

## City of Revelstoke Official Community Plan – Proposed Amendments Tracker

### **Background:**

The following amendments outlined below correspond with an amended consolidated version of the Official Community Plan (OCP) and need to be reviewed in conjunction with that document and the existing OCP, in order to cross-reference appropriately. The intent of the following amendments is to facilitate what staff refer to as, “housekeeping amendments,” that are to provide greater clarity to the public, Council, applicants, and staff, in terms of implementing and interpreting the objectives and policies as outlined in the OCP.

These amendments are intended to provide greater clarity to the land use and development approval process, while not detracting from the overall intent of objectives of the current OCP. Attempts to minimize changes in content have been made as part of the housekeeping amendments. However, as identified below, there are instances or more significant amendments to the OCP in order to address community priorities and provide greater clarity to the document.

Staff are currently in the process of completing a comprehensive review of the OCP and the following amendments are part of the initial phase of this comprehensive review. The comprehensive review will entail a robust public engagement process, further technical analysis, resulting in significant modifications to the existing document. The recommended changes below are a critical step in the comprehensive review process to “clean up” the existing document, which will make future review of content more streamlined. Furthermore, by re-formatting and numbering the document, it will increase accessibility to the public during the comprehensive review, as staff can communicate what sections specifically have changed, removed, or expanded upon.

### **How to use this Tracker:**

All document references under column #2, “Summary of Amendment” reference the sections as they are described in the current Official Community Plan Bylaw No. 1950 (consolidated version). Under column #3, a summary of the purpose of the amendment is provided. Between columns #2 and #3, the amendment and purpose have corresponding numbers for the ease of the reader. In addition, the amendments have been color coded in the following manner:

- 1) **Green** = Housekeeping amendment, updated for structure, formatting, naming etc.
- 2) **Yellow** = Minor amendment, slight modifications to content, does not alter original intent
- 3) **Red** = Amendment of significance, modifications to improve clarity for implementation

Certain sections have been re-organized in the new amended OCP, so to grasp the totality of the changes, cross referencing between the documents may be necessary. However, it should be noted that all content changes that are proposed are included in the table below. Therefore, by reviewing the table on its own, one would be able to ascertain all proposed changes as part of the housekeeping amendments. The following amendments are generally in the order by which they appear in the amended OCP. In order to properly review the proposed changes, the following should be undertaken:

- 1) Open the amended version of the OCP, the current OCP, and this tracker.
- 2) Review the amendment in the tracker below.
- 3) Depending on the nature of the amendment, review the current section of the OCP as referenced in the table, and amended section in the revised OCP as required.

In addition to this tracker, staff have also prepared an annotated PDF version of the exiting OCP that outlines the changes that have occurred and their corresponding revised section in the new OCP.

Amendment Number	Summary of Amendment	Purpose of Amendment
<p><i>Amendment #1</i> (Entire document)</p>	<p>1) Overall updates to the entire document, editing for formatting, grammar, spelling, punctuation and numbering and naming of maps</p>	<p>1) With consolidated amendments over time, there is the potential of inconsistent formatting and/or grammatical and spelling errors. Housekeeping amendments are an opportunity to address this.</p> <p>The current official community plan is organized with the use of bullets and sub bullets. This makes references to applicable policy challenging for Council, applicants, and staff. The proposed amendments are intended to make the document more accessible for all users.</p>
<p><i>Amendment #2</i> (Entire document)</p>	<p>1) Overall updates to the entire document to include correct references to outdated provincial legislation including but not limited to the Riparian Areas protection Regulation and <i>Local Government Act</i></p>	<p>1) It is important for an OCP to reference the applicable provincial legislation which governs the planning tools to implement the objectives of the OCP.</p>
<p><i>Amendment #3</i> (Entire document)</p>	<p>1) Update to all applicable cross references based on renumbering of document</p>	<p>1) Required for ease of reader and organization of document.</p>
<p><i>Amendment #4</i></p>	<p>1) Inclusion of the following headers under OCP outline in introduction (proposed revised section 1.3):</p> <ul style="list-style-type: none"> <li>○ “Part I – Introduction”</li> </ul> <p>An introduction to what the purpose of an OCP is and how it is organized, the planning framework, and the different components that ultimately went into crafting the current version of the OCP. The introduction also includes the vision statement for the community which forms the guiding principles for the policies and objectives in the remainder of the OCP.</p> <ul style="list-style-type: none"> <li>○ “Part V – Appendices”</li> </ul>	<p>1) To provide greater clarity to the reader regarding how the OCP is organized.</p>

	The appendices include additional information that is applicable to the OCP including items such as definitions and mapping.	
<i>Amendment #5</i>	1) Changed name of Part 3 from, “Charting Our Future” to, “Charting our Future: Community Goals and Policies”	1) To address the inconsistent reference labeled in the introduction under part 1, and in the title under part 3.
<i>Amendment #6</i>	1) Inclusion of the heading, “Revelstoke Community Planning Framework” in the introduction.	1) This was added to provide context to Figure #1 and the corresponding text beneath.
<i>Amendment #7</i>	<p>1) Updated vision and priorities statement (current section 1.2 of OCP, revised section 2.4) <b>from:</b></p> <p>“Revelstoke will be a leader in achieving a sustainable community by balancing environmental, social and economic values within a local, regional and global context.</p> <p>Building on its rich heritage and natural beauty this historic mountain community will pursue quality and excellence. Revelstoke is seen as vibrant, healthy, clean, hospitable, resilient and forward thinking. It will be committed to exercising its rights with respect to decisions affecting the North Columbia Mountain region.</p> <p>Community priorities include: Opportunities for youth; economic growth and stability; environmental citizenship; personal safety and security; a responsible and caring social support system; a first-class education system and local access to life-long learning; spiritual and cultural values, and diverse forms of recreation.</p> <p>All residents and visitors shall have access to the opportunities afforded by this community.”</p> <p><b>To:</b></p> <p>“Revelstoke will pursue a sustainable mountain community by balancing environmental, social economic and cultural values within a local, regional and global context. Our rich heritage and stunning natural environment inspire us to be forward thinking, inclusive, resilient and welcoming. We will create a supportive, vibrant community for those that live, work and visit here today and in the future. Community priorities include: A range of housing options and affordability; environmental protection and stewardship; climate change action; personal and community economic growth and stability; a responsive and caring social support</p>	<p>1) In accordance with the direction received by Council at the July 14, 2020 Council meeting, the Vision and Priorities were to be updated.</p>

	system; opportunities for lifelong learning; fostering of diverse cultural and spiritual values; and, a range of recreation and activities for residents and visitors.”	
<i>Amendment #8</i>	1) Moved the section, “Sustainability Framework” from Part I “Introduction” to Part II “Future Growth and Development”	1) The Sustainability Framework includes policies and objectives that are applicable to development applications as well as planning policy projects. It is more appropriate to locate this within Part II as in entails policies for development, rather than in Part I (as Part I is intended to focus on the intent of the OCP and the OCP Vision).
<i>Amendment #9 (entire document)</i>	1) Remove all references to the Unified Development Bylaw (under Sustainability Policies, also referenced within: People; Environment; Economic; and Land Use under Section 3.4) and replace with reference to Zoning Bylaw amendments	1) City is no longer pursuing a Unified Development Bylaw and will be pursuing amendments to the Zoning Bylaw to achieve the objectives outlined in the OCP. On March 12, 2013, a report was presented to Council indicating that the Unified Development Bylaw was not being pursued. Council passed a resolution directing “staff to proceed with the public process and drafts of a new Zoning Bylaw” in its place. The timeline was to have a new Zoning Bylaw adopted in October 2013. The bylaw was never adopted.
<i>Amendment #10</i>	1) Under Part 3, the People, Safety and Emergency Services, final paragraph prior to Community Goals; removed reference to Table 4.2	1) Table 4.2 is nonexistent in the OCP.
<i>Amendment #11</i>	1) Under Part 3, reorganized to shift “Community Infrastructure” and “Finance” sections ahead of “Land Use”	1) The land use section is recommended to be broken up – see subsequent amendments – to delineate different components (i.e. general land use, land use designation, development permit areas, secondary planning) and for more efficient organization, is recommended to be the last component of Part 3 to avoid a disjointed document flow.

<p><i>Amendment #12</i></p>	<p>1) Under Part 3, renamed “Utilities” to “General Utilities” and organized each separate utility (potable water, stormwater, liquid waste, solid waste) into their own section under Community Infrastructure</p>	<p>1) Utilities section includes a corresponding community goal/policy framework for each separate utility system (potable water, stormwater, liquid waste, solid waste).</p> <p>By organizing this section of the Community Infrastructure part in this way, it provides further ease to navigate the specific community goals and policies relevant for each utility system.</p>
<p><i>Amendment #13</i></p>	<p>1) Under Part 3, Section 3.4 “Land Use” is separated out into the following sections: Land Use - General; Land Use – Designations; Land Use – Development Permit Areas; Land Use – Secondary/Neighbourhood Planning</p>	<p>1) Current Section 3.4 of the OCP contains a large amount of information that is applicable for land development applications; the way it is currently organized in one section makes it extremely convoluted for the public, Council, applicants and staff when attempting to determine what policies are applicable to guide their land development proposal.</p> <p>The changes are recommended in order to make the document more accessible for the public, Council, applicants and staff.</p>
<p><i>Amendment #14</i></p>	<p>1) The following section of the last paragraph of the “Background” of Section 3.4 “Land Use” has been removed:</p> <p>“Through community planning and engagement the City is developing complementary plans that will help integrate planning decisions, and help guide current and future public processes. A Public Participation master plan will bring together decision making around all elements of the OCP and help elected officials proactively plan the City. Integration of competing and collaborative interests will be vetted through an Integrated Community Sustainability Plan and implementation strategy. These documents will take from and inform the development and evolution of the Unified Development Bylaw (UDB). The UDB will reflect the social</p>	<p>1) This section referenced several outdated or discontinued documents including the Integrated Community Sustainability Plan and the Unified Development Bylaw.</p> <p>As the City seeks to update, simplify, and modernize the current OCP through a comprehensive review, items such as sustainability will be embedded in this new document to reflect the vision of the community.</p>

	<p>cultural, environmental, and economic goals described in this OCP and set the framework for how we will achieve those goals.”</p> <p>And replaced with:</p> <p>“The City is in the process of undertaking a comprehensive review of the OCP with the updated Vision and Community Priorities. Through community planning and engagement, the City will work to revisit the OCP and develop complementary plans that will help integrate planning decisions, and guide the sustainable development of Revelstoke into the future to reflect the social, cultural, environmental, and economic goals of the community. “</p>	<p>Previous Council resolution did not support moving forward with the Unified Development Bylaw and as such any references need to be removed. The integrated community sustainability plan is now outdated and needs to be reexamined as part of the OCP comprehensive review.</p>
<p><i>Amendment #15</i></p>	<p>1) The following community goal has been removed from the OCP under Background in Section 3.4 “Land Use”</p> <p>“Use illustrative plans as guides to development (see Appendix 7).”</p>	<p>1) Appendix 7 – Illustrative Plan – is recommended to be removed (see subsequent amendment), as the purpose of Appendix 7 was to show how a Unified Development Bylaw can be used to achieve the goals set out in the OCP.</p> <p>Appendix 7 includes illustrative plans for some specific geographic areas of the City; these concepts were created through the development of the Unified Development Bylaw, which was never adopted by Council; therefore these concepts have no implementation value, as the Unified Development Bylaw was never adopted or implemented.</p> <p>In updating of OCP, appropriate urban design guidelines will be developed and embedded in a proper policy framework to implement.</p>
<p><i>Amendment #16</i></p>	<p>1) Removed the following community goal:</p> <p>“Develop bylaws and policies to regulate height in all land use designations up to and including T4 (in all classes) to not exceed 3 stories.”</p>	<p>1) The “T4” land use is a reference to a transect land use that would have been available in a unified development bylaw. The T4 land use supports development of moderate density.</p>

	<p><b>And replaced with:</b></p> <p>“Develop bylaws and policies to regulate height in all land use designations up to and including low and medium density land use designations to not exceed 3 stories.”</p>	<p>Changing this reference to moderate density will coincide with subsequent amendments that seek to rename the Transect Land Uses.</p> <p>As Council never adopted the Unified Development Bylaw, it is not appropriate to have references contained within the OCP.</p>
<p><i>Amendment #17</i></p>	<p>1) Hyperlinks included in “Smart Growth Principles” box under Urban Growth Area in Section 3.4 “Land Use” have been removed</p>	<p>1) Links to a webpage that no longer exists.</p>
<p><i>Amendment #18</i></p>	<p>1) The following density bonusing policies under “Amenities and Affordable Housing (under section 3.4 – land use) have been <b>removed</b>:</p> <ul style="list-style-type: none"> <li>• Consider, on a site specific basis, bonus density up to the maximum bonus density (A) set out in Table 3: 'Provisions for Various Densities of Residential Development' if development meets the following criteria: <ul style="list-style-type: none"> <li>○ Affordable non-market housing is provided in accordance with the City's Inclusionary Zoning Policy; continuous, safe pedestrian walkways currently link the site to the Downtown Core or the developer agrees to provide continuous, safe pedestrian walkways to the Downtown.</li> <li>○ The site meets all criteria listed in the City’s Residential Policies for apartments.</li> <li>○ The site has adequate emergency ingress and egress.</li> <li>○ The site is not designated as an Environmentally Sensitive Area (Schedule B).</li> <li>○ The proposed development does not cause traffic safety impacts.</li> <li>○ the development meets an acceptable development permit checklist score (see Appendix 6).</li> <li>○ The proposed development does not diminish the heritage value of the area.</li> </ul> </li> </ul>	<p>1) Staff are proposing to remove the prescriptive regulations for density and replace with a more general overview of what constitutes low, medium ,and heigh density as described in Amendment #22.</p>

	<ul style="list-style-type: none"> <li>○ The proposed development is well integrated into the existing neighbourhood.</li> </ul>	
<i>Amendment #19</i>	<p>1) The following density bonusing policies under “Amenities and Affordable Housing (under section 3.4 – land use) have been <b>removed</b>:</p> <ul style="list-style-type: none"> <li>● Provide the maximum bonus density (B) set out in Table 3: 'Provisions for Various Densities of Residential Development' to sites: <ul style="list-style-type: none"> <li>○ Within a 15-minute walk (750 metres) to the Central Business District (C1).</li> <li>○ Along Victoria Road corridor.</li> <li>○ Within 400 metres of a designated commercial or neighbourhood commercial centre.</li> </ul> </li> </ul>	<p>1) Staff are proposing to remove the prescriptive regulations for density and replace with a more general overview of what constitutes low, medium ,and heigh density as described in Amendment #22.</p>
<i>Amendment #20</i>	<p>1) The following density bonusing policies under “Amenities and Affordable Housing (under section 3.4 – land use) have been <b>removed</b>:</p> <ul style="list-style-type: none"> <li>● Consider, on a site specific basis, additional bonus density up to the maximum bonus density (B) set out in Table 3: 'Provisions for Various Densities of Residential Development" if development includes any of the following additional amenities: <ul style="list-style-type: none"> <li>○ The proposed development includes underground or below building parking for 75% or more of the required parking stalls.</li> <li>○ The proposed development has a mean unit size for market and non-market units of 92.9 square metres (1,000 square feet) or less.</li> <li>○ The proposed development is certified to Leadership in Energy and Environmental Design (LEED) Gold standards or equivalent.</li> <li>○ The development satisfies the forms-based bylaw provisions for setbacks, heights, and building orientation (street access, building aesthetic, pedestrian engagement, and neighbourhood scale)</li> </ul> </li> </ul>	<p>1) Staff are proposing to remove the prescriptive regulations for density and replace with a more general overview of what constitutes low, medium ,and heigh density as described in Amendment #22.</p>



