

**CITY OF REVELSTOKE
BYLAW No. 1832**

Being a Bylaw to Amend Official Community Plan Bylaw No. 1519

WHEREAS the Council of the City of Revelstoke, Province of British Columbia, deem it necessary to amend the City of Revelstoke Official Community Plan Bylaw No. 1519, to provide Official Community Plan directions and policies for the Mount Mackenzie Resort area.

NOW THEREFORE the Council of the City of Revelstoke, Province of British Columbia in open meeting assembled enacts as follows:

1. **THAT** Schedule 'A', the "TABLE OF CONTENTS" of the City of Revelstoke Official Community Plan Bylaw No. 1519 be amended to add "SECTION 23 MOUNT MACKENZIE RESORT AREA" in numerical order.
2. **THAT** Schedule 'A', Section 9.3.6 be repealed in its entirety and replaced as follows:

“.6 support the development of a four-season resort at Mt. Mackenzie to include ski lift, golf course, accommodation, commercial and related resort facilities and services. The maximum build-out of development will not exceed 16,600 bed units. In addition, the City will work with the proponent to require parkland dedications at the time of subdivision to ensure that development will enhance park facilities and not compromise the natural environment, specifically in the vicinity of Williamson Lake Park.”
3. **THAT** Schedule 'A' of the City of Revelstoke Official Community Plan Bylaw No. 1519 be amended to include a new Section 23 that includes Map A, Map B, Appendix 1 and Appendix 2, known as the Official Community Plan Amendment for the Mount Mackenzie Resort Area as attached hereto, in entirety, as Schedule "A".
4. **THAT** Schedule 'B' (Sub-Area Map) of the City of Revelstoke Official Community Plan Bylaw No. 1519 be amended to include the Mount Mackenzie Resort Area as outlined in Map A of Section 23.
5. **THAT** Schedule 'C' (Land Use Map) of the City of Revelstoke Official Community Plan Bylaw No. 1519 be amended by deleting and replacing the Mount Mackenzie Resort Area as outlined in Map B of Section 23.
6. **THAT** a Public Hearing was held pursuant to Sections 890 and 892 of the Local Government Act.
7. **THAT** this Bylaw may be cited for all purposes as the "City of Revelstoke Official Community Plan Amendment Bylaw No. 1832".
8. **THAT** this Bylaw shall take effect upon the date of its adoption by Council.

READ A FIRST TIME THIS 12th DAY OF JUNE, 2006.

READ A SECOND TIME THIS 12th DAY OF JUNE, 2006.

PUBLIC HEARING HELD THIS 10th DAY OF JULY, 2006.

READ A THIRD TIME THIS 17th DAY OF JULY, 2006.

ADOPTED BY CITY COUNCIL THIS 17th DAY OF JULY, 2006.

Director of Corporate Administration

Mayor

Certified a true copy, this _____ day of _____.

1.0 INTRODUCTION

1.1 Purpose

The purpose of the Mount Mackenzie Resort Area Official Community Plan (OCP) Amendment is to guide Council, staff and developers of the all-season destination resort proposed for lands at the base of Mount Mackenzie. The Mount Mackenzie Resort Area Official Community Plan (OCP) Amendment is to form part of and should be consistent with, the City of Revelstoke's Official Community Plan. The Mount Mackenzie Resort Area OCP Amendment is a policy document, in accordance with Section 875 of the Local Government Act guiding decisions concerning planning and land use management. The Mount Mackenzie Resort Area OCP Amendment provides clear objectives and policies to be followed in the development of the proposed Mount Mackenzie Resort Lands within the City of Revelstoke.

The Mount Mackenzie Resort Area OCP Amendment is the first step in the process of necessary municipal land use approvals. The OCP recognizes that the City may have to deal with subsequent additions and amendments notably the expansion of the Resort Lands area and the incorporation of Development Permit areas. Final building approvals for the Resort are subject to applicable regulatory requirements and limitations including applicable zoning regulations and any applicable development permits, building permits, subdivision approval by the approving officer and any applicable subdivision and servicing agreements. Such approvals may also involve additional boundary extension(s) to incorporate any Resort Lands that are outside the City boundary and also consistent with the applicable zoning. Likewise the City may seek further municipal boundary extensions to encompass future proposed development related to any proposed Resort Lands that are now outside its jurisdiction.

The Mount Mackenzie Resort Area OCP Amendment currently includes a Vision, Principles, Policies and an Implementation Plan.

1.2 Plan Area

The area included under this Mount Mackenzie Resort Area OCP Amendment includes approximately 200 hectares (500 acres) of land situated at the base of Mount Mackenzie, south of Nichol Road and at the eastern edge the Illecillewaet River, east of the Columbia River and Airport Way. The Master Plan was approved by the Provincial Government in accordance with the Commercial Alpine Ski Policy whereby the on-mountain ski facilities should be on Crown land while the broader resort development should be on both private and Crown land. The Mount Mackenzie Resort Area OCP Amendment at this time considers only private land holdings that are within the recently expanded City boundary.

The Resort has recently purchased most of the affected land from the City. The properties that make up the Resort area currently have multiple registered ownerships. The defined Resort Lands in this OCP will likely be expanded in the future to encompass all lands identified in the approved Master Plan.

1.3 Plan Development Planning Process

The Mount Mackenzie Resort Area OCP Amendment has been developed through consultation with the Community, the Advisory Planning Commission, regional and senior government, affected property owners and the proponent for the expansion of the existing Mount Mackenzie Resort. The Vision and Principles are based on directions contained within the City's Official Community Plan, the Master Plan (as approved by the Province on December 23, 2004) and a report commissioned by the City of Revelstoke and the Regional District entitled *Socio-Economic and Land Use Assessment of the Potential Impacts of the Proposed Mount Mackenzie Resort Expansion Plan* (dated October 2004). In addition to the statutory approval process, a previous draft of the OCP Amendment was reviewed at an open house held in the spring of 2005. The final directions of this OCP Amendment was reviewed at an open house and public meeting held in June 2006.

1.0 INTRODUCTION (Continued...)

1.4 Definitions

The following definitions comprise common terms used in the Mount Mackenzie Resort Area Official Community Plan Amendment:

