



ISLAND LAKE

OFFICIAL COMMUNITY PLAN

BYLAW NO. 2170, 2009

This is a consolidation of the OCP and adopted amendments. This consolidated copy is for convenience only and has no legal sanction.

November 6, 2015

BYLAW AMENDMENTS

Bylaw	Amend / Yr	Adopted	Short Citing	Legal / Zone
2574	1/2014	Nov. 6/15	Misc. / RDEK	Text Amendment

REGIONAL DISTRICT OF EAST KOOTENAY

BYLAW NO. 2170

A bylaw to adopt an Official Community Plan for the Island Lake area.

WHEREAS the Board of the Regional District of East Kootenay deems it necessary to adopt an official community plan in order to ensure orderly development of the Island Lake area;

NOW THEREFORE, the Board of the Regional District of East Kootenay, in open meeting assembled, enacts as follows:

1. TITLE

This Bylaw may be cited as the "Regional District of East Kootenay – Island Lake Official Community Plan Bylaw No. 2170, 2009".

2. APPLICATION

This Bylaw is applicable to all land within the boundaries of the Island Lake Plan area as shown on **Schedule B**.

3. ORGANIZATION

The following attached schedules are incorporated into and form part of this Bylaw:

- (a) Schedule A – Policies
- (b) Schedule B – Plan Area
- (c) Schedule C – Land Use Overview
- (d) Schedule C1 – Island Lake Lodge Land Use
- (e) Schedule C2 – Midvalley Land Use
- (f) Schedule C3 – Lizard Creek Land Use
- (g) Schedule C4 – Parcel Map
- (h) Schedule D – General Large Mammal Travel and Mid-slope Bear Denning Habitat
- (i) Schedule D1 – Mature Western Red Cedar and Unique, Rare Natural Resource Area
- (j) Schedule D2 – Water & Wetland Resources
- (k) Schedule D3 – Island Lake Reserve
- (l) Schedule E – Geotechnical Hazard
- (m) Schedule F – Avalanche Hazard
- (n) Schedule G – Interface Fire Hazard
- (o) Schedule H – Transportation, Trails and Parking
- (p) Schedule I1 – Water Supply System
- (q) Schedule I2 – Sanitary Sewer Collection and Treatment
- (r) Schedule I3 – Drainage Catchment Areas

4. SEVERABILITY AND ENACTMENT

If any section, subsection, sentence, clause, phrase, map or schedule of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

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SCHEDULE A – POLICIES

1. INTRODUCTION

1.1 Administration and Plan Preparation

The Official Community Plan (OCP) is a policy document that guides the Regional District of East Kootenay (RDEK) in its decision making concerning planning and land use management of the Island Lake Resort (ILR) land holdings. As the first OCP to consider the ILR land holdings, this document is specifically intended to:

- reflect the vision of the current ILR ownership, local residents, and local business community in the vicinity of the plan area;
- guide and direct decision making for future growth and development; and
- help create the conditions necessary for the orderly and efficient use of the lands.

The OCP will be utilized and administered by the Board of Directors and staff of the RDEK to evaluate all future development proposals and changes in land use within the plan area. This plan does not commit the RDEK to any specific projects or courses of action; however, all decisions made by the RDEK must be consistent with the plan.

The OCP is adopted pursuant to the provisions of the *Local Government Act*. It is a statutory plan adopted by bylaw and is intended to provide guidance on land use and development issues within the plan area for a five to fifteen year period. During this timeframe, however, the OCP may be amended in order to respond to changing needs or circumstances. Property owners or the RDEK may make application to modify the plan. All proposed plan amendments require a bylaw amendment process, which includes a public hearing and approval by the RDEK Board and appropriate Provincial Ministries.

In approving the OCP, the Board of Directors has considered the interests of the ILR ownership and balanced those interests with the needs of the community and region as a whole. This OCP, as the first such planning document for the ILR land holdings, will serve to inform future changes to land use zoning.

1.2 Legal Framework

The OCP is adopted pursuant to Part 26 of the *Local Government Act*, which states:

An official community plan is a statement of objectives and policies to guide decisions on land use planning and land use management, within the area covered by the plan, respecting the purposes of local government.

In addition, an OCP must contain policy statements and map designations respecting the following:

- Residential development and housing needs over a period of at least five years;
- Commercial, industrial, institutional, and other types of land uses;
- Restrictions on the use of environmentally sensitive and hazardous lands;
- The appropriate location and phasing of any major road and infrastructure systems;
- The location and type of present and proposed public facilities;
- Policies and actions proposed to achieve targets for the reduction of greenhouse gas emissions; and
- The location and area of sand and gravel deposits suitable for future extraction.

Development within the plan area is also subject to all relevant provincial and federal legislation and regulations.

1.3 Plan Policies and Map Designations

The OCP contains goals, objectives, and policies to provide direction for how the plan area should develop over time. The goals and objectives identify the land use issues and collective vision for development of the ILR land holdings. The policies address the issues and implement the vision. Policy statements are based on the consideration of balancing private and public interests. The policies within the OCP become the official position of the RDEK.

Schedules attached to the OCP contain the map designations. The map designations apply the goals and policies identified within the plan area to each parcel to depict the desired range and pattern of future land use.

1.4 Plan Process and Consultation

The plan was developed cooperatively by ILR and the RDEK. Specific detailed studies related to environmental, archaeological, geotechnical, and employee housing issues were commissioned by ILR and informed the development of the OCP.

An open house was hosted by ILR in May 2006 to present a proposal for development of a portion of the land holdings. Based on feedback received at the open house a revised conceptual land use plan was prepared and presented to the public in September 2007. The Conceptual Land Use plan was also presented to the Ministry of Environment, City of Fernie, and RDEK Board of Directors. Consultations with Provincial Ministries and the Ktunaxa Nation Council and public and private interests were held throughout 2008.

The draft OCP was presented at an open house in August 2008. Following the public review period the draft OCP and Conceptual Land Use plan were revised. The final draft of the OCP was presented at a public meeting in September 2009. The final draft was circulated to the appropriate Provincial Ministries, Ktunaxa Nation Council, and the City of Fernie prior to entering the formal bylaw approval process.

1.5 Relationship to the Zoning Bylaw

The ILR land holdings are zoned through the Elk Valley Zoning Bylaw No. 829, 1990 as RR-60, Rural Resource Zone with the exception of a 6 hectare parcel around the site of the existing lodges, which has a CG-8, Resort Commercial Zone designation. The development anticipated and supported through this OCP, however, will require amendments to the zoning bylaw.

The OCP provides a long term and strategic vision for land use conservation and change within the plan area. Parcels may be developed according to the existing zoning; however, any amendments to the zoning bylaw must be consistent with this OCP. Section 16.3 of this document provides greater detail regarding the relationship between the OCP and the zoning bylaw amendment process.