	<ul style="list-style-type: none"> <li>○ The proposed development contains more than 25% of all residential units as residential units for rent to be secured through a housing agreement.</li> <li>○ The developer dedicates community amenity space to public use, such as community gardens, playgrounds, trails and other recreational areas.</li> <li>○ The developer enhances public cultural or recreational physical amenities.</li> <li>○ The developer guarantees to restore and designate heritage property.</li> </ul>	
<p><i>Amendment #21</i></p>	<p>1) Table 3: Provisions for Various Densities of Residential Development (under Section 3.4 – land use) has been <b>removed</b>.</p>	<p>1) The current OCP (Bylaw 1950), under section 3.4 “Amenities and Affordable Housing” includes various references to maximum Bonus Density (A) and Maximum Bonus Density (B).</p> <p>However, the current Table 3 does not include any of these references and instead has a maximum density of 60 units/hectare.</p> <p>Between 2008 and 2012, there were amendments undertaken to the City’s previous OCP (Bylaw 1519) and the current OCP (Bylaw 1950) in this section under land use.</p> <p>On September 22, 2008, Council adopted Bylaw No. 1916 into OCP Bylaw 1519. This Bylaw included amendments to include policies that allow for Density Bonusing in accordance with the City’s Inclusionary Housing Policy. This Bylaw also included a more robust Table that included Density Bonuses organized by (A) and (B).</p>

		<p>On July 6, 2009, the new OCP was adopted (Bylaw No. 1950). The previous Bylaw including any amendments through Bylaw No. 1916 were repealed. The new OCP did not include the amended table that allowed for density bonusing (Bylaw 1916), and instead reverted to the original table that capped density at a maximum of 60 unit/hectare (what is currently shown in Table 3 of the OCP).</p> <p>In 2012, another major amendment to Section 3.4 was undertaken through Bylaw No. 2010. This amendment, adopted May 8, 2012, never altered the table and the policy references to Density Bonusing (A) and (B) remained, without a formal reference in Table 3.</p> <p>Staff propose that this table be removed and replaced with more general descriptions of density as outlined in Amendment #22.</p>
<p><i>Amendment #22</i></p>	<p>1) Section 13.3.3 “Density” has been added to replace Table 3: Provisions for Various Densities of Residential Development and the associated density bonusing policies that are proposed to be removed through amendments #18-20 <b>as follows:</b></p> <p><b>13.3.3</b> Density:</p> <p>a) For the purposes of determining the location, amount, type and density of residential development to meet anticipated housing needs, the following description of density applies to the Land Use Designations as outlined in Section 14:</p> <p>i. High density development predominately includes multi-storey apartment and condo style buildings that may</p>	<p>1) The current density provisions cap maximum density at 60 units/hectare. This creates major restrictions for allowing any form of higher density development that is required to facilitate the communities housing priorities to allow for development forms that promote affordability such as apartment buildings, row houses, and other multi family dwellings.</p> <p>The maximum cap for density is still applicable in the zoning bylaw. Removing the prescriptive figures from the OCP creates less</p>

	<p>include a mixture of unit types such as bachelor suites, one, two and three bedroom units. Housing forms including row housing, fourplexes, triplexes, and two family dwellings may be incorporated, however the predominate housing type is multi-storey apartment and condo buildings. High density developments typically do not contain any single family dwelling types unless they are incorporated as part of a larger, phased comprehensive development plan to provide for a range of housing typologies. High density development typically will trigger the need for more substantial offsite infrastructure upgrades to accommodate servicing, access, and pedestrian connections.</p> <p>ii. Medium density development predominately includes row house, fourplex, and triplex development. Two family dwellings and single family dwellings may be incorporated into a development but are not the predominate housing type. Apartment and condo type buildings are not the predominate housing type but may be incorporated into a comprehensive development plan if sited in a manner that reduces the impact of massing. Medium density development may trigger the need for offsite infrastructure upgrades to accommodate servicing, access, and pedestrian connections.</p> <p>iii. Low density development predominately includes single family and two family dwelling types. Row house dwelling types may be incorporated into a development but are not the predominate housing form. Low density development does not typically trigger the need for offsite infrastructure upgrades to accommodate servicing, access and pedestrian connections.</p> <p>b) Maximum density refers to maximum gross residential density, and is calculated by dividing the total number of proposed units by the</p>	<p>conflict between the OCP and zoning bylaw. High density development will still be regulated through zoning bylaw regulations as guided by the OCP.</p> <p>A general description (13.3.3(b)) is also proposed to determine how density is calculated as current bylaws do not contain this description.</p>
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	gross area of the subject lands, including any natural features, parkland, roadways, and utilities.	
<i>Amendment #23</i>	<p>1) Under Section 4.3 in Part 4, "Implementation" Land Use Re-designation and Rezoning Criteria have been moved to the "Land Use – General" Section (recommended revised Section 13.4)</p> <p>2) The following policy has been added to these criteria (recommended revised section 13.4.8 and 13.4.15):</p> <p>Prior engagement with the community and incorporation of community feedback into a development proposal.</p>	<p>1) The land use re-designation and rezoning criteria are tools that Council may consider when evaluating proposed land use re-designation and rezoning applications, and as such, is more appropriate to be in the General Land Use section as it is applicable when evaluating an application.</p> <p>Having policies that are applicable to evaluating an application increases the accessibility of the document for the public, Council staff and applicants as all stakeholders are more aware of the policies that will be used to evaluate the land development application. Part III of the document is where the bulk of these evaluation policies lie.</p> <p>2) This policy will allow staff and Council to have a requirement for applicants to engage with the public and incorporate the findings of the engagement for an OCP amendment or rezoning into a proposal.</p>
<i>Amendment #24</i>	<p>1) "Temporary Commercial and Industrial permit" under Section 3.4 "Land Use" has been moved into the new "Land Use - General" Section (recommended revised Section 13.5) and has been renamed to "Temporary Use Permits"</p>	<p>1) This is a general policy that allows TUPs to be issued by Council in any area of the City subject to the conditions of use set out in Zoning Bylaw No. 1264.</p> <p>Having this in the general land use section is a more appropriate location as it is a general land use policy.</p>

		Name is changed to reflect that these can be permitted throughout the City.
<i>Amendment #25</i>	1) "Development Permit Areas" under Section 3.4 "Land Use" has been moved into new "Land Use - General" Section (recommended revised Section 13.6)	<p>1) This is a general overview of the legislation that enables the ability for Council to establish Development Permit Areas, and includes a general policy for the establishment of the applicable Development Permit Areas.</p> <p>Organizationally, as it is a general overview, it is more appropriate in the general land use section.</p>
<i>Amendment #26</i>	1) "Development Permit Areas – Exemptions" under Section 3.4 "Land Use" have been removed, and replaced in each specific Development Permit Area (in addition with further exemptions – see subsequent amendments)	<p>1) Organizationally, having all applicable exemptions within each development permit area makes the document more accessible and user friendly for the public, Council, applicants and staff</p> <p>Staff have had significant challenges with the limitations posed regarding the Development Permit Area Exemptions, which are quite limited</p> <p>Under the <i>Local Government Act</i>, Development Permit areas are established for a specific purpose; there is currently ambiguity regarding whether some proposed activities require a development permit as they are not specifically exempted, but contribute in a negligible way to the development form the area attempts to control (i.e. an accessory building in a multi-family development permit area) –</p>

		subsequent amendments to provide clarity regarding exemptions are proposed.
<i>Amendment #27</i>	1) “Heritage Conservation Area” under Section 3.4 “Land Use” has been moved into new “Land Use - General” Section (recommended revised Section 13.7)	1) This is a general overview of the Heritage Conservation Area and directs the reader to the appropriate appendix for the guiding principles.  Organizationally, as it is a general overview, it is more appropriate in the general land use section.
<i>Amendment #28</i>	<p>1) The flood plain policies as currently contained within Appendix 3 (Development Permit Area J) of the OCP have been substantially revised and moved to “Land Use – General” (revised section 13.8).</p> <p>2) <b>Removal</b> of the following floodplain policies and embedding them into a policy framework where necessary:</p> <p>“Where lands within the floodplain are designated for other land uses, the construction and siting of buildings and structures to be used for habitation, business or the storage of goods damageable by floodwaters shall be above the floodplain level.”</p> <p>“Require any lands subject to geological or flooding concerns as identified in Schedule C to provide a report prepared by a qualified professional to address the issues and possible mitigation.”</p> <p>“Designate the area within the 200 year floodplain of the Arrow Reservoir and Illecillewaet River and the area within the floodplain of other streams as hazardous lands as shown on Schedule C.”</p> <p>“Limit future development within the floodplain to parks and trails, agricultural and other non-developed land uses in an effort to protect against the loss of life and minimize property damage associated with flooding events.”</p> <p>3) Reorganization of the entire section, addition of policies to guide floodplain planning and exemptions as follows:</p>	<p>1) All development within floodplain is not intended to be regulated through a Development Permit area. Under the <i>Local Government Act</i>, floodplain exemptions are the process by which development within the floodplain (within a certain setback area of below a specific geodetic elevation) can be pursued. Subsequent policies in Policy 13.8.1, 13.8.2 and 13.8.3 outline process and requirements for floodplain development and exemptions.</p> <p>2) Current floodplain regulations removed, and rewritten as subsequent policies to strengthen them and provide for additional clarity.</p> <p>The reference to “designate the area within 200 year floodplain...” Has been removed entirely as this is not a policy, but rather an implementation action for the future. Staff are currently working on revised mapping as part of the comprehensive OCP process.</p>

	<p><b>13.8 Floodplain</b></p> <p><b>Policies</b></p> <p><b>13.8.1</b> All development within the floodplain areas as shown on Appendix V, Map 2, shall comply with the following policies:</p> <ul style="list-style-type: none"> <li>a) To protect against the loss of life and to minimize property damage associated with flooding events Council encourages agricultural, park and open-space recreational uses of flood susceptible lands. Where floodable lands are required for development, the construction and siting of buildings and manufactured homes to be used for habitation, business or the storage of goods damageable by floodwaters shall be floodproofed to those standards specified by the Provincial Guidelines.</li> <li>b) In accordance with Section 524(6) of the <i>Local Government Act</i>, buildings shall be constructed in a manner where the underside of the floor system of any area used for habitation, business or the storage of goods susceptible to damage by floodwater, or in the case of a mobile home the ground level, measured from the top of any pad on which it is located, is established in accordance with the regulations contained in the Zoning Bylaw, as amended from time to time.</li> <li>c) As a condition of subdivision, a Section 219 Covenant shall be registered requiring the underside of the floor system of any area used for habitation, business or the storage of goods damageable by floodwater, or in the case of a mobile home the ground level on which it is located, be established in accordance with the regulations contained in the Zoning Bylaw, as amended from time to time.</li> <li>d) Any land alteration for existing developed properties, excluding excavation that is subject to the provisions of the Building Bylaw, as amended from time to time, shall be undertaken in a manner that does not impact or alter existing drainage patterns.</li> </ul>	<p>3) Policy 13.8.1 is added to specify the regulations that development within the floodplain area needs to abide by, providing greater clarity to applicants.</p> <p>Policy 13.8.2 is added to provide the enabling policy to allow for development that does not comply with 15.9.3 through a floodplain exemption permit.</p> <p>Policy 13.8.3 is provided to specify all provisions to guide staff in evaluating a Floodplain Exemption Permit – these are standard technical requirements that should be met should someone propose to build below the required floodplain elevation or within the setback area.</p> <ul style="list-style-type: none"> <li>○ It is noted that the Delegation Bylaw is required to be amended to delegate authority to issue Floodplain Exemptions to the Director of Development Services.</li> </ul>
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Big Eddy Area Floodplain

- e) In 2008, the City commissioned Klohn Crippen Berger Ltd., to complete the Big Eddy Construction Zones report, as amended from time to time, to address concerns about potential flooding impacts on foundations and septic systems. The City requested that construction zones be delineated in the Big Eddy area. Two zones were identified by the City:
  - i. Zone 1: Where the ground surface is higher than El. 442 m as shown in the Klohn Crippen report. No special flooding, foundation and septic requirements. Construction within this zone has the usual requirements for construction in a zone not subject to flooding; and
  - ii. Zone 2: Where the ground surface is below El. 442 m as shown in the Klohn Crippen report. Engineering studies required addressing flooding, foundation and septic issues. Construction within this zone requires experienced professionals to provide a site specific report addressing flooding, foundation and septic issues.
- f) All development within the Big Eddy Area Floodplain as shown on Appendix V, Map 2, shall be in compliance with the Big Eddy Construction Zones report, as amended from time to time.

**13.8.2** Construction of new buildings within the floodplain as shown on Appendix V, Map 2, including lands within the Zone 2 of the Big Eddy Neighbourhood described in **Policy 13.8.1(e)(ii)**, where the underside of the floor system of any area used for habitation, business or the storage of goods damageable by floodwater, or in the case of a mobile home the ground level on which it is located, is proposed to be established in contravention of the regulations contained in the Zoning Bylaw, as amended from time to time, may be permitted if a Floodplain Exemption Permit has been issued in accordance with **Policy 13.8.3**.

**13.8.3** In accordance with Section 524(7) of the *Local Government Act*, a Floodplain Exemption Permit may be issued for all areas identified in



Appendix V, Map 2, including lands within the Zone 2 of the Big Eddy Neighbourhood described in **Policy 13.8.1(e)(ii)**, to allow for development that is not in compliance with **Policy 13.8.1** and the Zoning Bylaw, as amended from time to time, subject to the following requirements:

- a) The proposed exemption is consistent with applicable Provincial Guidelines.
- b) A report has been prepared by a qualified professional registered with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) with experience in geotechnical/hyrotechnical engineering, such as a professional engineer or geoscientist, that includes but is not limited to the following:
  - i. The qualified professional must comply with floodplain regulations as enacted by the Province or City in its bylaws. The qualified professional must acknowledge that all buildings, structures, landfill, floor system or pads are subject to these regulations and must have considered these regulations in relation to the application for a floodplain exemption.
  - ii. Conclusions and recommendations of the qualified professional in the report expressly address whether the land may be used safely for the use intended and identify any limitations of the report, including risk factors applied in reaching its conclusions.
  - iii. A statement that the qualified professional has given due consideration to provincial regulations, City bylaws, policies, and the Big Eddy Construction Zones Report, as amended from time to time (if applicable).
  - iv. Identification of whether there would be an increased risk of flooding if the exemption were granted for the proposed development.