<i>Bed Units</i>	A measure based on the projected overnight accommodation capacity expressed as the number of persons likely to be accommodated in a particular area or development, used to determine the allocation of permitted development density under the Province's Commercial Alpine Ski Policy and the determination of servicing and facility requirements, and based on any bed unit allocation formula in effect from time to time under the Province's Commercial Alpine Ski Policy.
<i>Best Practices</i>	The preferred approach to achieve the most positive effects in development in accordance with guidelines or recommendations as set out from time to time by the Province of British Columbia and/or related professional associations.
<i>City</i>	City of Revelstoke
<i>Comfortable Carrying Capacity</i>	A number of recreational (ski hill) users derived from calculations that describe the acceptable upper limit of recreational users that can be accommodated before the desired experience is unacceptably diminished as calculated in accordance with the prevailing guidelines under the Province's Commercial Alpine Ski Policy in effect from time to time. The desired experience considers factors such as safety, protection of the natural environment, and the number and frequency of users.
<i>Certified Professional</i>	An individual who is a fully qualified and practicing member of their professional organization as recognized in British Columbia and who possesses specialized skill and offers their assurance or certification that relevant work conforms to standards of that profession.
<i>Community</i>	Those people living and interacting in the greater Revelstoke area (City of Revelstoke and Area B of the Columbia Shuswap Regional District).
<i>Controlled Recreation Area</i>	An area of land designated for all seasons resort development in accordance with guidelines under the Province's Commercial Alpine Ski Policy as described by the Master Development Agreement.
<i>Employee Housing</i>	Housing for an individual either employed or self-employed and whose place of employment shall be situated within the Resort
<i>Front Country</i>	The gateway through which visitors to a region must pass before entering the backcountry, containing the vast majority of the developed and supporting infrastructure.
<i>LWBC</i>	The Crown Corporation recently known as Land and Water B.C. Ltd. (see "MOTSAA").
<i>Master Plan</i>	The Mount Mackenzie Resort Expansion Master Plan, being a comprehensive planning and development document for the Resort, as may be amended from time to time, which was initially approved by the Province through MOTSAA (then LWBC) on December 23, 2004.
<i>MMRL</i>	Mt. Mackenzie Resort Ltd.

1.0 INTRODUCTION (Continued...)

1.4 Definitions (Continued...)

<i>Master Development Agreement</i>	The Master Development Agreement, also referred to as the "MDA", as may be amended from time to time, is a contract between the Province and the Resort for a long term that sets out remuneration, conditions, phasing of recreational development and Crown land grants, land pricing mechanisms for amendment, monitoring, remedies and the rights with respect to Crown land within the Controlled Recreation Area. The Mount Mackenzie Master Development Agreement was signed by MMRL and the Province on March 17, 2005.
<i>MOTSAA</i>	Ministry of Tourism, Sport and the Arts
<i>Official Community Plan (OCP)</i>	A planning document adopted by the City that guides planning decisions and future growth and development within the City, as authorized by applicable statute.
<i>Province</i>	Province of British Columbia
<i>Regional District</i>	Columbia Shuswap Regional District
<i>Resort</i>	The proposed Mount Mackenzie Resort, being development and expansion of the existing Mount Mackenzie Resort area, as proposed by MMRL in the Master Plan, which may mean either the overall resort area or the developers and operators of the resort depending on the context.
<i>Resort Core</i>	The area of concentrated mixed-use buildings, which includes the Lower Village Area as identified in the Master Plan, and as identified generally in "Map B", so as to provide or define the main activity point within the Resort.
<i>Resort Lands</i>	The lands to which this part of the OCP applies, as indicated in "Map A".
<i>Resort Development Plan</i>	A conceptual plan of the Resort layout forming part of this Official Community Plan as included in "Appendix 1".
<i>Resort Neighbourhoods</i>	Those broad sub-areas of the Resort as identified generally in "Map B", are intended to be less densely developed than the Resort Cores.
<i>School District</i>	School District #19 (Revelstoke)
<i>SDRI</i>	Ski Deep Resort Inc. (a subsidiary of MMRL)
<i>Sustainability</i>	Promoting the long term viability of human activity on the environment, the economy and social well being which includes the preservation of biodiversity, protection of pure water, clean air, and uncontaminated terrestrial, wetlands, coastal and sea-bottom systems, stabilization of global climatic conditions, protection of natural beauty for aesthetic and spiritual values, and a commitment to a new economic ethic based on making better use of what we have.

2.0 BACKGROUND

2.1 Ski Area (Master Development Agreement)

Mount Mackenzie has been a community ski area since the first lifts were installed on the lower slopes in the 1960's. The current operating area of 175 hectares (450 acres) is comprised of 28 hectares (69 acres) of former City land and 147 hectares (363 acres) of Crown land. Skiing opportunities were expanded in the early 1980's when CAT Powder Skiing introduced snowcat accessed skiing into the upper and sub alpine areas. This use was in accordance with the *Mechanized Ski Policy* (now the *Commercial Recreation Policy*) enabling CAT Powder to utilize Controlled Recreation Area tenure for 700 hectares (1730 acres) below the summit of Mount Mackenzie.

In addition to Mount Mackenzie's local ski hill operation, for the past 20 years the mountain has been recognized as having potential to become a destination ski resort. In 1984, a proposal called the Mount Mackenzie Ski Area Master Plan was submitted to the Provincial Government identifying potential to develop 1,885 vertical meters (6,185 vertical feet) of lift accessed skiing. A subsequent proposal completed in 1991 suggested that the mountain could accommodate up to 20,000 skiers per day.

Revelstoke Resort Ltd. was incorporated in 1991 to invest in the Mount Mackenzie development proposal. The interests have subsequently been restructured into a conventional share corporation as Mount Mackenzie Resort Ltd. (MMRL). MMRL has a subsidiary known as Ski Deep Resort Inc. (SDRI). During this time, the company assembled several properties and entered into a purchase agreement for the City controlled base lands and ski area. In addition, the proponent retained an experienced consulting team to prepare their Master Plan.

In December 2003 MMRL submitted a Master Plan to MOTSAA (then LWBC) in accordance with the Commercial Alpine Ski Policy. In response to the Master Plan submission, MOTSAA commissioned and received an independent review of the Resort's ski and development potential. The report recommended that the Comfortable Carrying Capacity of the mountain should be 15,250 skiers per day, but that development lands could accommodate 16,600 Bed Units given the additional private lands included as part of the Master Plan. Likewise, it has been estimated in the Master Development Agreement that the Comfortable Carrying Capacity should be between 15,200 and 16,600 but in any case the approved number of Bed Units at build-out of the Resort is also 16,600 in the Master Development Agreement.

In December 2004 the Master Plan submitted by MMRL to MOTSAA (then LWBC) was approved in accordance with the Commercial Alpine Ski Policy. The Province and MMRL executed the Master Development Agreement on March 17, 2005 based on a resort development with 16,600 Bed Units.

In an effort not to duplicate requirements, many of the issues identified by the Community have already been addressed in the provincially legislated Master Development Agreement and Master Plan. Specific areas of Community interest considered and addressed in the Master Development Agreement include:

- First Nations;
- Prior Rights to Crown Land;
- 10% of the Bed Units built in each phase of the Resort (subsequent to Phase 1) dedicated for Employee Housing;
- Environmental requirements as they relate to water management, drainage, ski run preparation, waste management, contaminate sites, pesticides and fertilizer use, and environmental monitoring;
- Watercourse and aquifer management and monitoring;
- Water licences and wells;
- Discounted access to the ski opportunities for the Community;
- Emergency Response Plan;
- Public recreation access to Crown land;
- Sewage treatment plant site location;
- Design Guidelines;
- Wildland and Urban Interface Plan;
- Bear Management Plan

2.0 BACKGROUND (Continued...)

2.1 Ski Area (Master Development Agreement) (Continued...)

- Fish Habitat Use Assessments;
- ALR status; and
- Geological Investigations.

2.2 Socio-Economic and Land Use Assessment of Potential Impacts of the Proposed Mount Mackenzie Expansion Plan

In December 2003, a Master Plan to expand the existing Mount Mackenzie Ski Area was submitted to MOTSAA (then LWBC) by MMRL. Subsequently, the City and the Regional District completed a comprehensive study of the potential socio-economic and land use impacts of the proposed Master Plan.