1.6 Plan Area

The plan area is located in the Lizard Creek Drainage of the Elk Valley in the Rocky Mountains in southeastern British Columbia, approximately 3.5 kilometres southwest of the City of Fernie. It is bounded by the Lizard Range to the south and west, Mount Fernie to the north and Mount Fernie Provincial Park to the east. The plan area consists of two large parcels of land owned by Island Lake Land Holdings Ltd. The ILR land holdings encompass an approximately 2,590 hectare (6,400 acre) parcel that is generally comprised of the slopes on either side and at the headwaters of Lizard Creek (the upper parcel) and an approximately 259 hectare (640 acre) parcel located further east along Lizard Creek, immediately west of Mount Fernie Provincial Park (the lower parcel). The two parcels are separated by a narrow strip of Crown land that is approximately 108 metres wide.

The boundary of the plan area and its regional context are shown on **Schedule B**.

1.7 Relationship to Mount Fernie Provincial Park

The lower parcel abuts the western boundary of Mount Fernie Provincial Park and access to Island Lake is provided by the Mount Fernie Provincial Park Access Road. The preparation of the OCP included consultation with the Ministry of Environment regarding potential impacts to Mount Fernie Provincial Park created by development at Island Lake Resort.

1.8 Relationship to the Ktunaxa First Nation

The Ktunaxa First Nation is a culturally and linguistically unique group who has occupied land in the Elk Valley for several thousand years. The Ktunaxa people were nomadic and traveled throughout their traditional territory on a seasonal basis to correlate with the peak availability of plant and animal resources.

The preparation of the OCP included consultation with the Ktunaxa First Nation in recognition of their traditional use of the land and interest in lands within close proximity to the plan area as part of the on-going treaty negotiation process. In addition, the OCP contains policies recognizing the need to conserve and mitigate any impacts on the archaeological resources within the plan area.

1.9 Relationship to the City of Fernie

The municipal boundary of the City of Fernie extends to the eastern boundary of Mount Fernie Provincial Park. In the past, the City of Fernie has expressed an interest in expansion of its boundaries to include West Fernie, Fernie Resort and Island Lake Resort. The preparation of this OCP has included consultation with the City of Fernie regarding potential impacts on the City.

1.10 Relationship to Fernie Alpine Resort

Fernie Alpine Resort (FAR) is located south of the ILR land holdings. Backcountry skiers and hikers are able to access the Crown land above ILR from Fernie Alpine Resort (FAR), if they venture beyond FAR's ski area boundary. From there, it is possible to ski or hike down into Mount Fernie Provincial Park or ILR. ILR has had discussions with FAR regarding the policies contained in this OCP.

2. AREA HISTORY AND BACKGROUND

2.1 History

Island Lake Resort is situated in the southern portion of the Lizard Range, and includes the headwaters of Lizard Creek, which runs into the Elk River west of the City of Fernie. The Island Lake property has been under private ownership since the early 1900s. In 1907, the North America Land and Lumber Company purchased the mill and timber rights to the area now known as the Island Lake Resort from the Cedar Valley Company. The mill was located at the junction of the existing access road (Mount Fernie Park Road) and Highway 3. Logging was restricted to the distance foresters were able to drag the logs to the mill and only the lower portion of the resort access road shows signs of high grade logging. Eventually, the land was sold to Shell Oil Company.

Island Lake Mountain Tours began as a small backcountry ski touring operation on the property in 1986, leasing the land from Shell Oil. In 1988, one of the founders purchased a Pisten Bulley snowcat and cat-skiing at Island Lake was introduced. The lodge and surrounding terrain quickly became recognized by experienced skiers, snowboarders and photographers as an exceptional backcountry ski product. Initially, accommodation, meals, and leisure space were provided in the small Bear Lodge building. In 1994, Island Lake Mountain Tours purchased the land from Shell Oil. With the purchase of the lodge and land, Island Lake Mountain Tours became the only cat-skiing operation in British Columbia to own the land they operated on. In 1996, the accommodation capacity was increased with the construction of the Red Eagle Lodge. More upscale accommodations were added in the Cedar Lodge in 2002. Construction of the Tamarack Lodge which now functions as the hub of the Resort and includes a full serviced restaurant, spa facilities and eight luxury suites, commenced in 2004.

In April 2005, the property was purchased by the owners of Mica Heli Guides in Revelstoke who continued to operate the Resort. During the winter cat-skiing operation, the ILR land holdings are used primarily by guests of the lodge, who access the lodge by snowcat or snowmobile. Some members of the public use the cross country trail system in the Cedar Valley. Currently the cat-skiing operation can handle a maximum of 36 guests. Additionally, some backcountry touring groups access the high alpine terrain in the Lizard Range by traversing over from Fernie Alpine Resort or from existing parking lots within Island Lake Resort. In summer, the access road is open to the lodge. Lodge guests and the public dine at the lodge, hike on the resort trail system, and fly fish in Island Lake. In both seasons, the Thunder Meadows cabin constructed in the Lizard Range by the Fernie Trails and Ski Touring Club in 1993 is accessed by the public along the Cabin Ridge Route Access Trail.

2.2 Previous Plans and Policies

This is the first OCP for Island Lake Resort. However, several relevant land use planning and zoning documents have informed the preparation of this plan. The following provides a brief overview of the relevant sections of these documents:

Fernie Area Land Use Strategy, October 2006 - This policy document was prepared to assist in evaluating proposals for land use change in the unincorporated areas adjacent to the City of Fernie. The document is not an official community plan; however, it is the intent of the RDEK and the City of Fernie that the Land Use Strategy guide land use decisions within the study area.

The development potential on the Island Lake land holdings are specifically recognized within the Land Use Strategy and the lower parcel has a RE, Resort Expansion designation since the landowner was contemplating development on the lower parcel at the time the Land Use Strategy was prepared. Key policy statements germane to Island Lake Resort include:

- (1) Prior to development of the lower parcel, an OCP addressing access concerns, site design, servicing, future zoning and any other concerns as identified through the RDEK process is required;

- (2) Development is encouraged to be designed using environmental site planning principles to minimize risks from environmental hazards and avoid critical wildlife habitat, minimize impacts to Mount Fernie Provincial Park and to achieve high quality development that is compatible with its surroundings;
- (3) The conservation and protection of the old growth forests (mixed mature cedar) within the land held by Island Lake Lodge is encouraged;
- (4) The coordination of resort development with Fernie Alpine Resort, the City of Fernie and the regional trail network is encouraged;
- (5) Where it does not conflict with resort operations, public access to the Crown land beyond Island Lake lodge is supported;
- (6) Coordination of development servicing with the City of Fernie and Fernie Alpine Resort is encouraged; and
- (7) If alienation of the access road through Mount Fernie Provincial Park occurs, the provision of adequate park redevelopment and compensation is supported.