	<ul style="list-style-type: none"> <li>v. Where mitigative works are required, the report must identify the role that the mitigative works play in making the land and improvements safe for the use intended and provide details about their location and construction.</li> <li>vi. Whether there would be increased risk to other properties resulting from the exemption and mitigative works proposed.</li> <li>vii. Recommendations and wording for a Section 219 covenant that may be necessary as part of the floodplain exemption process.</li> </ul> <p>c) As a condition of issuance for a Floodplain Exemption Permit, the City may impose any term or condition as contemplated by the applicable Provincial Guidelines or City bylaws in relation to the exemption.</p> <p>d) As a condition of issuance for a Floodplain Exemption Permit, the City will require the registration of a Section 219 Covenant by the Owner that includes the recommendations of the report prepared by a qualified professional described in <b>Policy 13.8.3(b)</b>.</p>	
<i>Amendment #29</i>	<ul style="list-style-type: none"> <li>1) Renamed “Land Use Designations and Policies” under Section 3.4 “Land Use” to “Land Use – Designations” (Revised section 14)</li> <li>2) Removed the term “Transect” from the land use description paragraph</li> </ul>	<ul style="list-style-type: none"> <li>1) Policies are specified throughout and is redundant in the title, and inconsistent with other sections.</li> <li>2) Transect land uses relate to the Unified Development Bylaw which was not approved by Council and is no longer being pursued, and should be removed.</li> </ul>
<i>Amendment #30</i>	<ul style="list-style-type: none"> <li>1) T1 – Natural Ecosystems Land Use under Section 3.4 “Land Use” is changed to “Natural Ecosystems Land Use”</li> <li>2) Section is restructured into a policy framework <b>from:</b> The Natural Ecosystem Land Use applies to areas of the City designated to preserve the ecological infrastructure provided by what is primarily natural landscapes. The land use should not permit development of any kind. It includes wildlife habitat</li> </ul>	<ul style="list-style-type: none"> <li>1) The name is changed to remove the “T1” reference as this is related to the transect land uses, which was intended to align with the Unified Development Bylaw. The Unified Development Bylaw was never adopted by Council and is no longer being pursued, and therefore references should be removed.</li> </ul>

	<p>areas, habitat corridors and ecosystems, and lands unsuitable for settlement due to topography, soil type, hydrology or vegetation. These lands promote the management and preservation of habitat types which form a part of the unique environmental values, and characteristics of the City that develops a sense of place, and connects The People to the natural world.</p> <p>Existing parcels within this land use should be converted to Rural Ecosystem land use or Civic Space, provided a suitable mitigation plan is in place. This land use may include parks, and trails identified within a conservancy plan, and may be used for the conservation of large agricultural land holdings.</p> <p>This land use area is identified by large contiguous or connected wildlife habitat areas, corridors, and ecosystems that promote little to no human interaction and habitat fragmentation.</p> <p><b>To:</b></p> <p>The Natural Ecosystem Land Use applies to areas of the City designated to preserve the ecological infrastructure provided by what is primarily natural landscapes. These lands promote the management and preservation of habitat types which form a part of the unique environmental values, and characteristics of the City that develops a sense of place, and connects The People to the natural world. This land use area is identified by large contiguous or connected wildlife habitat areas, corridors, and ecosystems that promote little to no human interaction and habitat fragmentation.</p> <p><b>Policies</b></p> <p><b>14.2.1</b> The land use should not permit development of any kind. It includes wildlife habitat areas, habitat corridors and ecosystems, and lands unsuitable for settlement due to topography, soil type, hydrology or vegetation.</p> <p><b>14.2.2</b> Existing parcels within this land use should be converted to Rural Ecosystem land use or Civic Space, provided a suitable mitigation plan is in place. This land use may include parks, and trails identified within a conservancy plan, and may be used for the conservation of large agricultural land holdings.</p>	<p>2) This section was restructured into a more effective policy framework, without changing the content. This is to provide greater clarity to the public, Council, applicants and staff.</p>
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<p><i>Amendment #31</i></p>	<p>1) RE – Rural Ecosystems Land Use under Section 3.4 “Land Use” is changed to “Rural Ecosystems Land Use”</p> <p>2) Section is restructured into a policy framework <b>from:</b></p> <p>The Rural Ecosystem Land Use is the transition area from natural to semi-natural areas with sparsely settled lands in natural or cultivated states on large (60 ha.) parcels of land. This land use may include such uses as large lot residential acreages, livestock, parks , woodlands, grasslands, resource extraction, trails, storm water management features, and open space areas with low impact footprints. Landscaping should be predominantly natural with the preservation of natural and cultural landscapes a priority. Existing buildings are typically residential or light industrial, but may be civic or recreational. Smaller parcel sizes should not be permitted unless they are a part of an urban growth strategy. Recreational areas promote short-term use.</p> <p>This land use supports wildlife in large contiguous wildlife habitat areas, corridors, and ecosystems with some human interaction and landscape fragmentation. Mineral extraction and processing should be permitted when part of a regional strategy.</p> <p><b>To:</b></p> <p>The Rural Ecosystem Land Use is the transition area from natural to semi-natural areas with sparsely settled lands in natural or cultivated states on large (60 ha.) parcels of land. This land use supports wildlife in large contiguous wildlife habitat areas, corridors, and ecosystems with some human interaction and landscape fragmentation.</p> <p><b>Policies</b></p> <p><b>14.3.1</b> This land use may include such uses as large lot residential acreages, livestock, parks, woodlands, grasslands, resource extraction, trails, storm water management features, and open space areas with low impact footprints.</p>	<p>1) The name is changed to remove the “T1” reference as this is related to the transect land uses, which was intended to align with the Unified Development Bylaw. The Unified Development Bylaw was never adopted by Council and is no longer being pursued, and therefore references should be removed.</p> <p>2) This section was restructured into a more effective policy framework, without changing the content. This is to provide greater clarity to the public, Council, applicants and staff</p>
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	<p><b>14.3.2</b> Landscaping should be predominantly natural with the preservation of natural and cultural landscapes a priority.</p> <p><b>14.3.3</b> Existing buildings are typically residential or light industrial, but may be civic or recreational.</p> <p><b>14.3.4</b> Smaller parcel sizes should not be permitted unless they are a part of an urban growth strategy. Recreational areas promote short-term use.</p> <p><b>14.3.5</b> Mineral extraction and processing should be permitted when part of a regional strategy.</p>	
<p><i>Amendment #32</i></p>	<p>1) The following statement is moved from Section 3.4 “Land Use” to recommended revised section 14.0 “Land Use Designations”:  “Residential and Mixed Use  There are a series of residential land designations to reflect differences in density and use within the community.”</p> <p>2) The reference “see commercial policies and industrial for TSLR” in this section has been removed as it references a transect land use, something recommended to be removed.</p>	<p>1) The restructuring of the land use designation into specific sections makes this, along with the general descriptions of other land uses (see subsequent amendments for commercial, industrial) more appropriate to give a general overview of this section</p> <p>2) Transect land uses are no longer being pursued as they related to the Unified Development Bylaw which was never adopted.</p>
<p><i>Amendment #33</i></p>	<p>1) T2 – Rural Residential Land Use under Section 3.4 “Land Use” is changed to “Rural Residential Land Use”</p> <p>2) Section is restructured into a policy framework <b>from</b>:  The Rural Residential Land Use is the transition area from natural to semi-natural areas with single-family residential acreages. This land use may include acreages and large undeveloped parcels of land on the periphery of residential areas. Landscaping should be predominantly natural with the preservation of natural and cultural landscapes a priority. Smaller parcel sizes should not be permitted unless they are a part of an urban growth strategy</p>	<p>1) The name is changed to remove the “T2” reference as this is related to the transect land uses, which was intended to align with the Unified Development Bylaw. The Unified Development Bylaw was never adopted by Council and is no longer being pursued, and therefore references should be removed.</p> <p>2) This section was restructured into a more effective policy framework, without changing the content. This is to provide greater clarity to the public, Council, applicants and staff</p>

	<p>This land use supports wildlife in moderate to large contiguous wildlife habitat areas, corridors, and ecosystems with some human interaction and landscape fragmentation.</p> <p><b>To:</b></p> <p>The Rural Residential Land Use is the transition area from natural to semi-natural areas with single-family residential acreages. This land use supports wildlife in moderate to large contiguous wildlife habitat areas, corridors, and ecosystems with some human interaction and landscape fragmentation.</p> <p><b>Policies</b></p> <p><b>14.4.1</b> This land use may include acreages and large undeveloped parcels of land on the periphery of residential areas.</p> <p><b>14.4.2</b> Landscaping should be predominantly natural with the preservation of natural and cultural landscapes a priority. Smaller parcel sizes should not be permitted unless they are a part of an urban growth strategy</p>	
<p><i>Amendment #34</i></p>	<p>1) T3 Sub Urban Land Use under Section 3.4 “Land Use” is changed to “Sub Urban Land Use”</p> <p>2) Section is restructured into a policy framework <b>from:</b></p> <p>The Sub Urban Land Use applies to low density residential areas. The land use is a more defined residential form, and representative of a neighbourhood, with buildings organized around an interior network of streets, and parks. Home occupations and accessory buildings are allowed. Planting is naturalistic and setbacks are moderate to relatively deep. Planting of large numbers of private trees should consider defensible space while contributing to a natural landscape aesthetic and character. Some areas are transitioned to more compact development, especially near collector and arterial roads and outside of environmentally sensitive areas.</p> <p>Urban services such as sewer and a graded road network may not be in place, but are anticipated.</p> <p>This area provides small wildlife habitat areas and corridors with a high level of human interaction and habitat fragmentation. This area connects the natural</p>	<p>1) The name is changed to remove the “T3” reference as this is related to the transect land uses, which was intended to align with the Unified Development Bylaw. The Unified Development Bylaw was never adopted by Council and is no longer being pursued, and therefore references should be removed.</p> <p>2) This section was restructured into a more effective policy framework, without changing the content. This is to provide greater clarity to the public, Council, applicants and staff.</p> <p>Addition of policy 14.5.1 to provide clarity that this land use predominately provides for low to medium density development in accordance with previous Table 3 in order to connect this level of density with the figures outlined in Table 3 to provide clarity.</p>

	<p>landscape around the City, with the more managed landscape within the City. This landscape has the highest per capita impact on the natural landscape. Landscaping and gardens can have a positive contribution to the diversity of smaller species including birds and insects.</p> <p><b>To:</b></p> <p>The Sub Urban Land Use applies to low density residential areas. The land use is a more defined residential form, and representative of a neighbourhood, with buildings organized around an interior network of streets, and parks. Planting is naturalistic and setbacks are moderate to relatively deep. Some areas are transitioned to more compact development, especially near collector and arterial roads and outside of environmentally sensitive areas. Urban services such as sewer and a graded road network may not be in place, but are anticipated. This area provides small wildlife habitat areas and corridors with a high level of human interaction and habitat fragmentation.</p> <p><b>Policies</b></p> <p><b>14.5.1</b> This land use should predominately provide for low density residential development in accordance with the provisions outlined in Section 13.3.3.</p> <p><b>14.5.2</b> Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.</p> <p><b>14.5.3</b> Planting of large numbers of private trees should consider defensible space while contributing to a natural landscape aesthetic and character.</p> <p><b>14.5.4</b> Home occupations and accessory buildings are allowed.</p> <p>3) The following section was <b>removed</b> from the Sub Urban land use:</p> <p>“This area connects the natural landscape around the City, with the more managed landscape within the City. This landscape has the highest per capita impact on the natural landscape. Landscaping and gardens can have a positive contribution to the diversity of smaller species including birds and insects.”</p> <p>And <b>replaced</b> with the following policy:</p>	<p>3) This section was for description purposes and did not provide staff with any ability to require any type of conservation-based site planning tool to be implemented. Replacing it with a policy which can then be implemented as part of the overall application review is a more robust way to ensure site plans account for sensitive environmental features.</p>
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	<p>“Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.”</p>	
<p><i>Amendment #35</i></p>	<p>1) T4L Duplex Residential Land Use under Section 3.4 “Land Use” is changed to “Duplex Residential Land Use”</p> <p>2) Section is restructured into a policy framework <b>from:</b></p> <p>The Duplex Residential Land Use consists of moderately low-density residential areas. This area should have a more defined street, with buildings placed closer together than in the Sub Urban Land Use. Home occupations and accessory buildings are allowed. Planting is naturalistic and setbacks are small to moderate in depth. Planting of private trees in combination with street trees contributes to a natural landscape feel. The urban form consists of gridded streets and should have all urban services. Mixed use is more predominant but is selectively located.</p> <p>This area should have a high level of human interaction and habitat fragmentation. This landscape has a smaller per capita impact on the natural landscape than the sub urban land use. This area represents the continuation of the natural landscape into the City, and the transition to urban forest. Landscaping, urban forests, and gardens can have a positive contribution to the diversity of smaller species including birds and insects.</p> <p><b>To:</b></p> <p>The Duplex Residential Land Use consists of moderately low-density residential areas. Planting of private trees in combination with street trees contributes to a natural landscape feel. The urban form consists of gridded streets and should have all urban services. Mixed use is more predominant but is selectively located. This area represents the continuation of the natural landscape into the City, and the transition to urban forest.</p> <p><b>Policies</b></p>	<p>1) The name is changed to remove the “T4L” reference as this is related to the transect land uses, which was intended to align with the Unified Development Bylaw. The Unified Development Bylaw was never adopted by Council and is no longer being pursued, and therefore references should be removed.</p> <p>2) This section was restructured into a more effective policy framework, without changing the content. This is to provide greater clarity to the public, Council, applicants and staff.</p> <p>Addition of policy 14.6.1 to provide clarity that this land use predominately provides for low to medium density development in accordance with previous Table 3 in order to connect this level of density with the figures outlined in Table 3 to provide clarity.</p> <p>3) This section was for description purposes and did not provide staff with any ability to require any type of conservation-based site planning tool to be implemented. Replacing it with a policy which can then be implemented as part of the overall application review is a more robust way to ensure site plans account for sensitive environmental features.</p>



	<p><b>14.6.1</b> This land use should predominately provide for low density residential development in accordance with the provisions of Section 13.3.3.</p> <p><b>14.6.2</b> Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.</p> <p><b>14.6.3</b> This area should have a more defined street, with buildings placed closer together than in the Sub Urban Land Use.</p> <p><b>14.6.4</b> Home occupations and accessory buildings are allowed.</p> <p><b>14.6.5</b> Planting is naturalistic and setbacks are small to moderate in depth.</p> <p>3) The following section was <b>removed</b>:</p> <p>This area should have a high level of human interaction and habitat fragmentation. This landscape has a smaller per capita impact on the natural landscape than the sub urban land use. Landscaping, urban forests, and gardens can have a positive contribution to the diversity of smaller species including birds and insects.</p> <p>And <b>replaced</b> with the following policy:</p> <p>“Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.”</p>	
<p><i>Amendment #36</i></p>	<p>1) T4 Walk Up Residential Land Use under Section 3.4 “Land Use” is changed to “Walk Up Residential Land Use”</p> <p>2) Section is restructured into a policy framework <b>from</b>:</p> <p>The Walk Up Residential Land Use consists of moderate density residential areas with a wide range of walk-up building types. Setbacks and landscaping are variable. Wider sidewalks, street trees, and lighting fixtures enhance the public streetscape. The community is characterized by aligned streets patterns, mixed use, public squares, walkability, and transit.</p>	<p>1) The name is changed to remove the “T4” reference as this is related to the transect land uses, which was intended to align with the Unified Development Bylaw. The Unified Development Bylaw was never adopted by Council and is no longer being pursued, and therefore references should be removed.</p> <p>2) This section was restructured into a more effective policy framework, without changing</p>

<p>This area should have a high level of human interaction and support smaller and more localized habitat areas. This landscape has a smaller per capita impact on the natural landscape than the Duplex General Urban Land Use does, in a more adaptable and dense form, with a mix of tightly spaced single-family, multi-family housing, and apartments. Landscaping, urban forests, and gardens can have a positive contribution to the diversity of smaller species including birds and insects.</p> <p><b>To:</b></p> <p>The Walk Up Residential Land Use consists of moderate density residential areas with a wide range of walk-up building types. Setbacks and landscaping are variable. The community is characterized by aligned streets patterns, mixed use, public squares, walkability, and transit.</p> <p><b>Policies</b></p> <p><b>14.7.1</b> This land use should predominately provide for medium density residential development in accordance with the provisions outlined in Section 13.3.3.</p> <p><b>14.7.2</b> Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.</p> <p><b>14.7.3</b> Wider sidewalks, street trees, and lighting fixtures enhance the public streetscape.</p> <p><b>14.7.4</b> This landscape has a smaller per capita impact on the natural landscape than the Duplex General Urban Land Use does, in a more adaptable and dense form, with a mix of tightly spaced single-family, multi-family housing, and apartments.</p> <p><b>14.7.5</b> This area should have a high level of human interaction and support smaller and more localized habitat areas.</p> <p>3) The following section was <b>removed</b>:</p> <p>Landscaping, urban forests, and gardens can have a positive contribution to the diversity of smaller species including birds and insects.</p> <p>And <b>replaced</b> with the following policy:</p>	<p>the content. This is to provide greater clarity to the public, Council, applicants and staff.</p> <p>Addition of policy 14.7.1 to provide clarity that this land use predominately provides for medium to high density development in accordance with previous Table 3 in order to connect this level of density with the figures outlined in Table 3 to provide clarity.</p> <p>3) This section was for description purposes and did not provide staff with any ability to require any type of conservation-based site planning tool to be implemented. Replacing it with a policy which can then be implemented as part of the overall application review is a more robust way to ensure site plans account for sensitive environmental features.</p>
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	<p>“Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.”</p>	
<p><i>Amendment #37</i></p>	<p>1) T5L Urban Residential Land Use under Section 3.4 “Land Use” is changed to “Urban Residential Land Use”</p> <p>2) Section is restructured into a policy framework <b>from:</b></p> <p>The Urban Residential Land Use provides a more compact, diverse and adaptable neighbourhood form that consists of higher density residential and mixed use buildings including condos and apartments that front on to the street. This area should have a tight network of well-defined, shared streets that encourage walkability, with wide sidewalks, street furniture, lighting fixtures, steady street tree planting and building set close to the sidewalks.</p> <p>Wider sidewalks, street trees, and lighting fixtures enhance the public streetscape and provide greater support for an integrated transit system.</p> <p>This area should support smaller, and more localized habitat areas and have a higher human presence that minimizes potential wildlife conflict. This landscape has the smallest per capita impact on the natural landscape, but is the densest form of development. Green roofs, low impact development, and landscaping can help integrate natural systems into the heart of the City and have a positive contribution to the diversity of smaller species including birds and insects.</p> <p><b>To:</b></p> <p>The Urban Residential Land Use provides a more compact, diverse and adaptable neighbourhood form that consists of higher density residential and mixed use buildings including condos and apartments that front on to the street. This landscape has the smallest per capita impact on the natural landscape, but is the densest form of development. Green roofs, low impact development, and landscaping can help integrate natural systems into the heart of the City.</p>	<p>1) The name is changed to remove the “T5L” reference as this is related to the transect land uses, which was intended to align with the Unified Development Bylaw. The Unified Development Bylaw was never adopted by Council and is no longer being pursued, and therefore references should be removed.</p> <p>2) This section was restructured into a more effective policy framework, without changing the content. This is to provide greater clarity to the public, Council, applicants and staff.</p> <p>Addition of policy 14.8.1 to provide clarity that this land use predominately provides for high density development in accordance with previous Table 3 in order to connect this level of density with the figures outlined in Table 3 to provide clarity.</p> <p>3) This section was for description purposes and did not provide staff with any ability to require any type of conservation-based site planning tool to be implemented. Replacing it with a policy which can then be implemented as part of the overall application review is a more robust way to ensure site plans account for sensitive environmental features.</p>

