope of the hill.
- .15 Where a development proposal is situated within an environmentally sensitive area, an environmental review prepared by a qualified registered professional (e.g. RPBio, PAg, BCSLA/CSLA) will be required. The requirement for an environmental review can be waived where the applicant, City government staff and federal and provincial government agencies agree that development impacts will be negligible.
- .16 For development within the riparian reserve zone, environmental mitigation and restoration will be a requirement of the development process, and mitigation and compensation measures must be acceptable and authorized by federal and provincial government agencies.
- .17 To minimize urban runoff impacts on the water system, swales and open ditches are to be used, rather than curb and gutter systems.
- .18 The storm drainage system will be constructed in a manner that diverts drainage away from watercourses and wetlands. Appropriate technology (e.g. stormceptors) and best management practices will be implemented throughout



the development to capture contaminants such as suspended sediments and oils.

- .19 The development of roadways, sidewalks and driveways must be designed to minimize imperviousness, and porous surfaces will be used wherever possible.
- .20 Wood decking, bricks or interlocking stones should be used in walkways instead of impervious materials within the development to increase infiltration.
- .21 Park pathways and connecting access will be designed to maximize access by all age groups and varying levels of mobility and should include the following:
  - a. The trail is for pedestrian use only
  - b. The trail is designed for pedestrian use but should accommodate wheel chair access and seniors electric carts
  - c. No trees will be removed
  - d. The trail's surface allows water to filter through
  - e. The overall slope of the trail is less than 10%; where portions are greater than 10%, the trail must be designed to prevent erosion
- .22 Snow removal and storage areas must be designed and located to avoid any adverse impacts to the watershed.
- .23 The design and construction of any stream crossing must be conducted in a manner that avoids any adverse impact to the watershed including fish and fish habitat.
- .24 Resident and visitor parking within the development will only occur within

designated parking areas as prescribed by the City of Rossland's Zoning Bylaw.

- .25 All development within this Development Permit Area shall adhere to best management practices established by the Topping Creek Best Management Practices, Schedule F.



## 34. Development Permit Area 3: Trail Creek Area



### Designation

The Trail Creek Development Permit Area is established for the protection of the natural environment, its ecosystems and biological diversity and for the protection of development from hazardous conditions in the Trail Creek Area.

### Location

The area within 30 metres from Trail Creek is in this Development Permit and is generally shown on Map 3.

### 34.1 Objectives

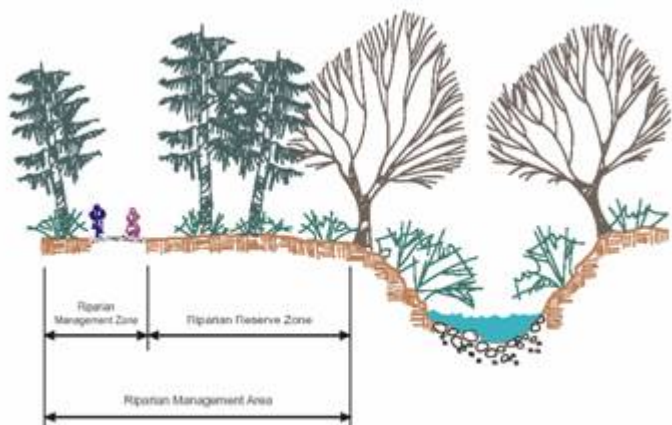
The objectives for Development Permit Area 3 are:

- .1 To protect areas that are subject to periodic flooding and as such, special precautions need to be taken regarding any potential development of these lands.
- .2 To protect fish habitat and riparian ecosystems.
- .3 To protect Trail Creek from impacts associated with development.
- .4 To provide an opportunity to create a linear park from Centennial Park to the Redstone Golf Course.

### 34.2 Guidelines

- .1 The developer must ensure that any application within environmentally sensitive areas is reviewed in consultation with the City of Rossland, as well as federal and provincial government agencies including the BC Ministry of Environment, and Fisheries and Oceans Canada (DFO) where applicable.
- .2 The City of Rossland will, in accordance with the Land Development Guidelines for the Protection of Aquatic Habitat and to comply with Section 35(1) of the *Fisheries Act* shall impose a 15 metre riparian reserve zone setback on Trail Creek unless otherwise specified by a qualified registered professional (e.g. RPBio, PAg, BCSLA/CSLA). The professional must demonstrate reasoning that supports reducing or increasing the riparian reserve zone.





Note: Drawings are for illustrative purposes only, are not to scale, and are not representative of any actual stream or development situation.