Regional Growth Strategy, 2004 (RGS) provides a vision statement, goals, and general principles for managing growth in the region. The RGS provides related policy directions, notably specific principles for resort development, support for tourism related industries, environmental protection and public access to Crown land and recreational resources. The Island Lake land holdings are within the Elk Valley Subregion where related topics of interest include the provision of services, settlement patterns, trail linkages, backcountry recreation, and environmental protection.

Elk Valley Zoning Bylaw No. 829, 1990 provides the regulations for the permitted uses, density, siting, size and dimensions of buildings and structures for the unincorporated areas in the Elk and Flathead Valleys. Section 16.3 of the plan outlines the application of the zoning bylaw to the ILR land holdings.

Fernie Alpine Resort Official Community Plan, 2000 (FAR OCP) – The FAR OCP provides the vision for the development and expansion of the nearby Fernie Alpine Resort into a year round regional destination resort.

Elk Valley land Use Strategy, 1986 – This policy document was prepared by the RDEK in 1986 to provide a framework to guide and control the development of land within its jurisdiction. At the time this document was written, over twenty years ago, development at Island Lake was not envisioned.

2.3 Island Lake Conceptual Land Use Plan

The ILR ownership has prepared a Conceptual Land Use Plan for its land holdings, which represent the entire plan area. The Conceptual Land Use Plan was created following consultation with various stakeholders, approval agencies and the public. The centerpiece of the Island Lake plan is the expansive Island Lake Reserve, which will encompass over 2,550 hectares (6,300 acres) or over 90% of the plan area. This land will be set aside for habitat resource protection, environmental education, academic research, and compatible, low-impact recreational uses. It is intended that the Island Lake Reserve be accessible to the residents of the Elk River Valley through a non-motorized trail system that will be integrated into the existing resort trail network.

The resort expansion program will include a complimentary mix of resort commercial facilities (e.g. restaurant, spa, fitness centre), an array of accommodation types and expanded outdoor recreational activities centered around the existing lodge site. The cat-skiing operation will be supplemented by a lift serviced downhill ski facility featuring three lifts. The existing resort trail system is proposed to be expanded to improve connections to mount Fernie Provincial Park and Fernie Alpine Resort. Recreational facilities may include: lift accessed and snowcat serviced downhill skiing, cross country ski trails, hiking and nature trails, pool and spa facilities, canoeing, fly fishing, and other mountain based recreational activities and pursuits.

As shown on **Schedule C**, accommodation development will be concentrated in three areas:

- (1) Around the existing lodge site overlooking Island Lake (Island Lake Lodge Site);
- (2) On a south facing bench just east of the downhill ski area (Island Lake Mid Valley Site); and
- (3) Along Lizard Creek on the lower parcel (Lizard Creek Site).

All of the proposed resort expansion project components will be located to the north of Lizard Creek, thereby, leaving the vast majority of the land south of Lizard Creek and to the west of Island Lake in its present natural condition.

Island Lake Lodge Site is situated at the westerly end of the valley and is the locus of the proposed resort development plan. It consists of four discrete, but complimentary development areas or pods:

(1) Island Lake Lodge Area

The Lodge Area encompasses the site of the current lodge buildings. The resort development plan envisions the removal of the existing lodge buildings and relocation of the maintenance facility to allow for the redevelopment of this area into the pedestrian oriented social hub of the Resort. A centrally located main lodge building will be surrounded by detached accommodation units. The multi-storey lodge building will provide an array of amenities including food and beverage services, a spa and fitness area and related amenities and supporting uses, as well as residential/lodging units. Parking for this development pod is proposed to be provided in an underground garage beneath the iconic lodge building.

(2) West Island Lake Cabins

Located to the west of the main lodge complex and overlooking the western shore of Island Lake, additional group of detached single family accommodation units is proposed.

(3) East Island Lake Cabins

Situated on a bench to the east of the main lodge complex and adjacent to the proposed new ski facility, a collection of single family, duplex or townhouse buildings featuring ski-in / ski-out access are proposed.

(4) South Island Lake Lodge

The last development area within the Island Lake Lodge Site complex is located south of Island Lake. This view site is envisioned to provide additional accommodation units in a small multi-family lodge building and/or townhouse, detached duplex or single family units.

Island Lake Mid Valley Site is located centrally within the Island Lake land holding on the south facing slopes adjacent to the resort access road. Small clusters of accommodation units are proposed on choice view sites in townhouse, duplex or single family configurations.

Lizard Creek Site is located on the lower parcel, situated between the existing access roadway and Lizard Creek. An additional cluster of accommodation units is proposed in a townhouse, duplex, or single family configuration. One or more of the existing Island Lake lodge buildings could be relocated to this location to serve as a central recreational and social focal point for guests and owners in this development node.

Individual building envelopes are proposed to be established by ILR to identify and formalize the optimum location for each of the residences and to insure minimum disruption to the landscape during and after construction. ILR intends to impose a Statutory Building Scheme to ensure the appropriate consideration of building to site relationships, architectural controls, landscape design considerations, construction procedures, and incorporation of the latest green architecture principles.

3. GOALS OF THE OFFICIAL COMMUNITY PLAN

The OCP is a comprehensive land use document that establishes land use policies for future development of the ILR land holdings. The goals and policies of the OCP have been developed in consultation with the landowner, area residents, and the Provincial government. The major goals of the OCP are to:

1. Preserve and protect the surrounding natural landscape through encouraging high quality development and landscaping.
2. Establish a land use plan that will guide the resort's growth ensuring that the development reflects a substantive and long-term commitment to environmental protection, conservation and stewardship.
3. Encourage the development of a quality mountain recreational and leisure resort at Island Lake which provides a variety of recreational opportunities for a range of users and skill levels.
4. Enhance the position of the Island Lake Resort as a significant and sustainable employer for the Fernie area.
5. Preserve public access to the surrounding private and Crown land through an integrated trail system.
6. Preserve the natural environment by protecting ecologically sensitive natural areas including floodplains, riparian zones, wetlands, mixed mature western red cedar forest areas and wildlife corridors.
7. Protect wildlife habitat values by preserving important natural areas and wildlife corridors within the plan area.
8. Encourage the use of construction materials that are compatible with the mountain setting and climate.
9. Minimize development in areas that are subject to natural hazards such as wildfire, avalanches, landslips and flooding.
10. Concentrate commercial and recreational facilities for resort owners and guests in a convenient and centralized resort core.
11. Facilitate a reduction in the use of the automobile through the provision of trail networks, ski-in/ski-out accommodations and the introduction of a resort shuttle.
12. Facilitate the integration and provision of community infrastructure services within the proposed development, including water distribution and wastewater collection and treatment.
13. Provide mechanisms to require the development of on or off-site employee housing for a portion of the employees generated by resort expansion.
14. To promote the reduction of greenhouse gas emissions and operation of a carbon neutral development.