The study considered the anticipated impacts of the proposed Resort expansion on the social, economic and environmental character of the Revelstoke Community. In response, a comprehensive and phased mitigation strategy was developed to proactively manage the impacts of the proposed development. The study included a number of recommendations including proposed amendments to the OCP to formulate the land use, development objectives and policies for the Resort Lands. A summary of the report recommendations is as follows:

- Commitment by the developer that the Bed Unit count of the Resort must always be less than the total number of Bed Units in the City of Revelstoke (excluding the Resort Lands);
- Commitments by the developer to provide suitable affordable housing, recreational and Community amenities relating to the needs and requirements of the proposed development;
- Provision by the City and the developer of an extensive public consultation process;
- Preparation by the developer of detailed Development Permit Guidelines for City approval;
- Redesign by the developer of the Master Plan to become a Resort Development Plan that shall be subsequently incorporated into the OCP;
- Mitigation and accommodation by the developer of the impacts to adjacent properties and uses;
- Reduction or reclassification of the amount of commercial built space in the Resort;
- Provision of an emergency response plan, prepared by the developer;
- Provision and contribution by the developer of expanded social, health, emergency, educational and public works infrastructure; and
- Integration of land use, recreation and transportation with the City systems.

2.3 Existing Land Use

The subject lands currently comprise forested slopes and open meadows improved with single family residential, industrial and agricultural uses with outbuildings and service yards. The existing City and Provincial road network currently provides access to the Resort lands. An old ski area daylodge occupies the site of the Resort's proposed Lower Village.

2.4 Surrounding Land Uses

A wide array of land uses surrounds the Resort lands. To the north is the Arrow Heights neighbourhood that includes residential uses, the Arrow Heights Elementary School and a service club, while along Camozzi Road there is the Joe Kozek Sawmill and the Rod and Gun Club. To the east is Crown land and to the south is land that was recently purchased as part of the Resort. The City owned lands were previously logged for ski trails associated with the Powder Springs Ski Area. To the south are primarily rural residential properties, while to the west there are a variety of uses, including the Revelstoke Airport, Turtle Pond, Williamson Lake Park and campground and the Upper Arrow Lake reservoir and associated wetlands.

2.0 BACKGROUND (Continued...)

2.5 Jurisdictional Issues

The lands that comprise the entire Resort are situated within both the Regional District and City jurisdictions. The Crown land holdings situated east of Camozzi Road include both on-mountain operations and proposed development lands. The remaining MMRL land holdings are currently situated within the City boundary. The City's current OCP and the Regional District's Rural Land Use Bylaw anticipate that the Resort would be incorporated into the City boundaries, and a boundary expansion for the City was approved by the Province on March 17, 2005 to include a large area formerly within the Regional District which includes the Resort Core and a portion of the Resort Neighbourhoods. Any resort development will comply with the applicable municipal bylaws including applicable servicing requirements.

The Provincial Government is directly involved in the proposed Resort as it is an aspect of its all-season resort development initiative and includes a significant area of Crown land regulated by and to be developed in accordance with MOTSAA's Commercial Alpine Ski Policy, and the BC Guidelines to Alpine Ski Development. MOTSAA (then LWBC) and the Ministry of Sustainable Resource Management negotiated the Master Development Agreement that was executed between the Province and SDL on March 17, 2005.

The Ministry of Forests and Range has jurisdiction over forestry interest for Crown lands comprising part of the Resort particularly timber administration, forest health, planning and fire protection and suppression. The Ministry of Mines has jurisdiction over mineral tenures for certain Crown lands comprising part of the entire Resort development area.

2.6 Crown Land Holdings

The Mount Mackenzie Resort OCP Amendment includes Crown at the base of Mount Mackenzie. Future amendments may incorporate additional Crown lands as part of the Controlled Recreation Area within the City's OCP, if the boundary of the City is expanded.

2.7 Public Land Holdings

The City has had substantial land holdings and tenure of the ski area on lands immediately east of Camozzi Road. In December 2004 the City entered into an agreement to sell those City owned land holdings to the Resort as part of the proposed Resort area. The sale was completed on September 30, 2005. Williamson's Lake Park and campground, owned by the City of Revelstoke are within the Resort Lands but not part of MMRL's Master Plan.

2.8 Private Land Holdings

Not all of the private landowners within the Resort Lands are part of the MMRL holdings.

2.9 Adjacent properties and potential conflicts

There is potential for conflicts with the proposed development, notably the Revelstoke Airport, City parks, agricultural, and private rural residential development. The Revelstoke Airport is located in the vicinity of the proposed Resort development and presently offers MedEvac, charter, general aviation and protective services using both fixed-wing and rotary-wing aircraft. The Airport has limited expansion opportunities and therefore increased demand for aviation services additional site area may be needed. Increased demand on the airport as a result of the proposed development may result in increased noise thresholds, expansion pressure and may require a higher level of airspace management.

The Williamson's Lake Park and campground comprise a significant natural and recreational jewel for the Community and should be protected. Development should provide for complementary land uses that preserve and enhance the environmental integrity of the lake, the ecosystem and Community activities.

Some of the existing agricultural and residential properties may want to retain both their rural setting and water supply. As a result, Resort development should adequately address and mitigate valid concerns, notably the location of the wastewater treatment plant, water servicing infrastructure, and the neighbourhood impacts of proposed land uses.

2.0 BACKGROUND (Continued...)

2.10 Physical Character

The lands subject to the Mount Mackenzie Resort Area OCP Amendment are primarily comprised of slopes less than 15%. Slopes increase to 30% along an escarpment that runs north-south along the eastern edge of Williamson Lake and Turtle Pond to Airport Way, as well as at the toe of Mount Mackenzie.

2.11 Natural Environment

Revelstoke lies between the Selkirk and Monashee ranges of the Columbia Mountains. Mount Mackenzie is in the Selkirk Range, and the resort area affords views across to the Monashee Range. In the resort area the underlying metamorphic gneissic rocks outcrop frequently, although glacial till overlies the bedrock in most areas.

As with all the lower elevation slopes in the Selkirk Range, the resort area is characterized by relatively high precipitation. The adjacent Revelstoke airport records an average of 615 mm of rain and 425 cm of snowfall annually. Snow covers the ground for about four or five months a year. Winter temperatures are mild, with daytime temperatures generally warmer than -10 degrees Celsius. Summers are warm, with occasional stretches of +30 degrees.

The lower slopes of Mount Mackenzie are located in the Interior Cedar Hemlock biogeoclimatic zone. Vegetation in this zone is lush, including hundreds of species of vascular plants and hundreds more of lichens, fungi and mosses. Forest fires in the early 20th century have left the plan area covered by a relatively young, mixed forest of western red cedar, western hemlock, western white pine, birch, aspen, and cottonwood. Trees and shrubs grow quickly and ground cover is thick. Disturbed sites rapidly re-grow with thimbleberry and other shrubs.

Many species of birds nest in the forest and migrate through the area. The larger animals in the forest include marten, mule deer, white tailed deer, and black bears. Cougars and grizzly bears are occasionally present.