FIGURE 1: Riparian Reserve Zone

- .3 Riparian reserve zone setbacks will be staked and determined by a qualified registered professional (e.g. RPBio).
- .4 The City of Rossland may also impose the Land Development Guidelines for the Protection of Aquatic Habitat prepared by the BC Ministry of Water, Lands and Air Protection and Fisheries and Oceans Canada (DFO) on any land development project proposed within the Trail Creek Development Permit Area.
- .5 The riparian reserve zone within the stream protection corridor shall be permanently protected under one or more of the following:
  - a. Dedication as park
  - b. By return of land to the Provincial Crown in the name of the local government
  - c. Rezoned as a protected area or reserve status

- d. Secured with restrictive covenants
  - e. Registration as a statutory right-of-way
  - f. Identified as a building setback area
- .6 Grading on any site will be conducted to meet the following conditions:
    - a. Watercourses must not be impacted
    - b. Drainage is effectively and properly removed from the site
  - .7 The developer must ensure that all construction debris shall be removed from the site. The City of Rossland may also impose their Subdivision Servicing Bylaw to address construction, stream sedimentation, creek crossings, erosion etc.
  - .8 For development within the riparian reserve zone, environmental mitigation and restoration will be a requirement of the development process.
  - .9 The developer must ensure that the potential for erosion is mitigated both during construction and after construction is completed.
  - .10 Development will be directed to appropriate areas with slopes averaging less than 30%. Where it can be demonstrated that the proposed development will be sensitively integrated with the natural environment and will present no hazards to person or property, development *may* be permitted on land with a natural slope which averages greater than 30%. Natural vegetation



should be retained on slopes in order to control potential erosion, land slip and rock falls.

- .11 To minimize urban runoff impacts on the water system, swales and open ditches are to be used, rather than curb and gutter systems.
- .12 The design and construction of any stream crossing must be conducted in a manner that avoids any adverse impact to the watershed including fish and fish habitat.
- .13 Laneways should be reclaimed by the City.
- .14 Culverting Trail Creek shall be avoided.



## 35. Development Permit Area 4: Gateway Commercial



### Designation

The Gateway Commercial Development Permit Area is established to regulate the form and character of commercial development at the prominent west gateway to Rossland and for gateways into the City of Rossland which may be developed over time.

### Location

The area designated as Gateway Commercial forms Development Permit Area 4, as shown on Map 4.

### 35.1 Objectives

The objectives for Development Permit Area 4 are:

- .1 Ensure the development within the area establishes a sense of entry and projects a positive visual image as travelers enter Rossland.
- .2 Ensure vehicular access for development is provided in a manner that is safe and convenient
- .3 Prevent strip type retail from occurring along the highway.

### 35.2 Guidelines

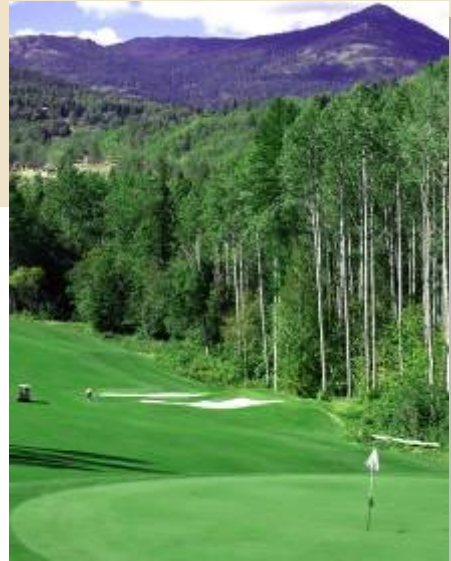
- .1 Site Access - the Development Permit will require that provisions for access to the site be approved by the Ministry of Transportation and Highways in compliance with good highway engineering practices. Individual, direct access from each parcel to the highway is generally discouraged. Shared entry points or access via a frontage road is preferred.
- .2 Signage and Lighting - in the Development Permit, Council may include measures to ensure that the size, siting, and style of signage and lighting are not obtrusive or present a cluttered image. It is Council's intention that signage and lighting be used as positive elements to enhance the overall appearance of the development.
- .3 Parking and Driveway Accesses - to achieve a high standard of development, the Development Permit may require that all parking areas and driveway accesses be paved and that specific points of access and egress be provided.
- .4 Screening and Landscaping - in the Development Permit, Council may require that service and outdoor storage areas be screened from public view by appropriate



fencing or landscaping, and that areas of the site not occupied by structures, parking areas, access roads or service areas be appropriately landscaped.



## 36. Development Permit Area 5: Redstone Golf Course Resort Area



### Designation

The Redstone Golf Resort Area Development Permit Area is established for the protection of the natural environment, its ecosystems and biological diversity; protection of development from hazardous conditions; and to regulate the form and character of development in the Redstone Golf Resort Area.

### Location

The area shown on Map 5 forms the Redstone Golf Resort Area.