4. RESIDENTIAL AND COMMERCIAL ACCOMMODATION

4.1 Background

The current area zoned CG-8, Resort Commercial, located around the site of the existing lodge buildings at Island Lake would allow the development of up to 60 units per hectare for an overall development potential of 360 units on the 6 hectare (14.8 acre) parcel. The proposed Conceptual Land Use Plan for Island Lake envisions a total development potential of a maximum of 260 units with a gross development footprint of 105 hectares (260 acres) or less than 4% of the plan area. Amendments to the zoning bylaw will be required to achieve the land uses contemplated in this OCP.

4.2 Objectives

- (1) To dedicate an adequate supply of land designated for a range of accommodation types, tenure and density.
- (2) To ensure that building densities and design respect and complement the natural mountain environment.
- (3) To identify development nodes for residential and commercial accommodation and limit development to these areas.

4.3 Policies

- (1) Resort residential and commercial accommodation development will be confined to the areas depicted on the attached Land Use Overview depicted in **Schedules C to C3** and previously referred to as the Island Lake Lodge Site, Island Lake Mid Valley Site and Lizard Creek Site.
- (2) The total number of residential and commercial accommodation units permitted within the plan area shall not exceed 260 excluding dedicated employee housing units, and one secondary suite or guest house per single family dwelling.
- (3) Each of the development nodes may contain a mix of residential and commercial accommodation. Temporary short or long term rental accommodation is generally supported within all development nodes.
- (4) A variety of accommodation types including hotel, condominium hotel, apartment, multi-family, townhouse, two family and single family unit types are encouraged to provide a wide range of choices for potential owners and resort users.
- (5) All residential and commercial accommodation units must be serviced by a community water system and a community sewer system.
- (6) RDEK will encourage all residential development at Island Lake to be constructed to a high standard of quality and craftsmanship. Building architecture, including signage and landscaping, shall be respectful of and complement the mountain setting. Building design and construction should incorporate green building principles.
- (7) The implementation of a Statutory Building Scheme by ILR to apply building component and design guidelines will ensure that future development will be respectful of the overarching aesthetic and environmental values supported by this plan.
- (8) Individual building envelopes will be established to define and formalize the optimum location for each of the proposed single family residences and to ensure minimum disruption to the landscape during and after construction.
- (9) The integration of alternative housing options, such as a secondary suites accessory to single family dwellings is supported in accordance with the zoning bylaw.

- (10) An application for rezoning to facilitate the creation of the development nodes as identified on **Schedules C to C3** is required. The creation of new customized zones that reflect the range of permitted uses as identified within this plan is anticipated as part of the rezoning process.
- (11) All multi-family and commercial accommodation development is encouraged to integrate underground parking in order to minimize the footprint of the proposed development.
- (12) The relocation and reuse of one or more of the existing Island Lake Lodge buildings elsewhere on the land holdings or off property is generally supported, subject to appropriate zoning and other approvals.
- (13) The maximum number of units per development parcel, as shown on **Schedule C4**, is depicted on Table 1. The maximum number of units on all development parcels shall not exceed 260 as per section 4.3 (2). There is no maximum unit density identified in the OCP for Parcel 4 at the Island Lake Lodge Site; this will be regulated by the zoning bylaw. The allocation of dedicated employee accommodation units is not identified in Table 1.

Table 1

Parcel	Land Use	Gross Area		Useable Site Area		Maximum Units ¹
		ac	ha	ac	ha	
PA-1	RES-OSRT	5927.3	2398.7	NA	NA	NA
PA-2	RES-MF	5.2	2.1	4.5	1.8	21
PA-3	RES-MF	2.3	0.9	1.3	0.5	9
PA-4	RES-CORE	10.3	4.2	7.3	3.0	No Limit
PA-5	RES-REC	.68	0.3	NA	NA	NA
PA-6	RES-REC	2.0	0.8	NA	NA	NA
PA-7	RES-MF	9.5	3.8	8.3	3.4	60
PA-8	RES-MF	4.2	1.7	4.1	1.7	6
PA-9	RES-REC	370	150	NA	NA	NA
PA-10	RES-LI	4.1	1.7	4.1	1.7	NA
PA-11	RES-MF	3.3	1.3	2.3	0.9	12
PA-12	RES-CORE	2.8	1.1	2.7	1.1	24
PA-13	RES-MF	2.5	1.0	1.5	0.8	9
PA-14	RES-MF	1.1	0.4	1.0	0.4	NA
PA-15	RES-MF	31.8	12.9	28.2	11.4	48
PA-16	RES-MF	22.0	8.9	21.2	8.6	34
PA-17	RES-MF	13.9	5.6	13.2	5.3	20
PA-18	RES-MF	36.9	14.9	36.0	14.6	64
PA-19	RES-MF	6.3	2.5	5.2	2.1	6
PA-20	RES-MF	1.8	0.7	1.8	0.7	10
PA-21	RES-LI	1.9	0.8	1.8	0.7	NA
PA-22	RES-OSRT	579.3	234.4	NA	NA	NA
Total		7,040	2,849		58.5	

¹ Maximum number of units permitted per development parcel.

5. COMMERCIAL USES

5.1 Background

The resort expansion program includes new and improved support commercial facilities and services. The proposed commercial uses may include, but are not limited to, food and beverage facilities, wellness spa, fitness center, retail space (e.g. convenience store) and other amenities. The commercial offerings will be oriented toward maximizing the quality of the resort experience and conveniently satisfying on-site guest and owner needs. The relatively modest size and remote location of the commercial offerings means that they will complement rather than compete with the much broader, more extensive and varied retail business community in the nearby City of Fernie.

5.2 Objectives

- (1) To direct commercial facilities to designated areas within the plan area.
- (2) To ensure that commercial facilities are designed to complement the character of the plan area.
- (3) To ensure that the commercial offerings provided within the plan area are programmed and scaled to effectively satisfy the on-site needs of guests and owners at the Resort.

5.3 Policies

- (1) The provision of commercial facilities and amenities such as food & beverage venues, retail and service commercial space as an integral part of the resort expansion program is supported.
- (2) The programming and scale of the retail offering at the Resort should serve as a complement to the retail business community in Fernie.
- (3) Commercial facilities shall be limited to those areas designated as RES-CORE, Resort Core and RES-REC, Resort Recreation on **Schedules C to C3**.
- (4) Commercial facilities shall be designed and located to accommodate loading and other back-of-house functions that are screened from public view.
- (5) Land consumptive commercial uses not related to primary resort use shall not be permitted within the plan area. The range of anticipated permitted uses will be determined through the rezoning process.
- (6) All commercial facilities requiring sewer or water service must be serviced by a community water and community sewer system.
- (7) Home occupations that are complementary to the image and quality of the resort experience are supported.