The lower portion of the plan area is next to a wetland complex (including Williamson Lake and Turtle Pond), which is home to rare painted turtles and western toads, and nesting waterfowl. In light of the extensive wetland habitat lost with the creation of the Upper Arrow Reservoir, these wetlands have high local value for biodiversity.

It is important to consider the biological connectivity of the OCP area and adjacent ecosystems. For example, water run-off from this area should remain free of contaminants. Some creeks are low gradient as they approach the Columbia River, and they become fish spawning habitat. Wetlands of the Williamson Lake complex, wetlands at the airport, and Montana Slough in the Upper Arrow Reservoir drawdown zone all receive water from the Resort area, and are regionally important for feeding and resting of migrant waterfowl, and for nesting of various species. Additional issues include, but should not be limited to, wildlife movement corridors and managing human/wildlife interactions.

2.12 Watercourses

The Resort lands are situated on Mount Mackenzie just east of Upper Arrow Lake and forming part of the Columbia River system and the Community's watershed. In addition to Williamson Lake and Turtle Pond, there are four watercourses that flow through the subject lands, locally referred to as Locke Creek, Hays Creek, Dominic Creek and Yates Creek. The low-lying lands also have ground water wells, and seasonal creeks. The ski area development will be on lands that include several watercourses including Thomas Brook, Goch Creek, Westerly Brook, Scott Creek, Montana Creek and Stirfry Creek. There are existing water licences on the following watercourses: Thomas Brook, Westerly Creek, Goch Creek, Locke Creek, Yates Creek, Scott Creek and Montana Creek.

2.0 BACKGROUND (Continued...)

2.13 Heritage Considerations

Predating the town, the earliest inhabitants of the area were First Nations peoples who came to the valley during the summer to harvest berries and in the fall to catch the Columbia River salmon. The Revelstoke town site was established in the early 1880's at the point where the railway crossed the Columbia River. Revelstoke's history of almost 150 years spans through the gold rush era, the federal government's establishment of adjacent National Parks, railroad development, mining, forestry, farming, and energy generation. More recently the Community has positioned itself to capture a tourism market.

The Community has a rich and proud history that is evident with the number of significant heritage buildings and the continued investment and enhancement in the historic downtown core and older residential neighbourhoods. The Community's heritage values are not limited to buildings but rather include natural features, monuments, railway activities, yards, gardens, parks, streetscapes and mature trees contributing to the historical, cultural, aesthetic, scientific and educational worth of Revelstoke. There is a strong desire to continue protection and enhancement of these heritage characteristics that make Revelstoke special and unique.

2.14 First Nations

The area to be covered by the Resort are generally within the traditional territory claimed by the Ktunaxa Kinbasket Tribal Council/Columbia Lake Indian Band; the Secwepmec Nation (Shuswap Nation Tribal Council), including Adams Lake Indian Band, Neskonlith Indian Band, Little Shuswap Indian Band, Spallumcheen Indian Band; and the Okanagan National Alliance, including the Okanagan Indian Band.

2.15 Agricultural Land Reserve

The Resort lands contains properties designated within the Agricultural Land Reserve (ALR) and are subject to the *Agricultural Land Commission Act*, which was established to preserve agricultural land for present and future generations and to encourage the establishment and maintenance of B.C. farms as a secure source of food.

The ALR is a provincial land use zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are regulated. To subdivide or use land for non-farm purposes or exclude from the ALR, the landowner must make application to the *Agricultural Land Commission* for consideration and approval.

3.0 VISION

The Community's vision for the Mount Mackenzie Resort Area is:

Located in the spectacular and expansive North Columbia Mountains the Mount Mackenzie Resort Area should be a sustainable development for the Revelstoke community and its visitors. The Resort should be a four season tourism destination and commercial activity node surrounded by mixed-use neighbourhoods. The Mount Mackenzie Resort should be a high quality, service oriented and economically successful destination that responds to the Community's rich heritage and its natural environment becoming a model for environmentally responsible development.

4.0 PRINCIPLES

Principles are the key values that are important to the Community, providing the foundation for the Policies and the Implementation Plan. The Mount Mackenzie Resort Area OCP Amendment is consistent with the City's OCP while providing a more specific foundation for the Resort development. As such the Resort specific Principles consider the following eight (8) directions:

- Managed and Monitored Growth;
- Appropriate and Functional Land Use;
- Resort and Neighbourhood Character;
- Recreational and Cultural Opportunities and Enhancements;

4.0 PRINCIPLES (Continued...)

- Protection and Enhancement of the Natural Environment;
- Ensuring Social Planning, Facilities and Infrastructure;
- Community Engagement; and
- Economic Diversity.

The Principles of each of the directions are described in detail as follows:

4.1 Managed and Monitored Growth

The City of Revelstoke should ensure that new development associated with the Mount Mackenzie Resort is managed and monitored requiring that all aspects of the year round destination are phased at a sustainable rate, enhancing the viability and character of the existing community, commercial areas and natural environment.

The development has been supported by the City to permit the development of a thriving, year round destination resort Community. The Bed Units approved for the Resort must be less than the total number of Bed Units developed within the remaining areas of the City. The provincial government and the City should satisfy themselves that the Resort is fulfilling its development related commitments when considering the granting of further discretionary approvals.

4.2 Appropriate and Functional Land Use

The Mount Mackenzie should be well planned, balancing resort development, ski area operations, environmental preservation and Community needs.

The Master Plan and Resort Development Plan should ensure that the Resort's land use and density should be effectively integrated with existing and proposed land uses, creating a functional transition from the Resort to surrounding neighbourhoods, including roadways, trails, recreation and facilities. The new development should acknowledge and respect the prior use of surrounding rural and resource activities, users of Crown land and First Nations territorial rights.

The Master Plan and Resort Development Plan should make provision for resort oriented and other commercial space to appropriately meet the needs of the destination visitor while enhancing existing Community commercial areas. The implementation of the Master Plan and Resort Development Plan should be brought about by the application and coordination of legislated land use tools to regulate land use, density and timing of development.

4.3 Resort and Neighbourhood Character

The Mount Mackenzie Resort should be a unique resort experience in harmony with the surrounding community and the natural environment.

The Resort development should be in accordance the Resort Development Plan and should showcase the natural environment, tremendous recreational experiences and commercial activity. The Resort should provide an array of residential uses including nightly accommodation, second home ownership, Employee Housing and full time residences.

The Resort should integrate effective, land use planning including public and open spaces and circulation within and to the Resort. The Resort should incorporate high quality building and site plan design with construction techniques that are reflecting the climate (snow country), and a general character and architectural vernacular consistent with Revelstoke's heritage, environmental considerations, and topography with traditional and appropriate building materials.

4.0 PRINCIPLES (Continued...)

4.4 Recreational and Cultural Opportunities and Enhancements

The Mount Mackenzie Resort should provide four season recreational and cultural endeavors that respond to the expectations and needs of the visitor and the Community.

The development and expansion of recreational and cultural amenities should promote Revelstoke's unique character and assets while providing a quality, inclusive and integrated recreation and resort experience. The City should satisfy itself that the land use and density effectively encompasses the proposed recreational and cultural improvements providing strong relationships with ski operations, Community parks, activity zones, plazas and attractions.

4.5 Protection and Enhancement of the Natural Environment

Environmental stewardship should be a key component of the Mount Mackenzie Resort.