### 36.1 Objectives

The objectives for Development Permit Area 5 are:

- .1 The protection of development from hazardous conditions associated with past mining activity including the area's soil conditions and sub-surface structure.
- .2 To ensure that the inter-relationship between residential, commercial, golf course recreation and open space achieves appropriate balance and harmony between built form and natural environments and to ensure the functional requirements of the various uses are not

compromised and compatible uses are fully addressed.

- .3 To ensure that the Redstone Golf Course Area does not evolve as a separate entity from the City of Rossland or as a self contained resort while maintaining the resort as a key component of the larger tourism destination of Rossland.
- .4 To protect fish habitat and riparian ecosystems.
- .5 To protect environmentally sensitive areas from impacts associated with development.
- .6 To protect the development from hazards associated with steep slopes with grades over 30%.

### 36.2 Form and Character Guidelines

1. The design, siting and height of all buildings and structures shall respect the adjacent natural features in consideration of scale in order that development remains visually and physically integrated. Natural ecosystems and vegetation should be



- maintained to the greatest extent possible outside of designated building envelopes.
2. Modification to existing contours should be minimized to the greatest extent possible through innovative and slope adaptive architectural design. Scarred or disturbed areas resulting from construction activity must be re-vegetated so as to create a suitable transition with surrounding natural conditions. Indigenous plant species shall be employed as much as possible in the landscape treatments associated with commercial and multi-family residential developments.
  3. The development of commercial and multi-family residential uses shall maximize relationships to open space and related recreational uses. The maximum site area possible must be devoted to landscaped and natural preservation areas.
  4. Building forms should take advantage of views, permit snow accumulation to be handled in a safe manner, provide a varied built environment in accordance with the Redstone Golf Course Resort Design Guidelines and respect aesthetic considerations of adjacent development.
  5. Architectural design must employ strategies that will reduce the overall impact of building massing. This may include variations in roofline and floor levels through use of stepped configurations, and articulation and modulation of exterior building facades.
  6. Multiple family residential developments should be oriented to allow maximum sun penetration and to provide for outdoor recreation areas. Visual privacy between units should be provided for and may be obtained by separating buildings with screening, by separating outdoor areas by articulating the building plan or by situating units to take advantage of the natural contours of the site.
  7. Exterior lighting should be low level and should avoid "hot spots" and contrasting shadow areas. Walkways and streets should be adequately lit to provide for safe movement of pedestrians, bicyclists, vehicles and other users.
  8. Signage should be visible and easily read. Signage should compliment, not contrast, with the architectural features and finishes of the building or development enclave they are associated with.
  9. Adequate waste management infrastructure must be provided and input in this regard must be requested from the Regional Resource Recovery Coordinator's office.
  10. In order to provide for the protection of, and access to, natural features in the Redstone Golf Course Resort, the City of Rossland may accept or request the granting of public trails over lands which are the subject of subdivision application.
  11. Adequate emergency vehicle access must be provided and input in this regard must



be requested from the Regional Fire Chief's office.

### 36.3 Environmental protection

1. All development within this Development Permit area is subject to the recommendations in the Redstone Golf Course Resort Golf Course Expansion and Residential Development Preliminary Screening Environmental Assessment prepared by Masse and Miller and dated June 2005.
2. The Golf Course Development and Management Plan will be adhered to. This document addresses the impacts relating to golf course development and management on Trail Creek. It includes: a Storm Water Management Plan, an Irrigation Management Plan, an Integrated Pest Management Plan and a Maintenance Area Management Plan.
3. The Best Management Practices for Species at Risk prepared by Masse and Miller dated June 2005 should be adhered to.
4. An environmental monitor should ensure that the Best Management Practices and Erosion and Sediment Control Plan are correctly implemented and that mitigative measures are adequate.

### 36.4 Hazardous Conditions Guidelines

- .1 In areas subject to past mining activities, the City may require a certified report completed by a registered member of the Association of Professional Engineers and

Geoscientists of British Columbia regarding the suitability of the site for the intended use. This individual must be competent in the field of geosciences, soil mechanics and sub-surface investigations. Where the engineer's report determines that the land may be used safely subject to conditions set out in the report, those conditions shall be set out in the Development Permit, and upon completion of the building or structure, the owner shall provide the City with a statement certified by a professional engineer that the construction was carried out in compliance with the conditions specified in the Development Permit.

- .2 Best Management Guidelines for Steep Slopes will include building siting, environmental degradation, roads, lot coverage, landscaping, tree and ground cover protection, retaining walls and grading on steep sloped lands and the form and character of buildings in harmony with hillside and steep slope sites.



*37. Development Permit  
Area Maps*



# *PART VIII: SCHEDULES*

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