6. OPEN SPACE, RECREATION AND TRAILS

6.1 Background

The plan area is primarily comprised of undeveloped and natural open space. Through the implementation of the resort expansion program, the vast majority of the Island Lake land holdings is intended to be retained as open space. Over 2,600 hectares or approximately 92% of the plan area will be maintained as OSRT, Open Space, Recreation and Trails and maintained in a natural condition. The proposed downhill ski facility will feature groomed trails and glade skiing opportunities serviced by two lifts and a magic carpet to maximize the quality of the skier experience and provide skiing suitable for all skill levels. The addition of 150 hectares of open space associated with the proposed new ski facility increases the overall area dedicated to open space to 98% of the plan area.

The Island Lake Reserve will be created to preserve the scenic, wildlife, fisheries and environmental resource values in perpetuity. The lands designated as Island Lake Reserve are shown on **Schedule D3** and include all the area designated for OSRT, Open Space, Recreation and Trails and RES-REC, Resort Recreation on the upper parcel. The approximate size of the Reserve is 2,550 hectares (6,300 acres).

Island Lake Resort is renowned for its spectacular natural setting and backcountry cat-skiing operation. In addition, cross country ski trails and hiking trails are located throughout the plan area and are used by both ILR guests and the general public. Winter recreational uses for the Resort will include continuance of the cat-skiing operation together with a new high quality lift accessed skiing product for the use of ILR owners and guests. Continued expansion of the publicly accessible cross country ski trail network is also envisioned. For the summer season, ILR will expand its trail system, which will be designed to accommodate a range of non-motorized outdoor pursuits and experiences including hiking, walking, fitness, bird watching, environmental education, landscape painting and photography. A range of use requirements and guidelines will assure public use is complementary to the Reserve's objectives. Opportunities for public parking are proposed to facilitate public access to the Reserve lands and adjacent Crown land.

6.2 Objectives

- (1) To protect environmental resource values of significance through best management practices and dedication of a large portion of the plan area to open space.
- (2) To provide public access to the dedicated open space and related recreational resources in a manner that minimizes the adverse impacts on the environment and adjacent land uses.
- (3) To maintain a balance between the built and natural environments, and between the recreation demands of the public and the needs of Resort guests and owners.
- (4) To create and sustain a high quality year round resort through the provision of a range of recreational facilities and programs.
- (5) To continue operations of the cat-skiing operation to ensure the quality of the winter recreation amenity offerings at the ILR.
- (6) To allow for the development of a lift accessed downhill ski facility that will offer a quality ski experience for a range of skier skill levels.
- (7) To support the creation of a high quality, environmentally sensitive, publicly accessible pedestrian trail network that will connect with existing and future trails in Mount Fernie Provincial Park and surrounding Crown land.
- (8) To promote pedestrian oriented circulation opportunities within and between the development nodes, as well as ski-in and ski-out access to the development nodes.

6.3 Policies

- (1) The RDEK supports the designation of over 2,600 hectares (6,300 acres) of the plan area as OSRT, Open Space, Recreation and Trails as shown on **Schedules C to C3**.
- (2) The RDEK supports the creation of the Island Lake Reserve as shown in **Schedule D3**, to set aside these lands for habitat resource protection, environmental education, academic research, and compatible, low impact recreational uses. The Reserve will continue to support a publicly accessible pedestrian trail system.
- (3) Concurrent with the adoption of the OCP and rezoning bylaws, the owner agrees to provide public access to the Resort's trail system by granting in favour of the RDEK a statutory right of way (SRW) pursuant to the *Land Title Act* to protect public access to the pedestrian trail system, provided that the SRW does not restrict development of the Resort as contemplated in this plan and gives ILR the ability to relocate existing trails to accommodate this development. It is the intention of the RDEK and the owner that, at some point in the future, the aforementioned SRW in favour of the RDEK will be discharged concurrently with the owner granting in favour of a third party a replacement SRW on substantially the same terms, which replacement SRW must be satisfactory to the RDEK.

At the time of subdivision the SRW will be amended to remove lands designated for development provided that alternate public access to the trail system and lands beyond is granted.

- (4) Concurrent with adoption of the OCP and rezoning bylaws, the owner agrees to ensure on-going maintenance of the publicly accessible pedestrian trail system on the Reserve lands by granting in favour of the RDEK a section 219 covenant pursuant to the *Land Title Act* requiring the on-going maintenance of a demarcated pedestrian trail system. The owner also agrees to indemnify and save harmless the RDEK from any costs or liabilities that may arise out of the public's use of the trail system. It is the intention of the RDEK and the owner that, at some point in the future, the aforementioned section 219 covenant in favour of the RDEK will be discharged concurrently with the owner granting in favour of a third party a replacement section 219 covenant on substantially the same terms, which replacement section 219 covenant must be satisfactory to the RDEK.
- (5) Although the RDEK recognizes the right of ILR to manage private lands within the plan area and to limit public access to trails close to the development pods, the provision of Crown land access through the resort to Crown lands beyond the boundaries of the plan area is required. These routes and locations include:
 - (a) Thunder Meadows Cabin via the Cabin Ridge Trail;
 - (b) Lizard Lake via the Lizard Lake Trail;
 - (c) Mountain Lakes (Heiko's) Trail via the Tamarack Trail;
 - (d) Iron Pass.

Where the proposed development encroaches on an existing trail providing access to one of the four foregoing destinations, ILR will relocate the trail to bypass the encroaching portion of the development.

- (6) The trail system, generally in accordance with **Schedule H**, is to be constructed and maintained by ILR for pedestrian and cross country ski use. Owing to the Resort's location in an area of high avalanche and interface wildfire risk, trails will be monitored by the Resort and may be closed at any time to ensure public safety.
- (7) Motorized recreation is not generally supported in areas designated OSRT with the exception of the existing cat-skiing operation.
- (8) The installation of a lift serviced downhill ski facility on lands designated as RES-REC, Resort Recreation on **Schedules C to C3** to broaden the Resort's family appeal and expand the winter recreation offerings and lengthen the winter season to the economic benefit of the local community is supported.

- (9) The use of best management practices for trail construction standards, such as the British Columbia Ministry of Forests, *Recreation Manual*, Chapter 10, Recreation Trail Management (2000), to ensure that new trails are developed in a manner that limits the impact to the natural environment is supported.
- (10) The trail system will form an integral part of the overall transportation system within the plan area. As such, trails will be constructed in conjunction with the various development nodes to ensure skier and pedestrian linkages are provided throughout and between the developed portions of the plan area to the extent practical.
- (11) The construction of buildings and structures accessory to the trail system, with the exception of interpretive signage, warming huts and maintenance facilities within the lands designated as OSRT, Open Space, Recreation and Trails, is not generally supported.
- (12) The integration of interpretative material, which addresses the geology, wildlife and history of the area included as part of the trail system program is supported.
- (13) The integration of indoor recreational opportunities is supported within the development nodes.
- (14) Non-motorized recreational use of Island Lake for activities such as fishing, canoeing, and swimming is generally supported. The development of a waterfront play area and expansion of the trail system around the lake are generally supported subject to the Resort securing the appropriate permits and approvals from the appropriate Provincial or Federal authorities.