	<p><b>Policies</b></p> <p><b>14.8.1</b> This land use should predominately provide for high density residential development and mixed use buildings in accordance with the provisions of Section 13.3.3.</p> <p><b>14.8.2</b> Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.</p> <p><b>14.8.3</b> This area should have a tight network of well-defined, shared streets that encourage walkability, with wide sidewalks, street furniture, lighting fixtures, steady street tree planting and building set close to the sidewalks.</p> <p><b>14.8.4</b> Wider sidewalks, street trees, and lighting fixtures enhance the public streetscape and provide greater support for an integrated transit system.</p> <p><b>14.8.5</b> This area should support smaller, and more localized habitat areas and have a higher human presence that minimizes potential wildlife conflict.</p> <p>3) The following section was <b>removed</b>: and have a positive contribution to the diversity of smaller species including birds and insects. And <b>replaced</b> with the following policy: “Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.”</p>	
<p><i>Amendment #38</i></p>	<p>1) T4O Neighbourhood Mixed Use Land Use under Section 3.4 “Land Use” is changed to “Neighbourhood Mixed Land Use”</p> <p>2) Section is restructured into a policy framework <b>from</b>: The Neighbourhood Mixed Use Land Use consists of moderate density residential corner lots and mixed use development with a mixed use commercial component</p>	<p>1) The name is changed to remove the “T4O” reference as this is related to the transect land uses, which was intended to align with the Unified Development Bylaw. The Unified Development Bylaw was never adopted by</p>

	<p>located on the ground floor. Setbacks and landscaping are variable. Wider sidewalks, street trees, and lighting fixtures increase walkability by enhancing the public streetscape.</p> <p>This area should have a high level of human interaction and support smaller, and more localized habitat areas. This landscape has a smaller per capita impact on the natural landscape than the Duplex General Urban Land Use does, in a more adaptable and dense form, with a mix of tightly spaced single-family, multi-family housing, apartments, and mixed use commercial services. Landscaping, urban forests, and gardens can have a positive contribution to the diversity of smaller species including birds and insects.</p> <p><b>To:</b></p> <p>The Neighbourhood Mixed Use Land Use consists of moderate density residential corner lots and mixed use development with a mixed use commercial component located on the ground floor. Setbacks and landscaping are variable.</p> <p><b>Policies</b></p> <p><b>14.10.1</b> This land use should predominately provide for medium density residential development and mixed use buildings in accordance with the provisions outlined in Section 13.3.3.</p> <p><b>14.9.2</b> Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.</p> <p><b>14.9.3</b> Wider sidewalks, street trees, and lighting fixtures increase walkability by enhancing the public streetscape.</p> <p><b>14.9.4</b> This area should have a high level of human interaction and support smaller, and more localized habitat areas.</p> <p><b>14.9.5</b> This landscape has a smaller per capita impact on the natural landscape than the Duplex General Urban Land Use does, in a more adaptable and dense form, with a mix of tightly spaced single-family, multi-family housing, apartments, and mixed use commercial services.</p>	<p>Council and is no longer being pursued, and therefore references should be removed.</p> <p>2) This section was restructured into a more effective policy framework, without changing the content. This is to provide greater clarity to the public, Council, applicants and staff.</p> <p>Addition of policy 14.9.1 to provide clarity that this land use predominately provides for medium to high density development in accordance with previous Table 3 in order to connect this level of density with the figures outlined in Table 3 to provide clarity.</p> <p>3) This section was for description purposes and did not provide staff with any ability to require any type of conservation-based site planning tool to be implemented. Replacing it with a policy which can then be implemented as part of the overall application review is a more robust way to ensure site plans account for sensitive environmental features.</p>
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	<p>3) The following section is <b>removed</b>:</p> <p>Landscaping, urban forests, and gardens can have a positive contribution to the diversity of smaller species including birds and insects.</p> <p>And <b>replaced</b> with the following policy:</p> <p>“Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.”</p>	
<p><i>Amendment #39</i></p>	<p>1) T50 Mixed Use Urban Centre Land Use under Section 3.4 “Land Use” is changed to “Mixed Use Urban Centre Land Use”</p> <p>2) Section is restructured into a policy framework <b>from</b>:</p> <p>The Mixed Use Urban Centre Land Use consists of higher density mixed use buildings that accommodate commercial and residential units. It has a tight network of streets, with wide sidewalks, street furniture, lighting fixtures, steady street tree planting and buildings set close to the sidewalks.</p> <p>This area has a high level of habitat fragmentation and human presence that minimizes potential wildlife conflict. This landscape has the smallest per capita impact on the natural landscape. Green roofs and landscaping should have a positive contribution to the diversity of smaller species including birds and insects. Natural wildlife diversity gives way to places and spaces that create and enhance cultural diversity.</p> <p><b>To:</b></p> <p>The Mixed Use Urban Centre Land Use consists of higher density mixed use buildings that accommodate commercial and residential units.</p> <p><b>Policies</b></p> <p><b>14.10.1</b> This land use should predominately provide for high density residential development and mixed use buildings in accordance with the provisions outlined in Section 13.3.3.</p>	<p>1) The name is changed to remove the “T50” reference as this is related to the transect land uses, which was intended to align with the Unified Development Bylaw. The Unified Development Bylaw was never adopted by Council and is no longer being pursued, and therefore references should be removed.</p> <p>2) This section was restructured into a more effective policy framework, without changing the content. This is to provide greater clarity to the public, Council, applicants and staff.</p> <p>Addition of policy 14.10.1 to provide clarity that this land use predominately provides for high density development in accordance with previous Table 3 in order to connect this level of density with the figures outlined in Table 3 to provide clarity.</p> <p>3) This section was for description purposes and did not provide staff with any ability to require any type of conservation-based site planning tool to be implemented. Replacing it with a policy which can then be implemented</p>

	<p><b>14.10.2</b> Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design</p> <p><b>14.10.3</b> This land use has a tight network of streets, with wide sidewalks, street furniture, lighting fixtures, steady street tree planting and buildings set close to the sidewalks.</p> <p><b>14.10.4</b> This area has a high level of habitat fragmentation and human presence that minimizes potential wildlife conflict. This landscape has the smallest per capita impact on the natural landscape.</p> <p><b>14.10.5</b> Green roofs and landscaping should have a positive contribution to the diversity of smaller species including birds and insects.</p> <p>3) The following section was <b>removed</b>:</p> <p>Natural wildlife diversity gives way to places and spaces that create and enhance cultural diversity.</p> <p>And <b>replaced</b> with the following policy:</p> <p>“Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.”</p>	<p>as part of the overall application review is a more robust way to ensure site plans account for sensitive environmental features.</p>
<p><i>Amendment #40</i></p>	<p>1) Policies listed under “Land Use Designations and Policies” section within section 3.4 “Land Use” of the OCP have been moved to the beginning of the land use descriptions (recommended revised section 14.1 – General Policies)</p> <p>The general policies contained within the residential, commercial, industrial, and other sections have been included within recommended revised section 14.1 – General policies, and organized by land use category</p> <p>2) Under recommended revised section 14.1, the following general statement is added:</p>	<p>1) The current layout includes the applicable residential/commercial/industrial/other policies to all transect and standard land uses at the end of each land use section, making it disjointed from the document. Moving this to the beginning of the land use section, makes it clear where these general policies are applicable. Having this under a separate</p>

	<ul style="list-style-type: none"> <li>○ “This section includes the general policies that are applicable for all residential, commercial and industrial land use re-designation and/or rezoning applications, as may be applicable.”</li> </ul> <p>3) Under Section 3.4 (Policies at end of Residential and Mixed Use section, revised section 14.1 “General Residential”) <b>Removed</b> policy</p> <ul style="list-style-type: none"> <li>○ “Apply General Residential Policies to lands designated as Transect uses on Schedule F” <b>and replaced with,</b></li> <li>○ “The following policies, where applicable, shall be used to guide land use re-designation and/or rezoning applications for the following land use designations: Rural Residential; Sub Urban; Duplex Residential; Walk Up Residential; Urban Residential; Neighbourhood Mixed Use; and Mixed Use Urban Centre:”</li> </ul> <p>4) Under Section 3.4 (Policies at end of Commercial section, revised section 14.1 “General Commercial”) <b>Removed</b> policy:</p> <ul style="list-style-type: none"> <li>○ “Apply General Commercial Policies to lands designated as Commercial or Transect Mixed Use on Schedule F.” <b>and replaced with</b></li> <li>○ The following policies, where applicable, shall be used to guide land use re-designation and/or rezoning applications for the following land use designations: Commercial; Neighbourhood Mixed Use; and Mixed Use Urban Centre:”</li> </ul> <p>5) Under Section 3.4 (Policies at end of Industrial and Minor residential section, revised section 14.1 “General Industrial”) <b>Removed</b> policy:</p> <ul style="list-style-type: none"> <li>○ “Apply General Industrial Policies to lands designated as Industrial on Schedule F.” <b>and replaced with</b></li> <li>○ “The following policies, where applicable, shall be used to guide land use re-designation and/or rezoning applications for the following land use designations: Industrial.”</li> </ul>	<p>header also makes these policies clear and consistent with the rest of the document.</p> <p>2) This statement adds context and provides better flow for the document.</p> <p>3/4/5) As the transect land uses are no longer being pursued, the policy references are no longer needed. The statements have been amended to provide clarity that it is to be used to guide land use re-designation and/or rezoning applications to better reflect the policy framework that is applicable for applications.</p> <p>Adding in “where applicable” allows council and staff to use discretion regarding what policies may apply to a given application, as these are general policies and are typically not a “one size fits all” prescription.</p>
<p><i>Amendment #41</i></p>	<p>1) The following overview within Section 3.4 “Land Use” which serves as a preamble under Land Use Designations, has been moved to recommended revised Section 14.0</p>	<p>1) The restructuring of the land use designation into specific sections makes this, along with the general descriptions of other land uses</p>



	<p>Commercial</p> <p>“The Central Business District is the commercial core of the community. The majority of other commercial areas are located on Victoria Road, Highway #1 East and West, Highway #23 North and South and Big Eddy Road. The land use designations here and in the Mixed-Use category emphasize mixed use development and neighbourhood commercial development to achieve a compact, sustainable community.”</p>	<p>(see subsequent amendments) more appropriate to give a general overview of this section</p>
<p><i>Amendment #42</i></p>	<p>1) Highway Commercial section under section 3.4 “Land Use” is restructured into a policy framework <b>from:</b></p> <p>The Highway Commercial Land Use provides for the orderly development of automobile- dependent accommodation and services for residents, tourists, and transient motorists along the Highway 1 corridor. These areas are intended to provide for convenient, controlled access parking, without increasing traffic burdens upon the adjacent streets and highways. This use is designated primarily at the commercial corridors of the City, with the intention of making the City more attractive as a tourist destination while providing needed commercial activity.</p> <p>This area has a high level of habitat fragmentation. Green roofs, more compact development, and landscaping of parking areas and lots should have a positive contribution to the diversity of smaller species including birds and insects. Providing connections across the highway corridor for larger species will help reduce wildlife conflict issues and enhance habitat connections for local species.</p> <p><b>To:</b></p> <p>The Highway Commercial Land Use provides for the orderly development of automobile- dependent accommodation and services for residents, tourists, and transient motorists along the Highway 1 corridor. This use is designated primarily at the commercial corridors of the City, with the intention of making the City more attractive as a tourist destination while providing needed commercial activity. This area has a high level of habitat fragmentation. Providing connections across the highway corridor for larger species will help reduce wildlife conflict issues and enhance habitat connections for local species.</p>	<p>1) This section was restructured into a more effective policy framework, without changing the content. This is to provide greater clarity to the public, Council, applicants and staff</p>

	<p><b>Policies</b></p> <p><b>14.11.1</b> These areas are intended to provide for convenient, controlled access parking, without increasing traffic burdens upon the adjacent streets and highways.</p> <p><b>14.11.2</b> Green roofs, more compact development, and landscaping of parking areas and lots should have a positive contribution to the diversity of smaller species including birds and insects.</p>	
<p><i>Amendment #43</i></p>	<p>1) "T4SLR Service Light Industrial/Residential" under Section 3.4 "Land Use" is changed to "Service Light Industrial/Residential Land Use"</p> <p>2) The section is restructured into a policy framework <b>from</b>:</p> <p>The Commercial Services District provides for the accommodation of vehicular oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods, and equipment. This area has a mix of commercial, light industrial and recreational activities that provide live/work opportunities within neighbourhoods. Guiding development of these areas will ensure a high quality of liveability for surrounding residents, and a better built form.</p> <p>This area has a high/moderate level of habitat fragmentation. Large portions of undeveloped lots and storage areas present opportunities to contribute to the diversity of smaller species including birds and insects, by improving landscaping.</p> <p><b>To:</b></p> <p>The Commercial Services District provides for the accommodation of vehicular oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods, and equipment. Guiding development of these areas will ensure a high quality of liveability for surrounding residents, and a better built form. This area has a high/moderate level of habitat fragmentation.</p> <p><b>14.12.1</b> This area has a mix of commercial, light industrial and recreational activities that provide live/work opportunities within neighbourhoods.</p> <p><b>14.12.2</b> Large portions of undeveloped lots and storage areas present opportunities to contribute to the diversity of smaller species including birds and insects, by improving landscaping.</p>	<p>1) The name is changed to remove the "T4SLR" reference as this is related to the transect land uses, which was intended to align with the Unified Development Bylaw. The Unified Development Bylaw was never adopted by Council and is no longer being pursued, and therefore references should be removed.</p> <p>2) This section was restructured into a more effective policy framework, without changing the content. This is to provide greater clarity to the public, Council, applicants and staff</p>

