



City of Revelstoke

Council Report

File No.: 6480-01

To: His Worship Mayor Sulz and Members of City Council
From: Marianne Wade, Director of Development Services
Paul Simon, Senior Planner
Date: September 14, 2021
Subject: Official Community Plan Amendment Bylaw No. 2297

RECOMMENDATION:

1. **THAT** Official Community Plan Amendment Bylaw No. 2297, be read a Second time as amended.
2. **THAT** a Public Hearing for Official Community Plan Amendment Bylaw No. 2297 be scheduled in accordance with the *Local Government Act*.

CAO Comments:

This report is ready for Council consideration.

Executive Summary:

A comprehensive review of the Official Community Plan Bylaw No. 1950 (OCP) is underway. Phase 1 includes project plan development, vision check-in and update, as well as minor updates to modernize the Bylaw. On [August 10, 2021](#), Council passed First reading of OCP Amendment Bylaw No. 2297 and directed staff to separate out proposed amendments to the Thomas Brook neighbourhood OCP land use. In addition, Staff have revised wording with the Heritage section of the OCP to address a comment received on the TalkRevelstoke page that had created confusion. Staff have completed this, and are now recommending that OCP Amendment Bylaw No. 2297 receive Second reading as amended and a Public Hearing be scheduled.

Background:

The City is currently undertaking a comprehensive review of the OCP broken into the following general phases:

- **Phase 1:** Project Plan development; Vision and Priorities Update; minor updates for modernization.
- **Phase 2:** Current Situation and Future Projections Analysis (technical review)
- **Phase 3:** Policy Review and Plan Update
- **Phase 4:** Council Review and Adoption



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The current OCP has been amended multiple times since the original adoption in 2009. Over the course of the past eleven years, the OCP has been amended 15 times. The impact of these various amendments are noted in the in this report and the attached summary of proposed amendments.

Discussion:

The staff report from [August 10, 2021](#), provided significant information regarding the proposed amendments. The following is a summary of the proposed amendments that are part of OCP Amendment Bylaw No. 2297.

- General amendments to renumber, structure, and format the document to improve the usability of the OCP for stakeholders.
- Amend the new vision into the OCP based on directed received by Council at the [July 14, 2020](#).
- Removing the existing density table (Table 3.4 under Land Use) and replace with more generalized descriptions of low, medium and high density to reduce conflicts between the OCP density provisions and the zoning bylaw maximum density caps.
- Removing references to transect land uses and the Unified Development Bylaw (UDB) as the UDB was never adopted by Council.
- Inclusion of additional policies regarding the Future Growth Land Use to provide clarity for properties that currently are zoned for development but hold the Future Growth Land Use.
- Amendments to each Development Permit Areas (DPA) to include a comprehensive list of activities that are exempt from requiring a Development Permit.
- Inclusion of Floodplain Exemption policies that will replace the current DPA permitting process to align with provincial legislation.
- Amendments to the land use map and DPA map to include the most recent bylaw amendments.
- Removing Appendix 6 (Smart Growth Checklist) and Appendix 7 (Illustrative Plans) as they are not binding on applications and do not have implementation value.

Options:

Council can deny the bylaw, direct staff to provide additional information, or direct staff to complete additional public engagement.

Public Consultation:

The *Local Government Act* has specific requirements for public consultation regarding an OCP amendment, as such each phase of the OCP update includes public and stakeholder engagement plan.