The Resort and the City should understand the importance of, enhance and protect the ecosystem and its natural beauty. The City shall ensure that the appropriate information has been collected, development impacts identified and mitigation plans established for the protection of the environment. The Resort should respect the new and existing development, particularly to preserve water quality and the local ecosystem.

The City should institute regulatory requirements ensuring that the approved development is planned to high standards, guaranteeing compliance and accountability during development and operations.

4.6 Ensuring Social Planning, Facilities and Infrastructure

The Mount Mackenzie Resort should be developed in such a way that it is unlikely to cause any undue negative impacts on the City's resources, facilities and public works as attributed to new development and the corresponding population growth.

The Resort should participate in the preparation of necessary emergency, and social infrastructure needed by the new growth area, while not causing any undue financial or service-level impacts on local government or other Community providers. The Resort must recognize the importance of protecting and enhancing existing infrastructure and services. Water, sewer, transportation and waste disposal infrastructure should be in accordance with the Community's needs, financial resources, standards and timing.

4.7 Community Engagement

The Mount Mackenzie Resort's success should be enhanced through Community engagement and collaboration.

The Resort and the City shall inform and include the greater Revelstoke Community, First Nations, regional, provincial and federal government agencies, adjacent landowners and business in all phases of planning and approvals. The intent of the participation and awareness is not to stifle the new growth but to effectively communicate and work proactively in a timely manner with the Mount Mackenzie Resort.

4.8 Economic Diversity

The Mount Mackenzie Resort should provide Revelstoke with a sustained, tourism based four-season economic engine that should enhance the diversity of the local economy.

The proposed commercial nodes of the Resort are primarily intended to service the destination resort visitor and the convenience needs of the surrounding neighbourhoods, while complementing the Revelstoke downtown core.

5.0 POLICY AND LAND USE DIRECTIONS

The proposed Mount Mackenzie Resort should have a significant and positive impact on the Revelstoke Community providing unprecedented investment into the year round tourism economy, real estate and recreation activities. The investment is expected to introduce 16,600 new commercial and residential beds.

The Community has accepted the preliminary planning directions proposed for the Resort in the approved Master Plan, yet indicated a strong desire for additional information so potential impacts can be mitigated. The following policies and land use directions contained within this section identify those outstanding issues that have not yet been addressed in the Master Development Agreement and/or Master Plan.

This section also provides the Community and the Resort developers with policy directions to be followed through the Resort's planning, approval and development. These Policies include the following categories:

- Overall Resort;
- Resort Cores;
- Neighbourhoods;
- Employee Housing;
- Recreation and Culture;
- Natural Environment;
- Social Planning and Facilities;
- Transportation, Circulation and Parking; and
- Infrastructure.

The specific Policy directions are provided in the following subsections:

5.1 Overall Resort

- .1 The land use designation for the Resort Lands, shall be an all-season destination resort, as provided in "Map A".
- .2 The general allocation of land uses distinguishing the Resort Lands' sub areas as either Resort Core or Resort Neighbourhoods is indicated in "Map B".
- .3 The Resort Development Plan shall guide the City in approval for the future development of the Resort providing a general indication of the type, extent, and location of development expected on the Resort Lands. The Resort Development Plan is provided in "Appendix 1".
- .4 The Resort Development Plan is intended to reflect the approved Master Plan, even though the specific sub areas or neighbourhoods may be given different names.
- .5 The Resort Development Plan should be referred to at the time of considering any land use zoning bylaws for an indication of the more detailed mix of uses appropriate to an all-season destination resort.
- .6 The Resort Core sub area should have the higher densities with a mix of recreational, commercial, residential and resort related uses.
- .7 The Resort Neighbourhoods should have relatively low to medium densities and be a mix of primarily recreational and residential or commercial/residential uses together with other commercial and resort related uses.
- .8 The balance of the Resort Lands should be a mix of primarily recreational and residential uses with resort related uses, all developed so as to cluster certain building uses together while leaving the broader areas of the Resort in a more natural state.
- .9 It is anticipated that the Resort build-out should be phased over a 20-year period, as determined by the market.

5.0 POLICY AND LAND USE DIRECTIONS (Continued...)

5.1 Overall Resort (Continued...)

- .10 Each development phase of the Resort shall be integrated with the surrounding Resort development and suitably incorporated within the broader City context.
- .11 The Resort Development Plan recognizes the importance of sustained commercial and support services, employee housing, infrastructure, community services, recreation, parks, and trail connections in each phase of development.
- .12 The Resort Development Plan should be consistent with the Master Plan and Master Development Agreement. In subsequent phases of the Resort, to ensure a comprehensive design and to prevent leapfrog development, the Resort Development Plan may further amend the phasing plan. A development of one phase should be substantially complete before a subsequent phase is initiated.
- .13 The maximum number of Bed Units permitted for the Resort shall always be less than the total number of Bed Units determined by the same measurement criteria, then existing in the remainder of the City of Revelstoke.
- .14 The allocation of Bed Units for a specific parcel of land shall generally be consistent with the Resort Development Plan.
- .15 The Resort is expected to have a net positive impact to the local tax base and not negatively impact the level of social services in the Community.
- .16 When development occurs within forested areas the Resort should incorporate protective measures that shall reduce the risk of forest fires such as possible fuel mitigation and the Fire Smart program. These measures can be effectively introduced as part of considerations at zoning or development permit area designation (in appropriate circumstances) and should comply with the *Forest Act* and applicable practices and codes.
- .17 The Resort shall be subject to statutory land use controls including zoning, building permits development permit review (in appropriate circumstances), subdivision servicing agreements to appropriate resort standards for public roads and for applicable municipally operated services.
- .18 The Resort should consider the Community's traditions and heritage that are unique to Revelstoke.
- .19 The lands currently designated within the Agricultural Land Reserve shall only be dealt with in accordance with the provisions of the *Agricultural Land Commission Act*.

5.2 Resort Cores

- .1 Resort facilities and support services should be phased and developed in balance with the Comfortable Carrying Capacity of the ski area and predicted levels of non-skier and year round use of the Resort.
- .2 On mountain ski area functions should be consolidated with sufficient accommodations and services to ensure vibrant year-round Resort Cores.
- .3 The Resort should have an integrated design to ensure the efficient movement of pedestrians and vehicles with minimal conflicts, while providing the necessary servicing facilities. Safe, secure and unimpeded pedestrian access is fundamental to the successful design of the Resort.
- .4 The Resort must ensure that vehicular traffic and road networks accommodate an unimpeded response corridor for emergency services vehicles.