<p><i>Amendment #44</i></p>	<p>1) The following statement is moved from Section 3.4 “Land Use” to recommended revised section 14.0 “Land Use Designations”:  “Industrial and Minor Residential  The principle types of industrial activity which take place within the City: service light, light, heavy and airport industrial.”</p>	<p>1) The restructuring of the land use designation into specific sections makes this, along with the general descriptions of other land uses (see previous amendments) more appropriate to give a general overview of this section</p>
<p><i>Amendment #45</i></p>	<p>1) Removed the following policy from Civic and Institutional under Section 3.4 “Land Use”  “Apply General Public and Institutional Policies to lands designated as Civic and Institutional on Schedule F.”</p>	<p>1) These policies are only applicable to the Civic Institutional land use, and as the beginning of the land use section indicates the lands as identified on Schedule F, this is redundant.  Removal of this makes this section consistent with the other land use policy frameworks.</p>
<p><i>Amendment #46</i></p>	<p>1) Removed the following policy from Civic Space under Section 3.4 “Land Use”  “Apply Parks and Trails Policies to lands designated as Civic Space on Schedule F.”</p>	<p>1) These policies are only applicable to the Civic space land use, and as the beginning of the land use section indicates the lands as identified on Schedule F, this is redundant.  Removal of this makes this section consistent with the other land use policy frameworks</p>
<p><i>Amendment #47</i></p>	<p>1) Removed the following policy from Sand and Gravel under Section 3.4 “Land Use”  Apply Sand and Gravel Policies to lands designated as Sand and Gravel on Schedule F.</p>	<p>1) These policies are only applicable to the Sand and Gravel land use, and as the beginning of the land use section indicates the lands as identified on Schedule F, this is redundant.  Removal of this makes this section consistent with the other land use policy frameworks</p>
<p><i>Amendment #48</i></p>	<p>1) The following part in section 3.4 “Land Use” has been merged with the recommended revised section 14.2 “Natural Ecosystems Land Use and Water Land Use”  “(T-1 Natural Ecosystem and T- 1 Water) Reservoir Drawdown, Rivers, Lakes and Sensitive Habitat areas - Includes lands in shallow riparian areas at the edge of the</p>	<p>1) As the section included policies that were applicable to both the Natural Ecosystem Land Use and Water Land Use, it was logical to include this part, in its entirety, into the Natural Ecosystem land use to reduce the</p>

	<p>Arrow Reservoir of the Columbia River or Illecillewaet River with variable conditions due to the water fluctuations caused by the Revelstoke and High Arrow (Keenleyside) Dams, parts of which are locally known as the flats; rivers, and habitat corridors, spaces and environmentally sensitive areas.</p> <p><b>Policies</b></p> <ul style="list-style-type: none"> <li>• Restrict development to uses which are not subject to flood damage.</li> <li>• Encourage recreational pursuits which are conducted safely and consistently with an Integrated Community Sustainability Plan respecting riparian areas, wetlands, habitat protection, river access and usage, slopes, and other environmental values.</li> <li>• Encourage BC Hydro to continue dust control and wildfire management and the formal adoption of a management plan”</li> </ul> <p>2) Reference to “T1” has been removed</p> <p>3) Policy in recommended revision 14.2.2 changed to specify that it is applicable to the natural ecosystem land use (since they were merged)</p>	<p>ambiguity and the amount of cross referencing needed to determine policies applicable to this land use.</p> <p>2) Transect land uses are part of the Unified Development Bylaw which is no longer being pursued, and therefore can be removed.</p> <p>3) This shifting required a slight revision to policy 14.2.2, to identify that it was only applicable for existing parcels with the Natural Ecosystem Land Use and would not be applicable to the Water Land Use</p>
<p><i>Amendment #49</i></p>	<p>1) Removed the following policy from Agricultural under Section 3.4 “Land Use” “Apply Agricultural Policies to lands designated as Agricultural on Schedule F.”</p>	<p>1) These policies are only applicable to the Agricultural land use, and as the beginning of the land use section indicates the lands as identified on Schedule F, this is redundant.</p> <p>Removal of this makes this section consistent with the other land use policy frameworks</p>
<p><i>Amendment #50</i></p>	<p>1) Removed the following policy from Future Growth under Section 3.4, “Land Use” “Apply Future Growth Policies to lands designated as Future Growth on Schedule F.”</p> <p>2) Added in the following policy to Future Growth (recommended revised policy 14.20.5 and 14.20.6)</p> <p><b>14.20.5</b> Notwithstanding Policy 14.20.4, lands that hold the Future Growth Land Use designation at the time of adoption of this OCP, and that have been zoned to allow</p>	<p>1) These policies are only applicable to the Future Growth land use, and as the beginning of the land use section indicates the lands as identified on Schedule F, this is redundant.</p> <p>Removal of this makes this section consistent with the other land use policy frameworks</p> <p>2) Additional policy was added to provide clarification – historically some lands that are</p>

	<p>for a specific development form prior to adoption of this OCP, may develop in accordance with the regulations contained in the Zoning Bylaw, as amended from time to time, without requiring a land use re-designation.</p> <p><b>14.20.6</b> Notwithstanding Policy 14.20.5, an application for rezoning submitted after the adoption of this OCP for lands designated as Future Growth Land Use should be accompanied by an application to re-designate the lands under this OCP.</p>	<p>designated Future Growth never re-designated concurrently with the rezoning application, and therefore this amendment brings the into compliance with the OCP.</p>
<p><i>Amendment #51</i></p>	<p>1) Removed the following policy from Urban Reserve under Section 3.4 “Land Use” “Apply Urban Reserve Policies to lands designated as Urban Reserve on Schedule F.”</p>	<p>1) These policies are only applicable to the Urban Reserve land use, and as the beginning of the land use section indicates the lands as identified on Schedule F, this is redundant.</p> <p>Removal of this makes this section consistent with the other land use policy frameworks.</p>
<p><i>Amendment #52</i></p>	<p>1) Resort Lands Land Use Section in Section 3.4 “Land Use” changed <b>from:</b></p> <p>“Resort Lands</p> <p>Resort Lands - All land contained within the Mount Mackenzie Resort Area.</p> <p>Resort Core - Concentrated mixed-use buildings, which includes the Lower Village Area as the main activity point within the Resort Lands. The Resort Core contains the majority of commercial activity for the resort and higher density residential development.</p> <p>Resort Neighbourhood - Resort lands outside the resort core containing residential-oriented development and restricted commercial operations.</p> <p>Policies</p> <p>Apply policies outlined in Appendix 2 to lands designated as Resort Lands on Schedule F.”</p> <p><b>To:</b></p> <p><b>Resort Lands</b> refer to all land contained within the Mount Mackenzie Resort Area. The <b>Resort Core</b> area includes concentrated mixed-use buildings, which includes the Lower Village Area as the main activity point within the Resort Lands. The Resort</p>	<p>1) Without changing content, this provides greater organization, flow, and is more consistent with the organization of the preceding land use designation sections.</p>

	<p>Core contains the majority of commercial activity for the resort and higher density residential development. The <b>Resort Neighbourhood</b> area includes Resort lands outside the resort core containing residential-oriented development and restricted commercial operations.</p> <p><b>Policies</b></p> <p><b>14.22.1</b> Apply policies outlined in Appendix 2 to the Resort Lands.</p>	
<p><i>Amendment #53</i></p>	<p>1) Appendix 3, Development Permit Areas has been moved to Part 3 of the OCP document (recommended revised Section 15.0 Development Permit Areas) – each development permit area has its own section (15.1, 15.2 etc.)</p> <p>2) Added the following preamble statement to recommended revised Section 15.0</p> <p>“This section contains includes different Development Permit Areas each with corresponding guidelines to evaluate Development Permit applications, that have been designated in accordance with Section 488(1) of the <i>Local Government Act</i>, for one or more of the following purposes: protection of the natural environment, its ecosystems and biological diversity; protection of development from hazardous conditions; protection of farming; revitalization of an area in which a commercial use is permitted; establishment of objectives for the form and character of intensive residential development; establishment of objectives for the form and character of commercial, industrial or multi-family residential development; in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region; establishment of objectives to promote energy conservation; establishment of objectives to promote water conservation; or establishment of objectives to promote the reduction of greenhouse gas emissions.”</p>	<p>1) It is uncommon to have Development Permit Area guidelines, one of the most commonly used sections of the OCP, to be included in an appendix and it more appropriately located in the body of the OCP, in this case, Part III, Charting Our Future, Community Goals and Policies.</p> <p>Inputting the DP areas in the body of the document, places it in the same area as the other land use policies (land use designations, neighbourhood plans, general land use) to ensure better document flow.</p> <p>2) Statement to provide further details based on recent legislation on what the purpose of these areas to be designated are for is required.</p>
<p><i>Amendment #54</i></p>	<p>1) Development Permit Area A, the following amendments are recommended:</p> <ul style="list-style-type: none"> <li>○ Change Policy 1 reference from “all works” to “all construction activities, subdivision, and land alteration”</li> </ul> <p>2) Addition of the following policy:</p>	<p>1) The change from “all works” to “all construction, subdivision, and land alteration” provides greater clarity as to the specific activities that require approval and seeks to be more all encompassing when read in conjunction with the exemptions.</p>

	<p>Notwithstanding <b>Policy 15.1.1</b>, in accordance with Section 488(4) of the <i>Local Government Act</i> the following activities are <b>exempt</b> from requiring a Development Permit:</p> <ul style="list-style-type: none"> <li>a) Subdivision for the purposes of lot consolidation or road widening.</li> <li>b) Any public works to accommodate municipal servicing infrastructure (water, sanitary, storm sewer, drainage, highways) when completed in conjunction with or under the supervision of the City’s Engineering and Public Works department.</li> </ul>	<p>2) No major exemptions are recommended in this area, as there are no existing structures, and this DP area only applied to two areas of the City, Dolan Creek and Bridge Creek – only exemption recommended is for public works that may facilitate municipal infrastructure projects or for lot consolidation/road widening.</p>
<p><i>Amendment #55</i></p>	<p>1) Development Permit Area B, the following amendments are recommended:</p> <ul style="list-style-type: none"> <li>○ Change Policy 1 reference from “all works” to “all construction activities”</li> </ul> <p>2) The following part from policy 2 of this DP area was <b>removed</b>:</p> <ul style="list-style-type: none"> <li>○ “Additional details on Building Design Guidelines are set out in Appendix I of the Zoning Bylaw”</li> </ul> <p>3) The reference to the sign bylaw in Policy 10 was changed to the following:</p> <ul style="list-style-type: none"> <li>○ All signage shall comply with Sign Bylaw No. 2054, as amended.</li> </ul> <p>4) The following policies were added to the Development Permit Area Guidelines:</p> <ul style="list-style-type: none"> <li>○ “All lighting shall be Dark Sky compliant to reduce impacts associated with light pollution.”</li> <li>○ “Subdivisions which include the construction of a public or strata roadway shall incorporate design measures to enhance the pedestrian focus of the traveled roadway including but not limited to provisions for street furniture, landscaping, and street lighting installations.”</li> </ul> <p>5) Addition of the following policy:</p> <p><b>15.2.2</b> Notwithstanding <b>Policy 15.2.1</b>, in accordance with Section 488(4) of the <i>Local Government Act</i>, the following activities are <b>exempt</b> from requiring a Development Permit:</p> <ul style="list-style-type: none"> <li>a) Interior renovations.</li> </ul>	<p>1) The change from “all works” to “all construction” provides greater clarity as to the specific activities that require approval and seeks to be more all encompassing when read in conjunction with the exemptions</p> <p>2) The reference to “Appendix I” of the Zoning Bylaw is removed as “Appendix I” of the zoning bylaw does not exist and is an outdated reference.</p> <p>3) The Reference in the sign bylaw policy to the Sign Design Guidelines was removed as this is an outdated reference, and this appendix no longer exists in the current sign bylaw.</p> <p>4) Additional requirement for dark sky compliance is in alignment with OCP environmental policies.</p> <p>The additional clause for subdivision was added to provide guidance for staff regarding what a development permit for subdivision is required to capture.</p> <p>5) Under the Local Government Act, Development Permit areas are established for a specific purpose; there is currently</p>

	<ul style="list-style-type: none"> <li>b) Replacement of materials of the same like and kind, to be determined by the Development Services Department.</li> <li>c) Repainting in colours of the same like and kind, to be determined by the Development Services Department.</li> <li>d) Demolition of a building for which a valid Demolition Permit has been issued.</li> <li>e) Addition of rooftop equipment not visible from the street.</li> <li>f) Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does substantially change or negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions, to be determined by the Development Services Department.</li> <li>g) Construction of fencing, retaining walls, or other similar structures.</li> <li>h) Construction of a temporary building that is ancillary to the principle use or building onsite, and constructed of compatible materials and colours to the principle building onsite, when completed in accordance with the provisions of the Zoning Bylaw, as amended from time to time, and the Building Bylaw, as amended from time to time.</li> <li>i) Placement of signage when done in accordance with the Sign Bylaw, as amended from time to time, and for which a valid Sign Permit has been issued.</li> <li>j) Outdoor patios, seating areas, and display areas, when done in accordance with applicable City policy, as amended from time to time, and for which a valid permit has been issued.</li> <li>k) The construction of a structure accessory to an existing principle use onsite subject to the following conditions:</li> </ul>	<p>ambiguity regarding whether some proposed activities require a development permit as they are not specifically exempted, but contribute in a negligible way to the development from the area attempts to control.</p> <ul style="list-style-type: none"> <li>○ The addition of more specific exemptions provides greater clarity for the public, Council, applicants and staff regarding the correct approval process for a specific project.</li> </ul>
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	<ul style="list-style-type: none"><li>i. The structure shall be equal to or less than 10.00 sq. m (107.76 sq. ft.) in size and shall not require a Building Permit;</li><li>ii. The structure shall be equal to or less than 4.00 m (13.10 ft.) in height (measured from average grade to peak of roof);</li><li>iii. The structure shall not located within the required front yard area;</li><li>iv. The structure shall be constructed of materials that are similar to the existing building onsite and finished with a compatible color scheme;</li><li>v. The structure shall only be used for storage purposes for the existing business onsite, and at no time shall be used for residential occupancy or be a structure that the general public visiting the business has access to; and</li><li>vi. The structure shall be located in conformance with the Zoning Bylaw, as amended from time to time.</li><li>l) Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.</li><li>m) Subdivision of lands, lot consolidation, or road widening for which there is no requirement for the construction of public or strata owned roadways.</li><li>n) Land alteration and clearing for which a Building Permit is not required, and which does not involve excavation activities as identified through the Building Bylaw, as amended from time to time, and does not alter any current site drainage patterns.</li><li>o) Any Public Works activities to accommodate municipal servicing infrastructure (water, sanitary, storm sewer, drainage, highways)</li></ul>	
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	<p>when completed in conjunction with or under the supervision of the City's Engineering and Public Works department.</p>	
<p><i>Amendment #56</i></p>	<p>1) Development Permit Area C, the following amendments are recommended:</p> <ul style="list-style-type: none"> <li>○ Change Policy 1 reference from “all works” to “all construction activities”</li> </ul> <p>2) The reference to the sign bylaw in Policy 11 was changed to the following:</p> <ul style="list-style-type: none"> <li>○ All signage shall comply with Sign Bylaw No. 2054, as amended.</li> </ul> <p>3) The following policy was added to the Development Permit Area Guidelines:</p> <ul style="list-style-type: none"> <li>○ “All lighting shall be Dark Sky compliant to reduce impacts associated with light pollution.”</li> <li>○ “Subdivisions which include the construction of a public or strata roadway shall incorporate design measures to enhance the pedestrian focus of the traveled roadway including but not limited to provisions for street furniture, landscaping, and street lighting installations.”</li> </ul> <p>4) Addition of the following policy:</p> <p><b>15.3.2</b> Notwithstanding <b>Policy 15.3.1</b>, in accordance with Section 488(4) of the <i>Local Government Act</i>, the following activities are <b>exempt</b> from requiring a Development Permit:</p> <ul style="list-style-type: none"> <li>a) Interior renovations.</li> <li>b) Replacement of materials of the same like and kind, to be determined by the Development Services Department.</li> <li>c) Repainting in colours of the same like and kind, to be determined by the Development Services Department.</li> <li>d) Demolition of a building for which a valid Demolition Permit has been issued.</li> <li>e) Addition of rooftop equipment not visible from the street.</li> <li>f) Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows</li> </ul>	<p>1) The change from “all works” to “all construction” provides greater clarity as to the specific activities that require approval and seeks to be more all encompassing when read in conjunction with the exemptions</p> <p>2) The Reference in the sign bylaw policy to the Sign Design Guidelines was removed as this is an outdated reference, and this appendix no longer exists in the current sign bylaw.</p> <p>3) Additional requirement for dark sky compliance is in alignment with OCP environmental policies.</p> <p>The additional clause for subdivision was added to provide guidance for staff regarding what a development permit for subdivision is required to capture.</p> <p>4) Under the Local Government Act, Development Permit areas are established for a specific purpose; there is currently ambiguity regarding whether some proposed activities require a development permit as they are not specifically exempted, but contribute in a negligible way to the development form the area attempts to control</p> <ul style="list-style-type: none"> <li>○ The addition of more specific exemptions provides greater clarity for the public, Council, applicants and</li> </ul>