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The following community engagement regarding the update to the OCP Phase 1 has been undertaken to date to inform the community of the changes contemplated through this amending bylaw:

- Presentation to COTW on [February 11, 2021](#) that included the new draft OCP, comprehensive summary of the changes, and an annotated version of the current OCP to highlight the changes;
- Review with the OCP focus group on March 4, 2021, where staff provided a presentation and answered questions from the focus group regarding the changes;
- Presentation to the Social Development Committee as part of a review of multiple Development Services projects to provide a highlight of the proposed changes that are relevant to the Social Development Committee on March 31, 2021;
- Presentation to the Economic Development Commission as part of the Population Report review to provide a highlight of the proposed changes that are relevant to the Economic Development Commission on April 14, 2021;
- Presentation to the Advisory Planning Commission on [April 17, 2021](#) to provide a highlight of the proposed changes and present the COTW report from February 11, 2021; and
- Initial consultation meeting on August 4, 2021, with eleven property owners of the Thomas Brook neighbourhood to discuss the proposed amendments.
- Subsequent consultation meeting on August 18, 2021, with seven property owners of the Thomas Brook neighbourhood to discuss the proposed amendments.
- The documents presented to Council on August 10, 2021, have been linked on the City's [TalkRevelstoke](#) webpage.
 - Six individuals had visited the page for the OCP minor update.
 - One comment was received that inquired about the justification for changes in the Heritage Section. Staff have responded and updated the applicable section of the OCP to provide clarity.
 - This included Heritage Alteration Permit (HAP) requirements and the exclusion of Accessory Buildings from requiring a HAP.
 - Staff have updated the wording (Amendment #72) to provide clarification that all properties within the Heritage Conservation Area and those properties designated as a Protected Heritage Property require a HAP, and those properties listed as Heritage Inventory Properties do not require a HAP (unless they are a Protected Heritage Property).
 - Accessory buildings are proposed to be exempt from requiring a HAP but the applicable guidelines are still required to be considered as part of a building permit review (Amendment #73).
- The OCP Focus Group will be meeting on September 9, 2021 to review these proposed amendments for a second time and staff will provide a verbal update to Council at the



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September 14, 2021 meeting. The comments received on TalkRevelstoke will be included in the public hearing report.

- Staff will continue to meet with Committees of Council and update them on the minor update, any comments will be verbally provided to Council as required and will be included in the public hearing report.

Financial Implications:

All work associated with the revisions to the Official Community Plan were undertaken by staff with the assistance of external consultants. This is a capital project and the costs associated with Phase 1 were charged to this budget.

DOF Initials

Others Consulted:

Official Community Plan Amendment Bylaw No. 2297 was presented to the Advisory Planning Commission (APC) on April 20, 2021. Staff formally presented the OCP Amendment Bylaw No. 2297 to APC on [August 17, 2021](#), and they passed the following resolution:

THAT the Advisory Planning Commission provides the following comments regarding OCP Amendment Bylaw No. 2297:

1. The revisions will improve the accessibility of the document for users.
2. The introduction of floodplain regulations will improve clarity for applicants.
3. The commission supports the proposed development permit are exemptions.
4. The proposed density amendments will allow for more desired housing forms within the City.

The following City of Revelstoke Departments and outside agencies received referrals for the Official Community Plan Bylaw: Development Services; Engineering; Public Works; Finance; Fire Rescue Services; Parks, Recreation & Culture; Agriculture Land Commission; Ministry of Transportation and Infrastructure; School District #19; Columbia Shuswap Regional District; Interior Health, BC Hydro; Fortis BC; Telus, and the RCMP.

The Director of Engineering and Public Works, Director of Economic Development, as well as the Director of Parks, Recreation and Culture have reviewed this proposal.

As per Section 475(2)(iv) of the [Local Government Act](#), the City must provide an opportunity for consultation with First Nations. The Province of BC has mapping information which details all First Nations that have an interest in lands within the City of Revelstoke boundaries. All First Nations groups identified in this mapping have been referred on this amending Bylaw.



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Attachments/ Links:

Linked Attachment 1 – [Comprehensive Summary of Minor OCP Amendments](#)

Linked Attachment 2 – [Annotated OCP Bylaw No. 1950](#)

Attachment 3a – Official Community Plan Amendment Bylaw No. 2297

Attachment 3b – Amended Schedule A

Respectfully submitted,

A handwritten signature in black ink that reads "M Wade".

Marianne Wade
Director of Development Services

A handwritten signature in black ink that reads "Ron Mattiussi".

Ron Mattiussi
Chief Administrative Officer