5.0 POLICY AND LAND USE DIRECTIONS (Continued...)

5.2 Resort Cores (Continued...)

- .5 The Resort proposes taller buildings and higher densities in the Resort Cores, the City may consider adoption of a City-wide fire suppression bylaw requiring sprinklers.
- .6 The public and private buildings, plazas, trails and facilities should be designed as to optimize views and solar exposure, be accessible to persons with disabilities and enhance public safety through design and lighting.
- .7 The detailed layout of the Resort Cores should accommodate the use and enjoyment by the public in both summer and winter and provide for a smooth transition between seasons as to facilitate year round vibrancy of the Resort.
- .8 The Lower Village is the focal point of resort activity providing the majority of commercial, retail and resort services surrounded by courtyards and terraces intended for public gathering.
- .9 The Lower Village design shall include sufficient accommodation, vehicle drop-off, day use parking, service areas, and commercial and resort services located within a 400-metre comfortable skier/pedestrian walking distance from the proposed ski lift bases.
- .10 A transportation centre shall be developed in the Lower Village for drop-off and pick up functions to accommodate resort shuttles, local buses and private vehicles.
- .11 The Lower Village shall contain resort and Community oriented amenities that may include family recreation (outdoor ice rink, an entertainment venue, water park, and mini-golf) and a conference centre.
- .12 The Resort Cores shall provide a pedestrian friendly streetscape suitable for the hardy climate and natural environment.
- .13 The Resort Core should include the identification of public or semi-public locations for works of public art to the same standard as in the downtown of the City, as a guideline for any relevant development permit approval.

5.3 Resort Neighbourhoods

- .1 The Resort Neighbourhoods shall be designed so as to be a relevant part of the broader City and Resort function and should consider the context of broader land use, roads and trails within the City and the Regional District.
- .2 The Resort Neighbourhoods, together with the Resort Core, should be designed to accommodate a maximum of 16,600 Bed Units that shall include all forms of accommodation (hotel, timeshare, rental pool, bed and breakfasts) and residential (single family, multifamily, lodges, and hotels) uses.
- .3 To provide for year round vitality in the village cores, an appropriate number of Bed Units in the village cores are conceptually recognized on the Resort Development Plan and secured for nightly or short term accommodation in accordance with the Commercial Alpine Ski Policy and related Provincial requirements. Nightly and short-term accommodation should be appropriately balanced with the development of other types of accommodation.
- .4 The Resort shall provide Employee Housing units throughout the Community appropriately phased and balanced with the development of other types of accommodation in accordance with the Master Development Agreement.

5.0 POLICY AND LAND USE DIRECTIONS (Continued...)

5.3 Resort Neighbourhoods (Continued...)

- .5 The location of Bed Units within the Resort Core and different Resort Neighbourhoods should be a flexible concept, generally consistent with the Resort Development Plan. The permitted Bed Units should be limited on the title of each parcel of land created by way of statutory covenant in favour of the City and the Province.
- .6 The Resort Neighbourhoods referred to as the Upper Village, North Benchlands, South Base Portal in the Master Plan, may be most suitable for townhouse and single family development with ski in/ski out access and with multi-floored accommodation, where topography permits. The Resort Core (Lower Village) may be most suitable for intense residential, commercial and recreational development as the geographical centre of the Resort. The Resort Neighbourhoods such as the Meadows (Lakes) Neighbourhood (Golf and Resident Neighbourhood) may be most suitable for residential and resort accommodation and recreational amenities such as golf course, health club/spa, public trails and access to Williamson Lake.
- .7 Resort Neighbourhoods shall be planned to provide for centralized wildlife proof garbage, composting, and recycling depots, bus shelters and postal kiosks.

5.4 Employee Housing

- .1 Employee Housing should be distributed and integrated throughout the Resort and the Community.
- .2 There shall be a diversity of Employee Housing options for the Resort employees (seasonal, entry level, or management) that should be reflected in the housing product ranging from apartments to single family lots.
- .3 Employee Housing should be appropriately phased and balanced with employment to contribute to the necessary housing available in the City for the employees generated in each phase of the Resort development, following the first phase. It is recognized that both the construction and operation of the Resort should generate a need for Employee Housing.
- .4 Employee Housing must be secured for employee use for as long as the Resort is in existence.
- .5 Each such employee housing unit shall be consistent with any city-wide affordable housing policy requiring or encouraging affordable or special needs housing units, on a unit-for-unit basis.

5.5 Recreation and Culture

- .1 On-mountain activities developed by the Resort should be in accordance with the provincial Master Development Agreement and may include organized alpine and Nordic skiing, snowshoeing, interpretative hiking helihiking, heliskiing and snow cat skiing and mountain biking trails, sightseeing, equestrian activities and passive activities such as dining, sightseeing and festivals.
- .2 The Mount Mackenzie Resort proposes a myriad of recreational and cultural opportunities on the non Crown lands including golfing, water sports, health club, indoor recreation, multi-use trails, helihiking, heliskiing access, tennis, ice skating, interpretative centres, equestrian and sleigh rides and snow play including tubing and tobogganing. The general location of amenities provided should be in accordance with the Resort Development Plan.
- .3 Recreational facilities, and trails should be phased and developed in balance with the comfortable carrying capacity of the Resort.

5.0 POLICY AND LAND USE DIRECTIONS (Continued...)

5.5 Recreation and Culture (Continued...)

- .4 The Resort's proposed recreational and cultural activities should enhance and not negatively impact existing recreational activities that occur on surrounding lands notably potentially environmentally sensitive lands and Community use in and around Williamson Lake, Turtle Pond and Locke Creek.
- .5 The Resort should propose maintenance responsibilities for trails, plazas and other publicly oriented amenities where not already provided for in the terms of the Master Development Agreement.
- .6 The Resort should provide the creation of a hierarchy of non-motorized trails for walking, hiking, rollerblading and cycling that are comprised of varying standards identified generally in the Resort Development Plan.

5.6 Natural Environment

- .1 The Resort shall be in accordance with all applicable Provincial and Federal legislation to ensure the protection of fish, wildlife, their habitats and ecosystems.
- .2 All applicable riparian setback regulations shall be implemented as appropriate to preserve the environmental integrity of the Resort Lands, including any mandatory setbacks under relevant enactments such as the Riparian Areas Regulation of the *Fish Protection Act* and the resulting City bylaws. Where applicable and as permitted by that *Act* (in accordance with the assessment recommendations in the report of a Certified Professional as defined under that *Act*) indicating that, if the development is implemented in those riparian areas, there will either be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life in that riparian area or that the development implements the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development.
- .3 The Resort shall provide the City with an environmental mitigation plan for review and approval prior to rezoning of any of the Resort lands. The environmental mitigation plan shall address environmental issues including storm water management, wildlife management, sediment and erosion control, construction management (site clearing, construction routes and protection of any sensitive habitat), and golf course maintenance management to prevent contamination of the watercourses or aquifers. The environmental mitigation plan shall provide the City with a clear understanding of environmental approvals and monitoring programs as required by all levels of government and the MDA.
- .4 The Resort shall provide an inventory of Red and Blue listed species for protection with the environmental mitigation plan.
- .5 The use of herbicides and pesticides should be in accordance with relevant statutory provisions being for solely aesthetic reasons or limited to emergency situations where the appropriate application procedures are followed. The management and mitigation plans will be required prior to the City's consideration of rezoning of any of the Resort Lands.
- .6 The Resort, to the extent consistent with agreements with the Province not to exert pressure for additional visual management or forest preservation, shall prepare Front Country visual landscape management guidelines for the Resort area to protect and preserve significant public view corridors to Mount Mackenzie and other significant vistas, to the extent reasonably possible, particularly from transportation corridors, parks or plazas.
- .7 The Resort shall identify in any development applications the location of any areas where Tree Preservation is appropriate. Logging practices shall comply with provincial standards.