	<p>where it does substantially change or negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions, to be determined by the Development Services Department.</p> <ul style="list-style-type: none"> <li>g) Construction of fencing, retaining walls, or other similar structures.</li> <li>h) Construction of a temporary building that is ancillary to the principle use or building onsite, and constructed of compatible materials and colours to the principle building onsite, when completed in accordance with the provisions of the Zoning Bylaw, as amended from time to time, and the Building Bylaw, as amended from time to time.</li> <li>i) Placement of signage when done in accordance with the Sign Bylaw, as amended from time to time, and for which a valid Sign Permit has been issued.</li> <li>j) Outdoor patios, seating areas, and display areas, when done in accordance with applicable City policy, as amended from time to time, and for which a valid permit has been issued.</li> <li>k) The construction of a structure accessory to an existing principle use onsite subject to the following conditions: <ul style="list-style-type: none"> <li>i. The structure shall be equal to or less than 10.00 sq. m (107.76 sq. ft.) in size and shall not require a Building Permit;</li> <li>ii. The structure shall be equal to or less than 4.00 m (13.10 ft.) in height (measured from average grade to peak of roof);</li> <li>iii. The structure is not located within the required front yard area of the subject lands;</li> <li>iv. The structure shall be constructed of materials that are similar to the existing building onsite and finished with a compatible color scheme;</li> </ul> </li> </ul>	<p>staff regarding the correct approval process for a specific project</p>
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	<ul style="list-style-type: none"> <li>v. The structure shall only be used for storage purposes for the existing business onsite, and at no time shall be used for residential occupancy or be a structure that the general public visiting the business has access to; and</li> <li>vi. The structure shall be located in conformance with the regulations of the Zoning Bylaw, as amended from time to time.</li> <li>l) Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.</li> <li>m) Subdivision of lands, lot consolidation, or road widening for which there is no requirement for the construction of public or strata owned roadways.</li> <li>n) Land alteration and clearing for which a Building Permit is not required, and which does not involve excavation activities as identified through the Building Bylaw, as amended from time to time, and does not alter any current site drainage patterns.</li> <li>o) Any Public Works activities to accommodate municipal servicing infrastructure (water, sanitary, storm sewer, drainage, highways) when completed in conjunction with or under the supervision of the City’s Engineering and Public Works department.</li> </ul>	
<p><i>Amendment #57</i></p>	<ol style="list-style-type: none"> <li>1) Development Permit Area D, the following amendments are recommended: <ul style="list-style-type: none"> <li>o Change Policy 1 reference from “all works” to “all construction activities”</li> </ul> </li> <li>2) The reference to the sign bylaw in Policy 10 was changed to the following: <ul style="list-style-type: none"> <li>o All signage shall comply with Sign Bylaw No. 2054, as amended.</li> </ul> </li> <li>3) The following policy was added to the Development Permit Area Guidelines: <ul style="list-style-type: none"> <li>o “All lighting shall be Dark Sky compliant to reduce impacts associated with light pollution.”</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>1) The change from “all works” to “all construction” provides greater clarity as to the specific activities that require approval and seeks to be more all encompassing when read in conjunction with the exemptions</li> <li>2) The Reference in the sign bylaw policy to the Sign Design Guidelines was removed as this is an outdated reference, and this appendix no longer exists in the current sign bylaw.</li> </ol>

	<ul style="list-style-type: none"> <li>○ “Subdivisions which include the construction of a public or strata roadway shall incorporate design measures to enhance the pedestrian focus of the traveled roadway including but not limited to provisions for street furniture, landscaping, and street lighting installations.”</li> </ul> <p>4) Addition of the following policy:</p> <p><b>15.4.2</b> Notwithstanding <b>Policy 15.4.1</b>, in accordance with Section 488(4) of the <i>Local Government Act</i>, the following activities are <b>exempt</b> from requiring a Development Permit:</p> <ul style="list-style-type: none"> <li>a) Interior renovations.</li> <li>b) Replacement of materials of the same like and kind, to be determined by the Development Services Department.</li> <li>c) Repainting in colours of the same like and kind, to be determined by the Development Services Department.</li> <li>d) Demolition of a building for which a valid Demolition Permit has been issued.</li> <li>e) Addition of rooftop equipment not visible from the street.</li> <li>f) Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does substantially change or negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions, to be determined by the Development Services Department.</li> <li>g) Construction of fencing, retaining walls, or other similar structures.</li> <li>h) Construction of a temporary building that is ancillary to the principle use or building onsite, and constructed of compatible materials and colours to the principle building onsite, when completed in accordance with the provisions of the Zoning Bylaw, as amended from time to time, and the Building Bylaw, as amended from time to time.</li> </ul>	<p>3) Additional requirement for dark sky compliance is in alignment with OCP environmental policies.</p> <p>The additional clause for subdivision was added to provide guidance for staff regarding what a development permit for subdivision is required to capture.</p> <p>4) Under the Local Government Act, Development Permit areas are established for a specific purpose; there is currently ambiguity regarding whether some proposed activities require a development permit as they are not specifically exempted, but contribute in a negligible way to the development form the area attempts to control</p> <ul style="list-style-type: none"> <li>○ The addition of more specific exemptions provides greater clarity for the public, Council, applicants and staff regarding the correct approval process for a specific project</li> </ul>
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	<ul style="list-style-type: none"><li>i) Placement of signage when done in accordance with the Sign Bylaw, as amended from time to time, and for which a valid Sign Permit has been issued.</li><li>j) Outdoor patios, seating areas, and display areas, when done in accordance with applicable City policy, as amended from time to time, and for which a valid permit has been issued.</li><li>k) The construction of a structure accessory to an existing principle use onsite subject to the following conditions:<ul style="list-style-type: none"><li>i. The structure shall be equal to or less than 10.00 sq. m (107.76 sq. ft.) in size and shall not require a Building Permit;</li><li>ii. The structure shall be equal to or less than 4.00 m (13.10 ft.) in height (measured from average grade to peak of roof);</li><li>iii. The structure shall not be not located within the required front yard area of the subject lands;</li><li>iv. The structure shall be constructed of materials that are similar to the existing building onsite and finished with a compatible color scheme;</li><li>v. The structure shall only be used for storage purposes for the existing business onsite, and at no time shall be used for residential occupancy or be a structure that the general public visiting the business has access to; and</li><li>vi. The structure shall be located in conformance with the Zoning Bylaw, as amended from time to time.</li></ul></li><li>l) Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.</li></ul>	
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	<ul style="list-style-type: none"> <li>m) Subdivision of lands, lot consolidation, or road widening for which there is no requirement for the construction of public or strata owned roadways.</li> <li>n) Land alteration and clearing for which a Building Permit has not been issued, which does not involve excavation activities as identified through the Building Bylaw, as amended from time to time, and does not alter any current site drainage patterns.</li> <li>o) Any Public Works activities to accommodate municipal servicing infrastructure (water, sanitary, storm sewer, drainage, highways) when completed in conjunction with or under the supervision of the City’s Engineering and Public Works department.</li> </ul>	
<i>Amendment #58</i>	1) Delete “Development Permit Area E”	1) Development Permit Area E has been vacated in the OCP, and therefore it is not necessary to include.
<i>Amendment #59</i>	<ul style="list-style-type: none"> <li>1) Rename Development Permit Area F to Development Permit Area E</li> <li>2) Development Permit Area F, the following amendments are recommended: <ul style="list-style-type: none"> <li>○ Change Policy 1 reference from “all works” to “all construction activities”</li> </ul> </li> <li>3) The reference to the sign bylaw in Policy 15 was changed to the following: <ul style="list-style-type: none"> <li>○ All signage shall comply with Sign Bylaw No. 2054, as amended.</li> </ul> </li> <li>4) The following policy was added to the Development Permit Area Guidelines: <ul style="list-style-type: none"> <li>○ “All lighting shall be Dark Sky compliant to reduce impacts associated with light pollution.”</li> <li>○ “Subdivisions which include the construction of a public or strata roadway shall incorporate design measures to enhance the pedestrian focus of the traveled roadway including but not limited to provisions for street furniture, landscaping, and street lighting installations.”</li> </ul> </li> <li>5) Addition of the following policy:</li> </ul>	<ul style="list-style-type: none"> <li>1) Development Permit Area E has been removed as it was vacated in previous OCP bylaw.</li> <li>2) The change from “all works” to “all construction” provides greater clarity as to the specific activities that require approval and seeks to be more all encompassing when read in conjunction with the exemptions</li> <li>3) The Reference in the sign bylaw policy to the Sign Design Guidelines was removed as this is an outdated reference, and this appendix no longer exists in the current sign bylaw.</li> <li>4) Additional requirement for dark sky compliance is in alignment with OCP environmental policies.  The additional clause for subdivision was added to provide guidance for staff regarding</li> </ul>

	<p><b>15.5.2</b> Notwithstanding <b>Policy 15.5.1</b>, in accordance with Section 488(4) of the <i>Local Government Act</i>, the following activities are <b>exempt</b> from requiring a Development Permit:</p> <ul style="list-style-type: none"> <li>a) Interior renovations.</li> <li>b) Replacement of materials of the same like and kind, to be determined by the Development Services Department.</li> <li>c) Repainting in colours of the same like and kind, to be determined by the Development Services Department.</li> <li>d) Construction of one (1) single family dwelling on a single parcel of land.</li> <li>e) Construction of one (1) two family dwelling on a single parcel or on two (2) parcels of land that have been subdivided through a party-wall subdivision.</li> <li>f) Demolition of a building for which a valid Demolition Permit has been issued.</li> <li>g) Addition of rooftop equipment not visible from the street.</li> <li>h) Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does substantially change or negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions, to be determined by the Development Services Department.</li> <li>i) Construction of fencing, retaining walls, or other similar structures.</li> <li>j) Construction of a temporary building that is ancillary to the principle use or building onsite, and constructed of compatible materials and colours to the principle building onsite, when completed in accordance with the provisions of the Zoning Bylaw, as amended from time to time, and the Building Bylaw, as amended from time to time.</li> </ul>	<p>what a development permit for subdivision is required to capture.</p> <ul style="list-style-type: none"> <li>5) Under the Local Government Act, Development Permit areas are established for a specific purpose; there is currently ambiguity regarding whether some proposed activities require a development permit as they are not specifically exempted, but contribute in a negligible way to the development form the area attempts to control <ul style="list-style-type: none"> <li>○ The addition of more specific exemptions provides greater clarity for the public, Council, applicants and staff regarding the correct approval process for a specific project</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>k) Placement of signage when done in accordance with the Sign Bylaw, as amended from time to time, and for which a valid Sign Permit has been issued.</li> <li>l) Outdoor patios, seating areas, and display areas, when done in accordance with applicable City policy, as amended from time to time, and for which a valid permit has been issued.</li> <li>m) The construction of an accessory building for which there is an existing principle building onsite.</li> <li>n) Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.</li> <li>o) Subdivision of lands, lot consolidation, or road widening for which there is no requirement for the construction of public or strata owned roadways.</li> <li>p) Land alteration and clearing for which a Building Permit is not required, and which does not involve excavation activities as identified through the Building Bylaw, as amended from time to time, and does not alter any current site drainage patterns.</li> <li>q) Any Public Works activities to accommodate municipal servicing infrastructure (water, sanitary, storm sewer, drainage, highways) when completed in conjunction with or under the supervision of the City's Engineering and Public Works department.</li> </ul>	
<p><i>Amendment #60</i></p>	<ul style="list-style-type: none"> <li>1) Rename Development Permit Area G to Development Permit Area F</li> <li>2) Development Permit Area G, the following amendments are recommended: <ul style="list-style-type: none"> <li>o Change Policy 1 reference from "all works" to "all construction activities"</li> </ul> </li> <li>3) The reference to the sign bylaw in Policy 4 was changed to the following: <ul style="list-style-type: none"> <li>o All signage shall comply with Sign Bylaw No. 2054, as amended.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>1) DP area E was vacated, references need to be updated accordingly.</li> <li>2) The change from "all works" to "all construction" provides greater clarity as to the specific activities that require approval and seeks to be more all encompassing when read in conjunction with the exemptions</li> </ul>

	<p>4) The following policy was added to the Development Permit Area Guidelines:</p> <ul style="list-style-type: none"> <li>○ “All lighting shall be Dark Sky compliant to reduce impacts associated with light pollution.”</li> <li>○ “Subdivisions which include the construction of a public or strata roadway shall incorporate design measures to enhance the pedestrian focus of the traveled roadway including but not limited to provisions for street furniture, landscaping, and street lighting installations.”</li> </ul> <p>5) Addition of the following policy:</p> <p><b>15.6.2</b> Notwithstanding <b>Policy 15.6.1</b>, in accordance with Section 488(4) of the <i>Local Government Act</i>, the following activities are <b>exempt</b> from requiring a Development Permit:</p> <ul style="list-style-type: none"> <li>a) Interior renovations.</li> <li>b) Replacement of materials of the same like and kind, to be determined by the Development Services Department.</li> <li>c) Repainting in colours of the same like and kind, to be determined by the Development Services Department.</li> <li>d) Demolition of a building for which a valid Demolition Permit has been issued.</li> <li>e) Addition of rooftop equipment not visible from the street.</li> <li>f) Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does substantially change or negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions, to be determined by the Development Services Department.</li> <li>g) Construction of fencing, retaining walls, or other similar structures.</li> <li>h) Construction of a temporary building that is ancillary to the principle use or building onsite, and constructed of compatible materials and colours to the principle building onsite, when</li> </ul>	<p>3) The Reference in the sign bylaw policy to the Sign Design Guidelines was removed as this is an outdated reference, and this appendix no longer exists in the current sign bylaw.</p> <p>4) Additional requirement for dark sky compliance is in alignment with OCP environmental policies.</p> <p>The additional clause for subdivision was added to provide guidance for staff regarding what a development permit for subdivision is required to capture.</p> <p>5) Under the Local Government Act, Development Permit areas are established for a specific purpose; there is currently ambiguity regarding whether some proposed activities require a development permit as they are not specifically exempted, but contribute in a negligible way to the development form the area attempts to control</p> <ul style="list-style-type: none"> <li>○ The addition of more specific exemptions provides greater clarity for the public, Council, applicants and staff regarding the correct approval process for a specific project.</li> </ul>
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	<p>completed in accordance with the provisions of the Zoning Bylaw, as amended from time to time, and the Building Bylaw, as amended from time to time.</p> <ul style="list-style-type: none"><li>i) Placement of signage when done in accordance with the Sign Bylaw, as amended from time to time, and for which a valid Sign Permit has been issued.</li><li>j) The construction of a structure accessory to an existing principle use onsite subject to the following conditions:<ul style="list-style-type: none"><li>i. That structure shall be equal to or less than 10.00 sq. m (107.76 sq. ft.) in size and shall not require a Building Permit;</li><li>ii. The structure shall be equal to or less than 4.00 m (13.10 ft.) in height (measured from average grade to peak of roof);</li><li>iii. The structure is not located within the required front yard area of the subject lands;</li><li>iv. The structure shall be constructed of materials that are similar to the existing building onsite and finished with a compatible color scheme;</li><li>v. The structure shall only be used for storage purposes for the existing business onsite, and at no time shall be used for residential occupancy or be a structure that the general public visiting the business has access to; and</li><li>vi. The structure shall be located in conformance with the Zoning Bylaw, as amended from time to time.</li></ul></li><li>k) Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.</li></ul>	
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	<ul style="list-style-type: none"> <li>l) Subdivision of lands, lot consolidation, or road widening for which there is no requirement for the construction of public or strata owned roadways.</li> <li>m) Land alteration and clearing for which a Building Permit has is not required, and which does not involve excavation activities as identified through the Building Bylaw, as amended from time to time, and does not alter any current site drainage patterns.</li> <li>n) Any Public Works activities to accommodate municipal servicing infrastructure (water, sanitary, storm sewer, drainage, highways) when completed in conjunction with or under the supervision of the City’s Engineering and Public Works department.</li> </ul>	
<p><i>Amendment #61</i></p>	<ul style="list-style-type: none"> <li>1) Rename Development Permit Area H to Development Permit Area G</li> <li>2) Development Permit Area H, the following amendments are recommended: <ul style="list-style-type: none"> <li>o Change Policy 1 reference from “all works” to “all construction activities”</li> </ul> </li> <li>3) The reference to the sign bylaw in Policy 3 was changed to the following: <ul style="list-style-type: none"> <li>o All signage shall comply with Sign Bylaw No. 2054, as amended.</li> </ul> </li> <li>4) Reference of “Permit Requirements” removed and these items have been embedded under “Policies” and restructured into a proper policy framework</li> <li>5) The following policy was added to the Development Permit Area Guidelines: <ul style="list-style-type: none"> <li>o “All lighting shall be Dark Sky compliant to reduce impacts associated with light pollution.”</li> </ul> </li> <li>6) In addition to the existing exemptions in this Development Permit Area (current Policy 5, revised section 15.7.2(a)) the following policy allowing for additional exemptions was added: <p><b>15.7.2</b> Notwithstanding <b>Policy 15.7.1</b>, in accordance with Section 488(4) of the <i>Local Government Act</i>, the following activities are <b>exempt</b> from requiring a Development Permit:</p> </li> </ul>	<ul style="list-style-type: none"> <li>1) DP area E has been vacated, references to be updated accordingly.</li> <li>2) The change from “all works” to “all construction” provides greater clarity as to the specific activities that require approval and seeks to be more all encompassing when read in conjunction with the exemptions</li> <li>3) The Reference in the sign bylaw policy to the Sign Design Guidelines was removed as this is an outdated reference, and this appendix no longer exists in the current sign bylaw.</li> <li>4) Proper policy framework provides consistency and greater ease of interpretation for reader.</li> <li>5) Additional requirement for dark sky compliance is in alignment with OCP environmental policies.</li> <li>6) Under the Local Government Act, Development Permit areas are established for a specific purpose; there is currently</li> </ul>