7. EMPLOYEE HOUSING

7.1 Background

Island Lake Resort is a major regional employer and will continue in this role as the resort expansion program is implemented. It is understood that elsewhere, at larger resorts, the RDEK requires that the Resort owner/developer provide housing for a portion of its resort staff. Typically, the challenge in developing a plan to address the housing needs of staff is to ensure that the accommodation provided will be affordable, comfortable, geographically appropriate, and fulfill the service and community support needs of the employees. Given Island Lake's location and proximity to the City of Fernie with its array of services and amenities, it is likely that some Island Lake employees will prefer to live in Fernie. The City of Fernie boundary is approximately a ten minute drive from the land holdings.

The provision of comfortable, affordable housing for Island Lake employees is another important element of the Island Lake Conceptual Land Use Plan. Given the diversity of the employee population, the objective is to provide a range of housing types from for-sale homes to rental units. A variety of housing options are currently under consideration, including a potential alliance between ILR and the City of Fernie to facilitate the delivery of affordable housing units in the community. This initiative is focused on defining which housing solution offers the greatest long-term benefit to employees and to the surrounding community.

The Island Lake Conceptual Land Use Plan envisions a boutique scale amenity based resort project that could total up to 260 commercial and residential units. As outlined in the *Island Lake Resort Expansion Employee Housing Overview Report* prepared by Ecosign Mountain Resort Planners Ltd. and Catalyst Community Planning, the preliminary employee population estimates associated with the proposed resort expansion program at Island Lake Resort are that the peak season employee population will increase from the current level of approximately 33 full time equivalent (FTE) employees working at the resort to a total of 94 FTE employees working at the resort at build-out. Build-out of the resort is anticipated to take place in six phases. Island Lake Resort currently provides on-site accommodation for 5 employees in dormitory style accommodation that will be replaced or relocated during the first phase of development.

7.2 Objectives

- (1) To provide a range of housing types and prices that reflects the diversity of staff and that complements the existing housing stock in the Fernie area.
- (2) To ensure that adequate employee housing opportunities commensurate with the resort expansion are provided.
- (3) To integrate employee housing within the resort community where feasible by supporting employee housing initiatives and permitting secondary suites within single family dwellings.
- (4) To ensure that any on-site employee housing fits within the character of the Resort.

7.3 Policies

- (1) ILR is encouraged to consider a variety of employee housing types and innovative housing approaches to accommodate the increased number of permanent and seasonal employees required as a result of the resort's planned expansion. Employee housing may include, but is not limited to rooms, apartments or secondary suites within the resort or units designated for employee accommodation in the City of Fernie and surrounding area.
- (2) The provision of employee housing is essential to the long term success of any resort community. The provision of employee housing for the proposed resort expansion is a performance based delivery model. Each phase of the proposed development should provide the required number of employee housing units generated by the new development. The developer shall provide housing for 40% of the net increase in the number of full time equivalent (FTE)

employees generated by the development under application. Employee housing should be provided concurrently with the proposed development.

- (3) Applications for development permits for all multi-family, commercial and resort development must be accompanied by information on the generation rate of FTEs, the associated number of employee housing units, the location of the units and the proposed tenure of the employee housing. All development permit applications may be subject to referral to the RDEK Board for review.
- (4) An employee housing needs assessment may be required by the RDEK prior to consideration of any development permits or future development approvals not anticipated within this plan to ensure that the employee housing requirements are being met. Following the assessment, the provision of employee housing opportunities must be in accordance with the assessment or as otherwise directed by the RDEK Board.
- (5) The integration of secondary suites as a form of employee housing is supported.
- (6) The development of on-site employee housing within the plan area is exempt from being calculated as part of the maximum density provided the units are restricted to use by ILR employees and their immediate families.
- (7) All on-site employee housing should complement and be in conformity with the architectural character of the plan area.
- (8) The implementation of rental and resale control mechanisms by ILR for employee housing units to ensure that the units remain affordable is supported.

8. LIGHT INDUSTRIAL LAND USE

8.1 Background

Light industrial uses will be limited to those functions necessary to operate and maintain the Resort. Such uses may include sewage treatment and disposal, water treatment and storage, snow-making, machinery and equipment storage, general maintenance and lift maintenance, shipping, receiving and storage, fire suppression, hospitality support services and parking facilities.

8.2 Objectives

- (1) To provide land for light industrial uses that serve as essential functions in the operation of the Resort.
- (2) To ensure that light industrial functions are complementary to the image and quality of the resort experience.
- (3) To recognize the location of suitable sand and gravel deposits for future extraction.

8.3 Policies

- (1) New light industrial uses shall be limited to those areas designated as LI, Light Industrial on **Schedules C to C3**. Existing light industrial uses may remain in their current locations. Expansion of the light industrial uses to other parts of the plan area shall not be considered without an OCP amendment.
- (2) The introduction of industrial uses unrelated to the proposed resort development and operation is not supported.
- (3) All light industrial uses are encouraged to integrate screening and landscaping so that they are not visible from the resort road network.
- (4) In consideration of the proposed establishment of the Island Lake Reserve no sand and gravel deposits were specifically identified as being suitable for future extraction. All aggregate resources identified and recovered within the proposed development areas during the resort expansion process should be utilized within the plan area.

9. ENVIRONMENTAL CONSIDERATIONS

9.1 Background

This section provides the background, objectives, and policies for several natural resource based issues within the ILR land holdings. Several studies and reports have been prepared that evaluate and describe the terrestrial and aquatic resources found within and adjacent to the plan area. To clarify relevant descriptions and references regarding the natural resources in the plan area, a comprehensive, annotated review of the existing information has been compiled in a single document, *An Overview of Natural Resources at Island Lake* (Pioneer 2009). The conditions, assessments, and potential impacts to the plan area are summarized in this document which draws heavily on information found in recently completed studies, as well as baseline data found in the public sector. Several specific objectives and policies have been prepared to reflect the unique nature of the subject property and ILR's desire to maintain the high quality aesthetics and natural features of the plan area. Although the potential exists for some rare plants and animals to exist on the land holdings, none were identified during surveys conducted in 2005 and 2006 (Pioneer 2009). **Schedules D, D1, and D2** depict portions of the plan area that merit special considerations and/or management.

9.2 Wildlife Corridors and Habitat

(1) Background

The ILR area provides year round and seasonal habitat for a wide variety of wildlife species. Existing habitat along Lizard Creek and its tributaries, near Island Lake, and the higher elevation ridges are most often utilized by species, such as, grizzly and black bear, moose, deer, mountain goat, and elk. Wildlife habitat suitability mapping based on vegetation and algorithmic models for selected groups of mammals (elk, mule deer, moose, mountain goat, and grizzly bear) on the Island Lake land holdings was completed in 2006 and 2007 by EBA. In addition, there have been several studies by Apps and McLellen (2008), Apps et al. (2007), Weaver (2001), Hamilton et al. (2004), and Mowat and Ramcharita (1999), that examined carnivore habitat as far south as the Lizard Range and as far east as the Alberta border. The results and findings from these field studies have influenced the planning and development strategies of ILR.