5.0 POLICY AND LAND USE DIRECTIONS (Continued...)

5.6 Natural Environment (Continued...)

- .8 The Resort should help facilitate visitors and residents awareness and respect for the surrounding natural environment. This may include providing visitors and residents with information on wildlife management programs (such as Bear Aware), regulations respecting standards for lighting (to provide for safety levels while maintaining the dark sky), the preference for natural or drought resistant landscaping, any applicable standards or restrictions on wood/gas burning appliances, any green building methods and the existence of any required water conservation practices and devices (grey water for irrigation).
- .9 The Resort shall comply with all Provincial requirements and agreements respecting any water quality and quantity management and monitoring program with respect to the surrounding watercourses and aquifers that should not be negatively impacted by the proposed Resort, including impacts from new development, snowmaking, run-off, snow storage areas, erosion and golf course and landscaping operations.
- .10 The design and operation of the golf course should apply Best Practices for environmental protection and enhancement.
- .11 The Resort shall respond to any applicable development permit, geotechnical requirements, visual guidelines and any adopted standards and regulations for development on difficult terrain.

5.7 Social Planning and Facilities

- .1 The Resort shall share fifty percent of the funding with the City for a study that identifies and provides mitigation measures for social impacts on the City directly resulting from the new growth in the community.
- .2 The Resort may be asked to and should give consideration to supporting the City's efforts to establish new financial tools provided by the provincial or federal governments that would assist in financing community operations, works and projects attributed to the new tourism related growth.
- .3 The Arrow Heights School is expected to undergo expansion and the City should seek confirmation from the School District that the existing Arrow Heights School should effectively accommodate the projected increase in enrollment resulting from any new permanent population growth at the Resort.
- .4 The Resort's potential fire hall and emergency health services site are identified in the Resort Development Plan. The land dedications should be provided at no cost to the City. Consideration should also be given to accommodating satellite police services.
- .5 The Resort Development Plan identifies the general location of any future linear parks and pedestrian trails to be dedicated during the subdivision of the Resort lands, to the extent that parkland dedications may be required under the terms of the *Local Government Act*. The proposed areas of linear park should be in locations supported by the City and generally consistent with the City's Parks Master Plan, if applicable.
- .6 The Resort shall work with the City and the Regional District to coordinate amendments to the Emergency Response Plan.

5.8 Transportation, Circulation and Parking

- .1 A conceptual arterial road network is included in the Resort Development Plan.

5.0 POLICY AND LAND USE DIRECTIONS (Continued...)

5.8 Transportation, Circulation and Parking (Continued...)

- .2 The Resort's transportation network should promote pedestrian use, provide for integration of paths with surrounding neighbourhoods, accommodate public transit, provide connection with the City's trail system, and consider road grade challenges and site disruption, maintenance and snow clearing issues. Dead end roads and cul de sacs are discouraged unless sufficient provision is made for snow clearing and storage.
- .3 Sufficient parking should be available in the Resort to accommodate overnight, guests, day use guests, residents and employees. Overnight guests should be provided parking space with their accommodation, while day use guests should be provided surface parking. Employee parking should be provided wherever necessary and appropriate.
- .4 Public parking lots associated with the resort nodes and ski facilities should be screened from adjacent properties, adequately landscaped and broken-up to minimize negative impacts while still located in close proximity to Resort nodes and lift access. Structured and pay parking integrated into the commercial structures and the hillside should be encouraged. Permeable surfaces are recommended in open-air parking lots as to better manage surface run-off and water quality of surrounding watercourses.
- .5 The Resort shall accommodate both inter and intra City bus travel, bus arrival and departure areas, bus parking areas and room for passenger and driver facilities.
- .6 The Resort may have significant challenges with road grades, particularly during snow conditions. The Resort should also accommodate snow storage requirements on individual development parcels as well as for the entire the Resort.
- .7 The Resort shall work with the City to guarantee that the second crossing of the Illecillewaet River and must meet the municipal requirements of traffic flow and emergency planning.
- .8 The Resort should designate visitor drop-off and arrival zones, as well as a comprehensive signage and way-finding program.
- .9 The City should monitor any unduly negative impacts on existing neighbourhoods and the level of service of servicing roads. The traffic impacts shall also be mitigated during all construction phases. Particular consideration should be given to mitigating any traffic impacts to the safety of children in and around Arrow Heights School.

5.9 Infrastructure

- .1 Generally, the Resort water and waste water systems should be designed, built and operated with a water conservation philosophy.
- .2 The Resort's water system shall be connected to the City's system, to provide additional water capacity to permit the second phase of development. If the Resort is serviced by a private water system, all applicable standards within City bylaws, Provincial statutory requirements and recommended national standards should apply.
- .3 The City may need to increase its water licences on Greeley Creek to accommodate the Resort's water needs. Related infrastructure costs shall be allocated to the benefiting service areas in accordance with applicable statutory provisions. It is understood that such improvements shall be at no cost to the City.

5.0 POLICY AND LAND USE DIRECTIONS (Continued...)

5.9 Infrastructure (Continued...)

- .4 The Resort should provide and operate an independent sewage system that should be planned, financed, owned and operated for lands within the Resort. There is no obligation by the Resort to provide servicing connections to surrounding lands that are not within the Resort Lands, except to the extent already agreed under the Master Plan and Master Development Agreement. The Resort should be responsible for any necessary registration under the Municipal Sewage Regulations and for obtaining all other government approvals required by statute.
- .5 Treatment of the Resort's waste water should consider either piping the effluent to the City's waste water treatment plant (with any financial responsibilities for required improvements necessary to accommodate the increased flow to be borne by the Resort) or a treatment plant located in a location that is within the broader Resort Lands including the Controlled Recreation Area or in a location acceptable to local government, approved by Provincial authorities and supported by the appropriate zoning bylaw.
- .6 The proposed water supply for the golf course watering system for greens and fairways should, to the extent possible, rely on grey water, independent well or surface run-off and should not rely on connection to the City's domestic water supply system.
- .7 Storm water drainage system design for the Resort shall be designed in consideration of the capacity limits of existing storm drains and watercourses and avoid reliance on other types of surface flows in the Arrow Heights neighbourhood.
- .8 Storm water drainage system design shall include the appropriate water management, absorption and retention systems to deal with water run-off on site, which should also facilitate gradual recharge of ground water.
- .9 Storm water drainage system design shall be in compliance with all applicable City wide bylaws and Provincial and Federal statutes that address flood protection, erosion protection, aquatic habitat protection and water quality protection.
- .10 The Resort must provide a report by a Certified Professional on the impact of the proposed development on the CSRD's solid waste facilities prior to rezoning.
- .11 The Resort's potable water system must be integrated and connected to the City's water system including connection to the golf course well (with a standby generator and chlorination). Further improvements include upgrade of the watermain to the City, upgrade of the Arrow Heights water supply, monitoring and testing of the water quality of the golf course well and effected watercourses together with providing an additional flow monitoring station.
- .12 The Resort must not render existing aquifers, water licences and wells unusable unless alternative potable water sources are provided to the water users at the Resort's expense. The Resort must complete the necessary hydro geological studies and monitoring to ensure compliance.
- .13 The Resort shall ensure appropriate road access through the existing Crown Lands to the water reservoir identified in Appendix 2.