	<ul style="list-style-type: none"> <li>a) Construction or alteration of a single-family dwelling, or an accessory building to a single-family dwelling, if the lot on which the building is to be constructed is subject to a development permit authorizing the subdivision of the lot and the siting and dimensions of the building will comply with the development permit, or for the installation, replacement or maintenance of landscaping on a lot used or proposed to be used for a single-family dwelling.</li> <li>b) Interior renovations.</li> <li>c) Replacement of materials of the same like and kind, to be determined by the Development Services Department.</li> <li>d) Repainting in colours of the same like and kind, to be determined by the Development Services Department.</li> <li>e) Demolition of a building for which a valid Demolition Permit has been issued.</li> <li>f) Addition of rooftop equipment not visible from the street.</li> <li>g) Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does substantially change or negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions, to be determined by the Development Services Department.</li> <li>h) Construction of fencing, retaining walls, or other similar structures.</li> <li>i) Construction of a temporary building that is ancillary to the principle use or building onsite, and constructed of compatible materials and colours to the principle building onsite, when completed in accordance with the provisions of the Zoning Bylaw, as amended from time to time, and the Building Bylaw, as amended from time to time.</li> <li>j) Placement of signage when done in accordance with the Sign Bylaw, as amended from time to time, and for which a valid Sign Permit has been issued.</li> <li>k) Subdivision for the purposes of lot consolidation or road widening.</li> <li>l) Any Public Works activities to accommodate municipal servicing infrastructure (water, sanitary, storm sewer, drainage, highways) when completed in conjunction with or under the supervision of the City's Engineering and Public Works department.</li> </ul>	<p>ambiguity regarding whether some proposed activities require a development permit as they are not specifically exempted, but contribute in a negligible way to the development form the area attempts to control</p> <ul style="list-style-type: none"> <li>○ The addition of more specific exemptions provides greater clarity for the public, Council, applicants and staff regarding the correct approval process for a specific project.</li> </ul>
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<p><i>Amendment #62</i></p>	<ol style="list-style-type: none"> <li>1) Rename Development Permit Area I to Development Permit Area H</li> <li>2) Move “Exemption from permit Requirements” to the end</li> <li>3) Development Permit Area I, the following amendments are recommended: <ul style="list-style-type: none"> <li>○ Change reference from “all works” to “all construction activities”</li> </ul> </li> <li>4) The reference to the sign bylaw in Policy 31 was changed to the following: <ul style="list-style-type: none"> <li>○ All signage shall comply with Sign Bylaw No. 2054, as amended.</li> </ul> </li> <li>5) The following additional Development Permit area guideline was added:  “Subdivisions which include the construction of a public or strata roadway shall incorporate design measures to enhance the pedestrian focus of the traveled roadway including but not limited to provisions for street furniture, landscaping, and street lighting installations.”</li> <li>6) Addition of the following policy: <p><b>15.8.1</b> Notwithstanding <b>Policy 15.8.1</b>, in accordance with Section 488(4) of the <i>Local Government Act</i>, the following activities are <b>exempt</b> from requiring a Development Permit:</p> <ol style="list-style-type: none"> <li>a) Interior renovations.</li> <li>b) Replacement of materials of the same like and kind, to be determined by the Development Services Department.</li> <li>c) Repainting in colours of the same like and kind, to be determined by the Development Services Department.</li> <li>d) Construction of one (1) single family dwelling on a single parcel of land</li> <li>e) Construction of one (1) two family dwelling on a single parcel or on two (2) parcels of land that have been subdivided through a party-wall subdivision.</li> <li>f) Demolition of a building for which a valid Demolition Permit has been issued.</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1) DP Area E vacated, references need to be updated accordingly.</li> <li>2) For document flow and consistency.</li> <li>3) The change from “all works” to “all construction” provides greater clarity as to the specific activities that require approval and seeks to be more all encompassing when read in conjunction with the exemptions</li> <li>4) The Reference in the sign bylaw policy to the Sign Design Guidelines was removed as this is an outdated reference, and this appendix no longer exists in the current sign bylaw.</li> <li>5) The additional clause for subdivision was added to provide guidance for staff regarding what a development permit for subdivision is required to capture.</li> <li>6) Under the Local Government Act, Development Permit areas are established for a specific purpose; there is currently ambiguity regarding whether some proposed activities require a development permit as they are not specifically exempted, but contribute in a negligible way to the development form the area attempts to control <ul style="list-style-type: none"> <li>○ The addition of more specific exemptions provides greater clarity for the public, Council, applicants and staff regarding the correct approval process for a specific project.</li> </ul> </li> </ol>
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	<ul style="list-style-type: none"><li>g) Addition of rooftop equipment not visible from the street.</li><li>h) Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does substantially change or negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions, to be determined by the Development Services Department.</li><li>i) Construction of fencing, retaining walls, or other similar structures.</li><li>j) Construction of a temporary building that is ancillary to the principle use or building onsite, and constructed of compatible materials and colours to the principle building onsite, when completed in accordance with the provisions of the Zoning Bylaw, as amended from time to time, and the Building Bylaw, as amended from time to time.</li><li>k) Placement of signage when done in accordance with the Sign Bylaw, as amended from time to time, and for which a valid Sign Permit has been issued.</li><li>l) Outdoor patios, seating areas, and display areas, when done in accordance with applicable City policy, as amended from time to time, and for which a valid permit has been issued.</li><li>m) The construction of an accessory building for which there is an existing principle building onsite.</li><li>n) Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.</li><li>o) Subdivision of lands, lot consolidation, or road widening for which there is no requirement for the construction of public or strata owned roadways.</li><li>p) Land alteration and clearing for which a Building Permit is not required, and which does not involve excavation activities as</li></ul>	
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	<p>identified through the Building Bylaw, as amended from time to time, and does not alter any current site drainage patterns.</p> <p>q) Any Public Works activities to accommodate municipal servicing infrastructure (water, sanitary, storm sewer, drainage, highways) when completed in conjunction with or under the supervision of the City’s Engineering and Public Works department.</p>	
<p><i>Amendment #63</i></p>	<ol style="list-style-type: none"> <li>1) Rename Development Permit Area J to Development Permit Area I</li> <li>2) Remove “policy” from name of all sub headers (for example Steep Slopes/Unstable Soils, Riparian Areas etc.)</li> <li>3) Moved floodplain policies to revised section 13.8 (Land Use – General) and reorganization of entire section.</li> <li>4) Amend policy 2 under “Steep Slopes/Unstable Soils Policies” <b>from:</b>  “Prohibit development on lands subject to soil subsidence, land slip, rock fall, hazard and erosion as unstable and hazardous unless geotechnical analysis proves the development can be engineered to address identified issues.”  <b>To:</b>  “Prohibit development on lands subject to soil subsidence, land slip, rock fall, hazard and erosion as unstable and hazardous unless geotechnical analysis prepared by a qualified Geotechnical Engineer proves the development can be engineered to address identified issues. The findings of the geotechnical analysis shall be registered on title via a Section 219 covenant prior to issuance of a development permit.”</li> <li>5) Amended policy 1 under Riparian Areas to change reference of “Development within Riparian Assessment Areas” to “Construction activities including any land alteration within Riparian Assessment Areas.”</li> <li>6) <b>Added</b> the following policy under riparian areas:  “For all development within the Riparian Assessment Areas as shown in Schedule B, formal notification from the Province that the Riparian Area Assessment has been completed, submitted and complies with the Riparian Area Protection Regulation</li> </ol>	<ol style="list-style-type: none"> <li>1) DP Area E vacated, references need to be updated accordingly.</li> <li>2) For document flow, consistency and organization. These are now all sub headers under the policy section.</li> <li>3) Floodplain development is not regulated through development permit areas as per the requirements of the <i>Local Government Act</i>. Reorganization of this section was required to help improve clarity for reader, and provide further guidance about developing within the environmentally sensitive and hazardous lands areas</li> <li>4) Addition of a reference under Policy 2 of “Steep Slopes/Unstable Soils” to reference a Geotechnical Engineer was required to reduce any ambiguity regarding who a qualified professional is.</li> <li>5) Change in reference under Riparian areas from general reference of “development” to “construction activities including any land alteration” was required to ensure alignment with provincial regulation and provide greater certainty to applicants about land alteration requiring approval under the regulation.</li> </ol>



	<p>shall be required prior to issuance of a development permit. The results of the assessment shall form a schedule to the issued development permit”</p> <p>7) <b>Addition</b> of the following policy:</p> <p><b>15.9.2</b> Notwithstanding <b>Policy 15.9.1</b>, in accordance with Section 488(4) of the <i>Local Government Act</i>, the following activities are <b>exempt</b> from requiring a Development Permit:</p> <ul style="list-style-type: none"> <li>a) Interior renovations.</li> <li>b) Replacement of materials of the same like and kind, to be determined by the Development Services Department.</li> <li>c) Repainting in colours of the same like and kind, to be determined by the Development Services Department.</li> <li>d) Demolition of a building for which a valid Demolition Permit has been issued.</li> <li>e) Addition of rooftop equipment not visible from the street.</li> <li>f) Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does substantially change or negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions, to be determined by the Development Services Department.</li> <li>g) Placement of signage when done in accordance with the Sign Bylaw, as amended from time to time, and for which a valid Sign Permit has been issued.</li> <li>h) All new construction activities, subdivision, and land alteration within the Steep Slopes / Unstable Soils area for which a Development Permit has been previously issued and a corresponding Section 219 Covenant outlining the recommendations of the previous geotechnical analysis prepared by a qualified Geotechnical Engineer has been registered on title, upon</li> </ul>	<p>6) Addition of a new policy under riparian areas is required to provide clarity for applicants that in accordance with provincial regulation, City cannot issue a DP until notification from province has been received.</p> <p>7) Additional exemptions from DPs, including some specific to certain hazardous area was required to be clarified in this section (proposed as 15.9.2). Specifically, within the steep slopes/unstable soils area, this will now provide greater clarity that once a geotechnical analysis has been registered on title, any future development may be done without another DP, however a memo confirming adherence to the original report is required.</p> <ul style="list-style-type: none"> <li>○ An additional reference in this section to a “Schedule B from Geotechnical Engineer” being permissible at the discretion of Development Services has been included for discretionary purposes if the scope of a development is minor (for example an accessory building).</li> </ul>
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	<p>receipt of a memo prepared by a qualified Geotechnical Engineer confirming the following:</p> <ul style="list-style-type: none"> <li>i. The findings of the previous geotechnical analysis remain valid and are applicable to the scope of the proposed new development and are suitable to guide that development.</li> </ul> <p>At the discretion of the Development Services Department, based on the scope of development, an Assurance of Professional Design and Commitment for Field Review, in the form attached to Schedule B of the Building Bylaw or such other form as may be established from time to time, from a Geotechnical Engineer submitted with a Building Permit application may be accepted in place of a formal memo.</p> <ul style="list-style-type: none"> <li>i) Any Public Works activities to accommodate municipal servicing infrastructure (water, sanitary, storm sewer, drainage, highways) when completed in conjunction with or under the supervision of the City’s Engineering and Public Works department.</li> </ul>	
<p><i>Amendment #64</i></p>	<ul style="list-style-type: none"> <li>1) Rename Development Permit Area K to Development Permit Area J</li> <li>2) Development Permit Area K, the following amendments are recommended: <ul style="list-style-type: none"> <li>o Change Policy 1 reference from “all works” to “all construction activities”</li> </ul> </li> <li>3) The reference to the sign bylaw in Policy 13 was changed to the following: <ul style="list-style-type: none"> <li>o All signage shall comply with Sign Bylaw No. 2054, as amended.</li> </ul> </li> <li>4) The following policy was added to the Development Permit Area Guidelines: <ul style="list-style-type: none"> <li>o “All lighting shall be Dark Sky compliant to reduce impacts associated with light pollution.”</li> <li>o “Subdivisions which include the construction of a public or strata roadway shall incorporate design measures to enhance the pedestrian</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>1) DP Area E vacated, updated references required.</li> <li>2) The change from “all works” to “all construction” provides greater clarity as to the specific activities that require approval and seeks to be more all encompassing when read in conjunction with the exemptions</li> <li>3) The Reference in the sign bylaw policy to the Sign Design Guidelines was removed as this is an outdated reference, and this appendix no longer exists in the current sign bylaw.</li> <li>4) Additional requirement for dark sky compliance is in alignment with OCP environmental policies.</li> </ul>

