

**CITY OF REVELSTOKE
BYLAW NO. 2298**

Being a Bylaw to Amend the Official Community Plan Bylaw No. 1950

WHEREAS the Council of the City of Revelstoke, Province of British Columbia, deems it necessary to amend City of Revelstoke Official Community Plan Bylaw No. 1950, to provide for the Thomas Brook lands annexed into the City of Revelstoke.

NOW THEREFORE the Council of the City of Revelstoke, Province of British Columbia, in open meeting assembled **ENACTS AS FOLLOWS:**

1. **THAT** this Bylaw may be cited for all purposes as the “*Official Community Plan Amendment Bylaw No. 2298*”.
2. **THAT** the following section be added to Section 3.4 of the City of Revelstoke Official Community Plan No. 1950, Schedule A (Official Community Plan Text):

Resort Fringe Land Use

The Resort Fringe Land Use applies to the Thomas Brook 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 Brook lands were governed by CSRD OCP bylaws. The intent of this land use designation area is to allow the Thomas Brook 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.

Policies

1. This land use should predominately provide for medium density residential development. 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.
2. 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.
3. 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.
4. 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.
5. 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.

- 3. **THAT** City of Revelstoke Official Community Plan No. 1950, Schedule F (map 1 of 2) is hereby replaced by Map 5 for Schedule F, attached to and forming part of this Bylaw.
- 4. **THAT** City of Revelstoke Official Community Plan No. 1950, Schedule G (map 1 of 2) is hereby replaced by Map 6 for Schedule G, attached to and forming part of this Bylaw.

READ A FIRST TIME THE ____ DAY OF _____, 2021.

READ A SECOND TIME THE ____ DAY OF _____, 2021.

PUBLIC HEARING HELD THE ____ DAY OF _____, 2021.

READ A THIRD TIME THE ____ DAY OF _____, 2021.

ADOPTED THIS ____ DAY OF _____, 2021.

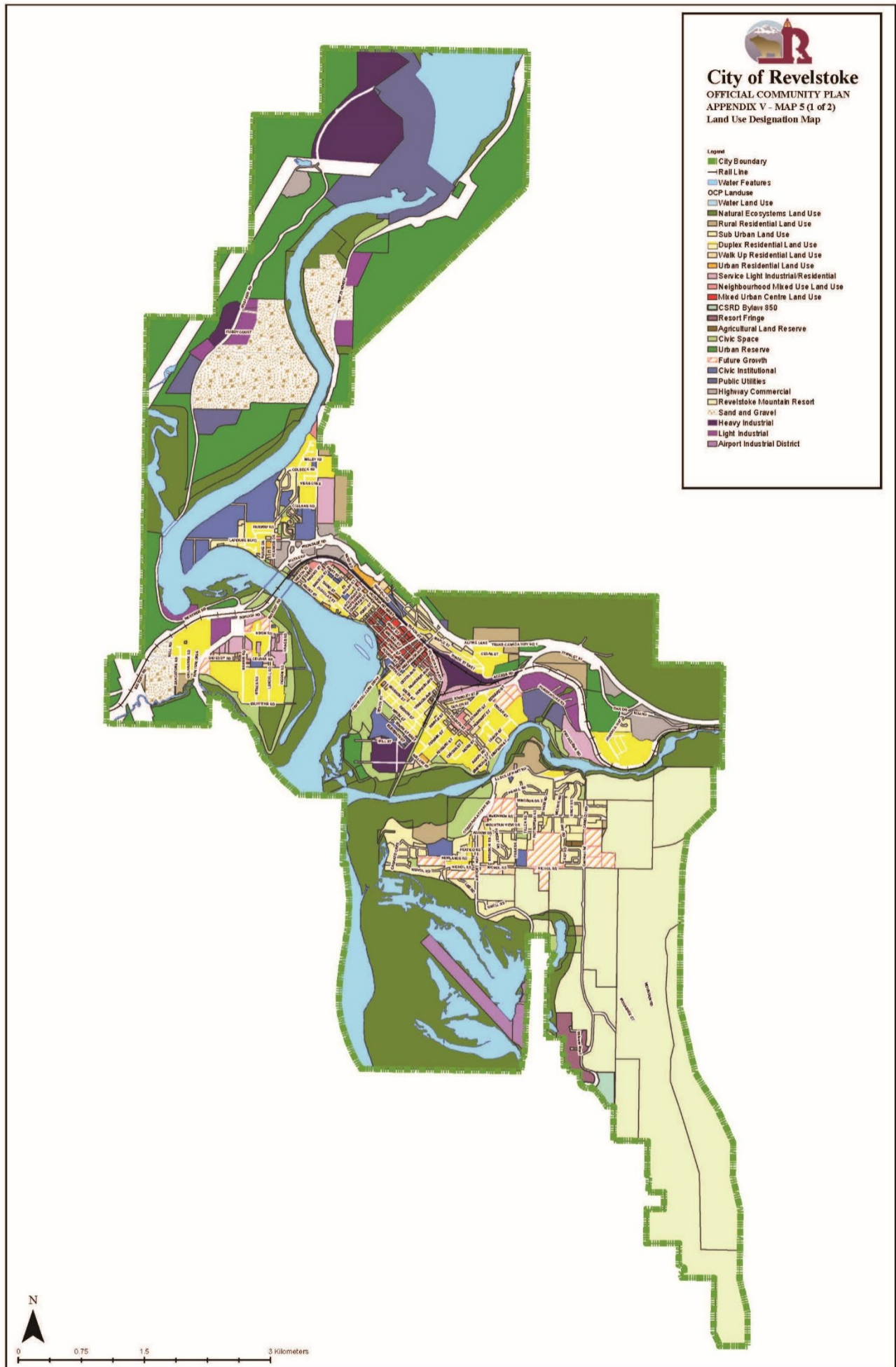
Manager of Corporate Services

Mayor

Certified a true copy, this _____ day of _____, _____.

Map 5 for Schedule "F"

Official Community Plan Bylaw No. 1950 - Schedule A



Map 6 for Schedule "G"

Official Community Plan Bylaw No. 1950 - Schedule A