The EBA modeling (EBA 2006 and 2007), found that the majority of the Mount Fernie and the Lizard Range areas were rated as "very low" to "moderate" suitability for most of the above noted species during nearly all seasons. The ILR landholdings were found to have low habitat suitability ratings for mature habitats due to stand conversions that resulted from wildfires during the early 1900's and the historic logging activities in the area. However, the only mature forested habitats are the stands of western red cedar forests south and east of Island Lake and a number of timbered strips along avalanche chutes.

A review of the existing literature, observations during field studies and local knowledge identify that the ILR holdings do have wildlife habitats that provide high value for grizzly bears both seasonally and as travel habitat for both east-west and north-south routes. Moose, deer, black bear, elk, and other large mammals are found at least seasonally on the ILR land holdings within appropriate habitats at moderate population levels.

Two of the most productive and important wildlife habitats found at ILR are avalanche chutes and wetland/riparian zones along watercourses. Avalanche chutes provide productive stages of new, early plant growth that provides food for elk, moose, deer, grizzly and black bears. Birds, small mammals, and other wildlife can be found throughout the ILR land holdings but are most abundant in the alpine, areas between forested and non-forested habitats, and wetland/riparian habitats. There are a number of habitats associated that provide cover, concealment and opportunities for secure travel around and through the ILR area for a broad spectrum of wildlife species (Pioneer 2009 and Apps et al. 2008).

As part of good land stewardship practices ILR should retain a qualified environmental professional to assist throughout the design development

process. Habitat connectivity, vulnerable plan communities and movement of large mammal species shall be considered during the design. The environmental professional may prepare a wildlife management strategy for each stage of development.

General large mammal travel and mid-slope bear denning habitat is shown on **Schedule D**.

(2) Objectives

- (a) To facilitate the continued viability of the ecosystems and species currently found in the plan area.
- (b) To provide protection to areas of particular importance to wildlife such as avalanche chutes, riparian zones, mixed mature western red cedar stands and travel/movement habitats.

(3) Policies

- (a) Future land uses should promote connectivity and discourage fragmentation of contiguous ecosystems and ecosystem components to preserve landscape diversity and allow wildlife use, movement and dispersal.
- (b) Education programs such as Bear Aware, Bear Smart and Wildlife Collision Awareness to reduce wildlife mortality are encouraged.
- (c) The identification of areas where signage may be required to reduce the potential for human/wildlife conflict is encouraged.

9.3 Mixed Mature Western Red Cedar Forest

(1) Background

The Lizard Creek drainage has been influenced by major stand replacing wildfires that occurred between 1900 and 1937. This coincides with a period of widespread protracted droughts that affected most of western North America. As a result of stand replacing fires and logging, very little old growth vegetation remains in the plan area. Two small, prominent very mature stands of western red cedar mixed with spruce and sub-alpine fir remain along Lizard Creek and in the vicinity of Island Lake that total about 80 hectares (198 acres). These two areas were burned over by the early 1900s fires but isolated small stands as well as individual trees of mature western red cedar survived. Most of these large trees have fire scars on their trunks and some of their tops were killed as a result of past fires. Some of these old trees have trunks greater than 2 metres in diameter and are surrounded by regeneration (up to 90 years old) composed of western red cedar, spruce, sub-alpine fir, and Douglas fir. The spruce at this location is approaching a size class that will be increasingly susceptible to spruce beetle attack. The remainder of the plan area is dominated by younger forest stands, brush fields, and rock.

The two cedar areas contain scattered mature western red cedar trees but the ecology of the sites has been compromised through the years by human incursions in the form of wildfire, road construction, logging operations, and some development activities. Many of these old cedar trees have dead tops from fires and many are hollow inside, which is an indication of advanced maturity. The fringes are especially important for visitors because of the grand experience, tree size, and beauty which heighten the quality of their visit to Island Lake. Portions of the mature cedar areas have remained sufficiently intact to support some of the ecological elements associated with an old, closed canopy forested environment. These locations are relatively undisturbed, other than by a few hikers who venture through the area.

Mixed Mature Western Red Cedar Forest protection areas are identified **Schedule D1**.

(2) Objective

To retain portions of the mature forest stands in the plan area and provide for their sustainable function and use.

(3) Policies

- (a) With the exception of modification to the access road, the retention of mature stands and trees within the area identified as protected mixed mature western red cedar forest on **Schedule D1** is supported.
- (b) ILR's intent to manage access to the protected mixed mature western cedar forest area through the development of a limited trail system to provide for safe recreational access and natural resource protection is generally supported.

9.4 Water Resources

(1) Background

This section covers three groups of resources that are associated with water: riparian and wetland zones; aquatic habitats such as lakes and streams; and fisheries. Riparian and wetland zones are found near and adjacent to Island Lake and along the watercourses within the Lizard Creek drainage. These areas provide food, cover and concealment for several species and groups of species. They also provide foraging, thermal, and security habitat for amphibians, reptiles, birds, and numerous mammals. The conservation and protection of riparian and wetland zones were concerns raised during the public consultation process and are key components of the Island Lake Conceptual Land Use Plan.

The wetlands and riparian areas provide a number of functions that contribute widely to recognized values associated with the aesthetics, water quality, and wildlife and fisheries habitat and adding greatly to the overall quality of the plan area. Aquatic habitat at ILR includes stream, lake and spring/seep ecosystems. The water found in these systems appears over a spectrum of quality ranging from very high in the Lizard Creek drainage and most of the springs/seeps to low in portions of Island Lake during warmer months (Pioneer 2009). There are several species of fish found in the waters within the plan area. The main species of interest include cutthroat trout, bull trout and brook trout (Pioneer 2009). Cutthroat and bull trout are the main species of interest for local anglers and as production species for the Elk River system. Some cutthroat trout found in Lizard Creek are potentially stream residents that originated from trout spawning in Island Lake (Pioneer 2009). There are a number of water features, such as Gondola Falls, several cascades and large beaver dams that restrict upstream movement of fish, particularly adults. Spawning in Lizard Creek for adult fish occurs from the confluence with the Elk River to a water feature that acts like a barrier located approximately seven kilometres upstream. Some limited spawning also occurs in Lizard Creek upstream of these barriers, including above Island Lake, but only by resident fish. Barriers to fish movement will be important considerations in the implementation of stream improvement projects. ILR has proposed to develop a plan to identify strategic and ongoing operational programs to minimize contaminants to aquatic habitat that result from development or resort operations.