	<p>focus of the traveled roadway including but not limited to provisions for street furniture, landscaping, and street lighting installations.”</p> <p>5) Addition of the following policy:</p> <p><b>15.10.1</b> Notwithstanding <b>Policy 15.10.1</b>, in accordance with Section 488(4) of the <i>Local Government Act</i>, the following activities are <b>exempt</b> from requiring a Development Permit:</p> <ul style="list-style-type: none"> <li>a) Interior renovations.</li> <li>b) Replacement of materials of the same like and kind, to be determined by the Development Services Department.</li> <li>c) Repainting in colours of the same like and kind, to be determined by the Development Services Department.</li> <li>d) Demolition of a building for which a valid Demolition Permit has been issued.</li> <li>e) Addition of rooftop equipment not visible from the street.</li> <li>f) Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does substantially change or negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions, to be determined by the Development Services Department.</li> <li>g) Construction of fencing, retaining walls, or other similar structures.</li> <li>h) Construction of a temporary building that is ancillary to the principle use or building onsite, and constructed of compatible materials and colours to the principle building onsite, when completed in accordance with the provisions of the Zoning Bylaw, as amended from time to time, and the Building Bylaw, as amended from time to time.</li> </ul>	<p>The additional clause for subdivision was added to provide guidance for staff regarding what a development permit for subdivision is required to capture.</p> <p>5) Under the Local Government Act, Development Permit areas are established for a specific purpose; there is currently ambiguity regarding whether some proposed activities require a development permit as they are not specifically exempted, but contribute in a negligible way to the development form the area attempts to control</p> <ul style="list-style-type: none"> <li>○ The addition of more specific exemptions provides greater clarity for the public, Council, applicants and staff regarding the correct approval process for a specific project.</li> </ul>
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	<ul style="list-style-type: none"><li>i) Placement of signage when done in accordance with the Sign Bylaw, as amended from time to time, and for which a valid Sign Permit has been issued.</li><li>j) Outdoor patios, seating areas, and display areas, when done in accordance with applicable City policy, as amended from time to time, and for which a valid permit has been issued.</li><li>k) The construction of a structure accessory to an existing principle use onsite subject to the following conditions:<ul style="list-style-type: none"><li>i. That structure shall be equal to or less than 10.00 sq. m (107.76 sq. ft.) in size and shall not require a Building Permit;</li><li>ii. The structure shall be equal to or less than 4.00 m (13.10 ft.) in height (measured from average grade to peak of roof);</li><li>iii. The structure shall not be located within the required front yard area of the subject lands;</li><li>iv. The structure shall be constructed of materials that are similar to the existing building onsite and finished with a compatible color scheme;</li><li>v. The structure shall only be used for storage purposes for the existing business onsite, and at no time shall be used for residential occupancy or be a structure that the general public visiting the business has access to; and</li><li>vi. The structure is in conformance with the Zoning Bylaw, as amended from time to time.</li></ul></li><li>l) Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.</li></ul>	
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	<ul style="list-style-type: none"> <li>m) Subdivision of lands, lot consolidation, or road widening for which there is no requirement for the construction of public or strata owned roadways.</li> <li>n) Land alteration and clearing for which a Building Permit is not required, and which does not involve excavation activities as identified through the Building Bylaw, as amended from time to time, and does not alter any current site drainage patterns.</li> <li>o) Any Public Works activities to accommodate municipal servicing infrastructure (water, sanitary, storm sewer, drainage, highways) when completed in conjunction with or under the supervision of the City's Engineering and Public Works department.</li> </ul>	
<i>Amendment #65</i>	<p>1) The following sentence in the last paragraph under Section 3.4 "Secondary/Neighbourhood Planning" was removed:</p> <p>"Illustrative plans are included in Appendix 7 to help connect OCP goals and policies with development types and entitlements embodied within current and future development regulations (e.g. zoning and subdivision bylaws) and standards (e.g. design standards)."</p>	<p>1) Illustrative plans appendix is recommended to be removed as this was related to the unified development bylaw, which is no longer being pursued.</p>
<i>Amendment #66</i>	<p>1) Under Section 3.4, Land Use, "Secondary/Neighbourhood Plans", under each individual Neighbourhood (Arrow Heights, Big Eddy etc.) add the following sub-header: Background</p> <p>2) Under Section 3.4, "Resort Lands" background section was expanded to read: "For policies and guidelines that are applicable to the Resort Lands Neighbourhood, refer to Development Permit Area G and Appendix 2 of the Official Community Plan"</p>	<p>1) Provides greater organizational structure of the document and consistency with other sections.</p> <p>2) Resort lands (Section 3.4 of current OCP, revised section 16.11) background section was amended to provide a complete sentence.</p>
<i>Amendment #67</i>	<p>1) Under Section 3.4, Land Use, "Secondary/Neighbourhood Plans", under each individual Neighbourhood (Arrow Heights, Big Eddy etc.) the following pre-ample was added under the "Policies" header:</p> <p>"The following general policies shall be used to guide the Development of a Secondary/Neighbourhood Plan. If a comprehensive development proposal is</p>	<p>1) This provides greater clarity regarding how these policies are intended to be used in advance of an adopted Neighbourhood Plan</p>

	submitted in advance of a secondary/neighbourhood plan, then these policies shall be used to guide that development, where applicable.”	
<i>Amendment #68</i>	<p>1) Under Section 3.4, Land Use, “Secondary/Neighbourhood Plans” under each “Sub Areas” header within each individual Neighbourhood (Arrow Heights, Big Eddy etc.), the following pre-amble was added:</p> <p>“The following provisions under the sub-area policies shall be used to guide the Development of a Secondary/Neighbourhood Plan. If a comprehensive development proposal is submitted in advance of a secondary/neighbourhood plan, then these policies shall be used to guide that development, where applicable.”</p>	1) This provides greater clarity regarding how these policies are intended to be used in advance of an adopted Neighbourhood Plan
<i>Amendment #69</i>	1) Under Section 3.4, Land Use, “Secondary/Neighbourhood Plans” all references to illustrative plans appendix 7 have been removed.	1) Illustrative plans appendix is recommended to be removed as this was related to the unified development bylaw, which is no longer being pursued.
<i>Amendment #70</i>	<p>1) Under Section 4.2 “Community Vision Refinements” the following clause was added:</p> <p>“In 2019 and 2020, the City had undertaken a vision check-in to help guide a comprehensive review of the OCP. In 2021, as part of comprehensive housekeeping amendments to the document, the updated vision was incorporated into the OCP to set the stage for the future OCP comprehensive review.”</p>	1) This was added to provide a record of the amendment to the community vision that was undertaken in 2019 and 2020 as part of the OCP comprehensive review.
<i>Amendment #71</i>	<p>1) Within Appendix 1 – Glossary, addition of the following definition:</p> <p><b>Natural Causes</b> means an unexpected event, caused by nature, including but not limited to earthquake, fire, or flood.</p>	1) This definition is needed to provide clarity for the proposed development permit area exemptions that allow for the reconstruction of an identical building to be completed without a development permit if destroyed by natural causes.
<i>Amendment #72</i>	<p>1) Within Appendix 4 – Revelstoke Station Heritage Conservation Area, the following was added to the end of the “Designation Section” (revised section 2.0 in Appendix 3):</p> <p>“Subject to the policies of the Revelstoke Heritage Conservation Area, Development within this boundary shall require an issued Heritage Alteration Permit prior to the issuance of a Building Permit. For clarity, those properties listed as a Protected</p>	1) There was currently ambiguity in whether protected heritage properties required a Heritage Alteration Permit. They do not require one, and this provides further clarification this this effect.

	Heritage Property that do not fall within the boundaries of the Revelstoke Station Heritage Conservation Area as shown on Schedule H do not require a Heritage Alteration permit, and shall develop in accordance with applicable Development Permit Area guidelines.”	These heritage properties that are not within the boundaries of the Revelstoke Station Heritage Conservation Area do not require a Heritage Alteration permit because they fall within a Development Permit Area, and the applicable Development Permit Area includes guidelines to preserve the heritage features of these buildings.
<i>Amendment #73</i>	<p>1) Within Appendix 4 – Revelstoke Station Heritage Conservation Area, the following exemption was added to the list of “Exemptions from Permit Requirements”</p> <p>“Construction of an accessory building in accordance with the regulations contained in the Zoning Bylaw, as amended from time to time.”</p> <p>2) Within the “Exemptions from Permit Requirements” section (revised section 6.0 in appendix 3), the statement “A Heritage Alteration Permit is not Require for:” was amended to read:</p> <p>“Within the boundaries of the Revelstoke Station Heritage Conservation Area, as shown on Schedule H, a Heritage Alteration Permit is not required for:”</p>	<p>1) An accessory building is minor and is required to abide by zoning bylaw regulations, and the requirement for these to receive a HAP creates an unnecessary burden for landowners. Zoning Bylaw requirements do not allow these in the front yard, therefore not impacting aesthetics of the conservation area.</p> <p>2) This provides greater context regarding the requirement for a heritage alteration permit.</p>
<i>Amendment #74</i>	<p>1) Within Appendix 4 – Revelstoke Station Heritage Conservation Area, all references to schedules within Appendix 4 have been replaced with references to applicable sections within Appendix 4</p>	<p>1) This provides greater clarity and structure to this appendix, whereas the references to schedules has caused confusion for applicants and staff. This will provide greater accessibility to the document. The only reference to schedules should be for mapping references.</p>
<i>Amendment #75</i>	<p>1) Within Appendix 4 – Revelstoke Station Heritage Conservation Area, under Schedule H (revised section 9.0), a new header indicating “Revelstoke Station Heritage Conservation Area Boundary” was added and the reference to Schedule H updated to reflect that this schedule is taken from the mapping in the subsequent appendix.</p>	<p>1) This provides clarification for the reader regarding where this map was taken from.</p>
<i>Amendment #76</i>	<p>1) Within Appendix 4 – Revelstoke Station Heritage Conservation Area, under Schedule C, Part 1 “Introduction” “Alterations and Additions to Existing</p>	<p>1) For ease of user, this is more applicable in the exemptions section rather than separated out</p>

	<p>Buildings” the following clause was moved to the exemptions Section of the Heritage Conservation Area Appendix:</p> <p>“Additions or alterations to buildings and structures that are not visible from street level at any point on the traveled portion of a right of way in, or adjacent to, the area, at the discretion of the Director of Planning, may not require a Heritage Alteration Permit.”</p>	<p>from other exemptions. All exemptions should be in the same area.</p>
<i>Amendment #77</i>	<p>1) Update Schedule C map to not reference Floodplains as being part of a Development Permit Area</p>	<p>1) Floodplains are not intended to be in a development permit area and are regulated separately from a development permit process under the <i>Local Government Act</i>.</p>
<i>Amendment #78</i>	<p>1) Update Development Permit Area G Mapping References (DP area E removed and updated accordingly)</p>	<p>1) Standard mapping amendment to reflect area E being removed.</p>
<i>Amendment #79</i>	<p>1) Update Mapping Schedule F to change the following land use designation descriptors:</p> <ul style="list-style-type: none"> <li>○ “T1 – Natural Ecosystems Land Use” changed to “Natural Ecosystems Land Use”</li> <li>○ “T1 – Water Land Use” changed to “Water Land Use”</li> <li>○ “T2 – Rural Residential Land Use” changed to “Rural Residential Land Use”</li> <li>○ “T3 – Sub Urban Land Use” changed to “Sub Urban Land Use”</li> <li>○ “T4L – Duplex Residential Land Use” changed to “Duplex Residential Land Use”</li> <li>○ “T4 – Walk Up Residential Land Use” changed to “Walk Up Residential Land Use”</li> <li>○ “T5L – Urban Residential Land Use” changed to “Urban Residential Land Use”</li> <li>○ “T4O – Neighbourhood Mixed Use Land Use” changed to “Neighbourhood Mixed Use Land Use”</li> <li>○ “T5O – Mixed Urban Centre Land Use” changed to “Mixed Urban Centre Land Use”</li> <li>○ “T4SLR – Service Light Industrial/Residential” changed to “Service Light Industrial/Residential”</li> </ul>	<p>1) Transect land uses relate to the Unified Development Bylaw, which was not approved by Council and is no longer being pursued.</p>



<i>Amendment #80</i>	1) Replace Schedule F – Land Use, with updated Land Use map	1) The current Land Use map does not reflect the most recent bylaw amendments, and does not include the Thomas Brook lands that are still regulated under CSRD Bylaw No. 850.
<i>Amendment #81</i>	1) Replace Schedule G – Development Permit Area, with updated map	1) Current map does not contain all recently adopted Development Permit Area mapping amendments
<i>Amendment #82</i>	1) Removal of Appendix 6 – Smart Growth Development Checklist, and all subsequent references in the OCP to the sustainability checklist	<p>1) This appendix has never been utilized to the best of current staffs knowledge. It adds a convoluted, outdated layer to the OCP and extends the length of an already extensive document, adding to the inaccessibility of the general public.</p> <p>This checklist is identified as voluntary to be completed in the current OCP (see section 1.3, “Sustainability Framework” “Sustainability Goals” “Policies” “Incentive Based,” item #1). This creates conflict and ambiguity when there is overlap with this checklist and other sustainability policies in the OCP that may be applicable to a development. By taking out this checklist from the document, it reduces ambiguity. It should be noted that even without the checklist in the OCP document, it is still a tool that staff can use when evaluating applications.</p> <p>As part of the OCP comprehensive review, utilization of a climate lens and sustainability framework to review applications will be embedded throughout the document</p>

		<p>The current provisions in the land use section, coupled with the sustainability framework in the OCP provide sufficient guidance and policy direction to evaluate applications against and are more robust (as they are policies) rather than a checklist in the appendix of the document</p>
<i>Amendment #83</i>	<p>1) Removal of Appendix 7 – Illustrative Plans</p>	<p>1) Appendix 7 – Illustrative Plan – is recommended to be removed (see subsequent amendment), as the purpose of Appendix 7 was to show how a Unified Development Bylaw can be used to achieve the goals set out in the OCP</p> <p>Appendix 7 includes illustrative plans for some specific geographic areas of the City; these concepts were created through the development of the Unified Development Bylaw, which was never adopted by Council; therefore these concepts have no implementation value, as the Unified Development Bylaw was never adopted or implemented</p>
<i>Amendment # 84</i>	<p>1) Addition of a definition of Construction Activities in Appendix I as follows: <b>Construction Activities</b> means any activities that involve the construction of, addition to, or alteration of buildings and structures.</p>	<p>1) This definition is required to provide clarification under each development permit area regarding what constitutes “construction activities”</p>
<i>Amendment #85</i>	<p>1) The following land use has been added and is applicable to the Thomas Brooks Neighbourhood:</p>	<p>1) The Thomas Brooks neighborhood is currently governed by the Columbia Shuswap Regional District OCP and zoning bylaw. By changing the land use to Resort Fringe, landowners will</p>

	<p><b>14.23 Resort Fringe Land Use</b></p> <p>The Resort Fringe Land Use applies to the Thomas Brooks lands, located west of the resort lands, that were annexed from the CSRD into the City of Revelstoke boundaries in 2016. One of the main focuses of bringing this area into City limits was to provide for adequate servicing. When the lands were annexed into City boundaries, the land use designation under the OCP was never changed and therefore, the Thomas Brooks lands were governed by CSRD OCP bylaws. The intent of this land use designation area is to allow the Thomas Brooks lands to develop in a manner that allows for multi-family residential development as well as tourist accommodation, while respecting the current rural residential character of the neighbourhood.</p> <p><b>Policies</b></p> <p><b>14.23.1</b> This land use should predominately provide for medium density residential development in accordance with <b>Section 13.3.3</b>. Proposals to allow for primary use of the land as tourist accommodation to support adjacent resort operations may be considered when offsite impacts to existing residents can be mitigated.</p> <p><b>14.23.2</b> Development proposals shall implement a conservation design approach that seeks to minimize land disturbance and maximize retention of natural assets including but not limited to mature trees, wetlands, wildlife corridors, and other sensitive environmental features that can be incorporated into the overall site design.</p> <p><b>14.23.3</b> New development shall be fully serviced and connect to the municipal water and sanitary servicing system. With new development on a parcel, options to connect existing buildings to the municipal servicing system should be considered.</p> <p><b>14.23.4</b> New development proposals shall include a public consultation summary that documents engagement efforts with adjacent property owners. Any concerns raised by adjacent property owners should be incorporated into the development proposal.</p>	<p>not have a land use framework to guide rezoning applications.</p> <p>2) The Thomas Brooks neighbourhood is not currently included in a Development Permit area. With the change in the land use designation, they are proposed to be included in the Tourist Commercial development permit area to guide future development permit applications with the objective of minimizing impacts on adjacent properties.</p>
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	<p><b>14.23.5</b> New development proposals shall incorporate design measures to mitigate impacts on adjacent properties while this area transitions from its existing rural residential character. The measures may include, but are not limited to, landscaping provisions, building setbacks and orientation, garbage disposal, lighting, and parking.</p> <p>2) Development Permit area map is amended to include the Thomas Brooks neighbourhood as Tourist Commercial (revised Development Permit Area J)</p>	
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