6.0 IMPLEMENTATION PLAN

This section provides for a flexible framework for compliance with the policies and objectives contained within the Mount Mackenzie Resort Area OCP Amendment Bylaw. The main objective of this section is for the Resort to provide a satisfactory response to the issues and policies raised in the OCP. It is the intent that the Province, the City and the Resort should work together to devise an efficient method of bring the Resort to reality in the most positive light from all perspectives.

6.0 IMPLEMENTATION PLAN (Continued...)

Sections 4.0 and 5.0 of the OCP identify the preferred direction as well as areas of interest to be more specifically addressed in future municipal or provincial approvals. The following implementation plan identifies some of the appropriate tools and processes that should ensure that the Resort development should adequately address Community and City requirements.

6.1 Resort Development Plan

Included as "Appendix 1" is the Resort Development Plan for the Mount Mackenzie Resort representing, at the time of adoption of the OCP amendment for the Resort, both a Master Plan prepared by the Resort under the Master Development Agreement and the expectations of the City for the development of the lands affected. The Resort Development Plan shall guide the City in approval for the future development of the Resort, providing a level of certainty while ensuring some flexibility as the Resort is built and markets change. In that regard, land use designations, densities of development, road and trail locations, and the locations of parks and community facilities are not intended to be interpreted as if the plan were a zoning bylaw or public facilities plan, but as a general indication of the type, extent, and location of development expected on the lands. It is not expected that the OCP will be further amended to revise the Resort Development Plan unless fundamental changes in the plan are required.

6.2 Rezoning

Rezoning is a broad discretionary tool that by its nature allows for many OCP issues to be resolved without the need for further amendments or additions to the OCP. Each application for rezoning, whether for the whole Resort Core, Resort Neighbourhoods, or for a phase or sub-phase of the Resort should provide an opportunity for review and consideration of the policies and objectives in this part of the OCP.

A zoning bylaw for the Resort may be considered by the City so as to designate and regulate the appropriate land use, and development requirements. Key components of a zoning bylaw may include:

- .1 Comprehensive development zoning that provides some certainty to the developers and the City regarding land use and density, while providing flexibility during the build-out of the resort. The relevant zoning bylaw, to accommodate the proposed Resort, should only be considered by the City when the policies in the OCP and any significant planning concerns have been adequately addressed to the satisfaction of the City, and when the zoning bylaw reflects the general land use concepts set out in Resort Development Plan.
- .2 A rezoning bylaw should be considered in the context of the Resort Development Plan and unless otherwise provided, a rezoning bylaw should be concurrent with or include design guidelines, guidelines for development on difficult terrain (where appropriate), and guidelines for environmental protection (where appropriate).

6.3 Subdivision Approval and Related Covenants

Subdivision approvals must be in compliance with applicable zoning bylaws, subdivision servicing bylaws and related municipal and provincial requirements. The approving officer may require road dedications and concurrent covenants and easements and statutory right of ways among other discretionary considerations. Subdivision therefore allows many issues to be resolved without the need for prior amendments or additions to the OCP. Each application for subdivision, whether for the whole Resort Core or a Resort Neighbourhood or another phase or sub-phase of the Resort should provide an opportunity for meeting compliance with the principles set out in this part of the OCP. Charges that may be placed on title concurrent with subdivision may be numerous but may include the following:

- Section 219 Covenants in favour of the City and dealing with many issues, which could include allocation of Bed Units among specific parcels created, limits on use such as within riparian set back areas, or application of special building design guidelines within specific parcels; and

6.0 IMPLEMENTATION PLAN (Continued...)

6.3 Subdivision Approval and Related Covenants (Continued...)

- Statutory right of ways for pedestrian, trail or utility access.

6.4 Development Permit Approval and Design Approval Processes

Development permit areas shall be designated in a future amendment to the OCP for one of the purposes as outlined in relevant legislation. The *Local Government Act* currently provides for development permit areas for protection of the natural environment, protection of development from hazardous conditions, protection of farming, commercial area revitalization, and for establishing form and character for intensive residential development, or commercial, industrial and multi family residential development.

If an area is designated as a development permit area, the land within that area must not be subdivided, or in some cases even altered, and no construction can be started until a development permit is issued.

Before issuing a development permit for a hazardous area, where development is otherwise prohibited (such as in the case of areas demonstrated to be subject to avalanche or wildfire), a local government shall require the applicant to provide, at the applicant's expense, a report, certified by a Certified Professional engineer, to assist the local government in determining what conditions or requirements it should impose in a permit to build in such designated areas. It is noted that such development permit areas are subject to the limitations and conditions within the relevant statute, which may include requirements for justification. Local government may also request certain development approval information where special circumstances exist.

If a development permit area is established within the OCP, an applicant must respond to the relevant development permit guidelines that may be incorporated into the OCP, or which may also be in an applicable zoning bylaw.

The issuance of a development permit is up to Council, unless delegated by bylaw to another body or person. The process allows for broad guidelines to be adopted for relevant parts of the Resort area. The design guidelines would address matters related to the purpose of the development permit area and the context of the new development within that area particularly as it relates to the Master Plan and Resort Development Plan.

6.5 Subsequent OCP Amendments

Further Official Community Plan amendments may be considered by the City from time to time to clarify or supplement the objectives already within the OCP, and to address further or other issues that arise during the period of build-out of the Resort.

6.6 Provincial Master Development Agreement

The City recognizes the Master Plan and Master Development Agreement. The City may in some cases still seek to accommodate community priorities as expressed in the OCP in any future modification to those instruments.

6.7 Adjacent Land Holdings

The City may consider the positive and negative impacts that servicing and zoning may have on any affected lands that are not now part of the Resort, yet are included in the area of the Resort.

6.0 IMPLEMENTATION PLAN (Continued...)

6.8 Future Boundary Extensions

Without limiting Council's discretion, Council may consider future City boundary expansions, which may include:

- Any boundary extension to include Crown lands at the base of Mount Mackenzie that are leased or become privately owned and are part of the proposed Resort development and which the City believes should be included in a City Official Community Plan.
- A City boundary extension to include the Greeley Creek watershed within the City; and
- Future City boundary extensions for contiguous rural properties to be incorporated into the City, where such property owners so request.

6.9 Broader Governance Matters

The City should consider any requests for special Administrative, governance and utility schemes such as those available under the *Mountain Resort Associations Act*, and related provisions of the *Local Government Act*, *Community Charter*, *Water Act* and *Utilities Commissions Act*.

6.10 Public Consultation

- .1 The Resort must make provisions for consultation with both responsible provincial ministry and neighbouring residents on water quality and servicing issues so as to minimize any material negative impacts of Resort development and operations on current water licensees (who have licensed access over former City land (now private land) for necessary access to and use of certain watercourses or aquifers).
- .2 The City should strive to provide effective communication and working relationships with the Resort, the provincial government, surrounding property owners and residents, the Community, social and emergency planning agencies; and local business and tourism interests in the proposed development plans and enhancements.

7.0 MAPS AND APPENDICES

The following provides a listing of associated maps and the appendices that form part of the Mount Mackenzie Official Community Plan

Map A: Resort Lands

Map B: General Land Use Designations

Appendix 1: Resort Development Plan

Appendix 2: Water Reservoir Access