As part of good land stewardship practices, ILR should prepare a riparian and wetland inventory and baseline study of the riparian areas, aquatic habitats and fisheries within the plan area leading to the development of a wetlands and riparian area protection plan that provides for a strategic and operational program to improve water quality in the area over time. This plan will include mitigation that will restore wetlands or riparian zones that may be impacted as a result of resort development activities or operations. Any activities associated with this plan will be consistent with the appropriate Provincial and Federal acts and regulations.

Floodplains, riparian and wetland areas within the plan area are identified on **Schedule D2**.

(2) Objectives

- (a) To maintain or enhance the functions and values of riparian and wetland zones within the plan area.
- (b) To avoid adversely impacting aquatic habitats by developing a coordinated, comprehensive approach to protecting aquatic habitats within the plan area.
- (c) To maintain or improve water quality of the water resources in the plan area.
- (d) To protect and enhance existing fishery habitats, particularly those associated with spawning in Lizard Creek as opportunity and partnerships arise.

(3) Policies

- (a) The following alterations to riparian areas and wetlands require a permit from the Ministry of Environment and approval from Fisheries and Oceans Canada.
 - (i) Adding or removing fill;
 - (ii) Construction or maintenance of retaining walls, bank protection installations, docks, boathouses, or other structures within the foreshore of Island Lake;
 - (iii) Any activity that may alter or destroy fish habitat;
 - (iv) Removing foreshore or riparian vegetation;
 - (v) Other significant works.
- (b) Setback distances from all watercourses must at a minimum comply with Federal Fisheries and Oceans Canada (DFO) regulations and RDEK floodplain management provisions. The establishment of non disturbance areas around riparian or wetland zones that exceed these requirements is supported.
- (c) The responsible use of water resources through the adoption of water conservation techniques such as the utilization of native vegetation for landscaping and habitat restoration and the use of water conserving fixtures is encouraged.
- (d) Restoration or enhancement of aquatic and upland ecosystems to create habitat for fish and wildlife is supported.
- (e) The establishment of riparian buffers during the subdivision process to protect the riparian and fisheries values associated with Lizard Creek is supported. If development occurs within the buffer area best management practices should be implemented to ensure that parcel grading and clearing of vegetation is kept to a minimum to enable the retention of natural vegetation. Potential impacts to the riparian area should be mitigated to minimize opportunities for increased runoff, sedimentation, increased stream temperature or loss of shade.

9.5 Energy Conservation and Greenhouse Gas Emission Reduction

(1) Background

Local governments are required to establish targets and identify specific policies and actions for the reduction of greenhouse gas emissions under the *Local Government (Green Communities) Statutes Amendment Act*. Specific policies that address the targets will provide an opportunity to promote reductions in the consumption of energy and emission of greenhouse gases within the development through proactive land use, solid waste and transportation planning.

(2) Greenhouse Gas (GHG) Reduction Target

The RDEK has established a greenhouse gas reduction target of 17% below 2007 levels by 2020.

(3) Objectives

- (a) To establish policy directions that will contribute to achieving the greenhouse gas reduction target of a 17% reduction below 2007 levels by 2020.
- (b) To encourage the development of the ILR land holdings in a manner that facilitates a reduction in the consumption of energy and the reduction of green house gas emissions.

(4) Policies

- (a) The integration of a comprehensive trail network, as shown on **Schedule H**, which provides reasonable opportunity for year round access to alternative non-motorized modes of transportation, such as walking, skiing or snowshoeing is supported.
- (b) The implementation of the shuttle system proposed by ILR for internal circulation between the development nodes to minimize the number of daily short vehicle trips is encouraged.
- (c) The integration of a minimum number of vehicular parking stalls and traffic calming road design to promote a reduction in motorized vehicle trips within and between development nodes is encouraged.
- (d) The reduction of carbon emissions through the integration of energy efficient buildings that will maintain reduced emission levels and provide opportunities for technological upgrades throughout the building's lifespan is encouraged.
- (e) All development should consider opportunities to minimize the energy and resource requirements of buildings and structures, such as utilization of passive solar energy use through solar orientation; integration of permeable or semi-permeable surfacing and integration of landscape features such as xeriscaping or use of native vegetation.
- (f) The integration of energy efficient and renewable energy infrastructure and utilities is strongly encouraged. The continued operation of the micro hydroelectric generation plan that currently services Island Lake Lodge is supported.
- (g) The reduction of carbon dioxide emissions generated from solid waste landfills through the diversion and reduction of solid waste is strongly encouraged.
- (h) The protection and restoration of the environmental resource values of the land within the Island lake Reserve as supported within this plan provides long term benefits and opportunities with respect to the storage and accumulation of carbon dioxide from the atmosphere in perpetuity.

10. DEVELOPMENT CONSTRAINTS

10.1 Geotechnical Hazards

(1) Background

Thirteen soil associations and 15 soil units have been mapped in the area (Pioneer 2009). Typically soils are glacial deposits with some rock outcrops common on upper slopes. These soils are susceptible to erosion when organic layers or vegetation are removed. These conditions are aggravated by moderately steep to steep slopes on south and west aspects. A slope map of the plan area was prepared by Stantec Consulting Ltd. using topographic mapping prepared from lidar survey. Steep slopes are identified on **Schedule E**.

An assessment of the avalanche hazard in the plan area was carried out by Chris Stethem & Associates Ltd. Field investigation occurred during the summer of 2008 and a report entitled *Snow Avalanche Risk Zoning for the Proposed Island Lake Lodge Expansion* was prepared. Avalanche hazard zones and the designated avalanche forest protection areas are identified in **Schedule F**. Avalanche forest protection areas must be maintained in order to reduce the potential for an avalanche to start in those areas.

(2) Objectives

- (a) To avoid adverse impacts on water quality, fish habitat, and associated ecosystems through soil management measures that avoid sedimentation and erosion.
- (b) To ensure public safety by discouraging development or prescribing appropriate mitigation for development in areas with hazardous soils, on steep slopes and in areas at risk from avalanches.

(3) Policies

- (a) All construction activities should apply the most recent guidelines and best management practices from “Develop with Care” as identified by the Ministry of Environment’s *Environmental Guidelines for Urban and Rural Land Development in British Columbia*.
- (b) Areas surrounding construction activities and disturbed soils should be protected from accelerated erosion by the use of proper erosion control techniques, including silt fencing, waddles, and erosion control fabric as needed.
- (c) Applications to vary the minimum usable site area requirements contained within the zoning bylaw will not generally be supported.
- (d) All development with a slope that is equal to or greater than 15%, susceptible to surface erosion, gulying, landslides, landslip or snow avalanches must ensure that adequate protection measures are incorporated into development designs and are subject to the development permit provisions in section 15 of this plan. Specific geotechnical studies prepared by a qualified professional may be required prior to issuance of a building permit as per section 56 of the *Community Charter*.
- (e) Lands with slopes in excess of 30% are subject to a geotechnical assessment and the registration of a covenant identifying the hazard and remedial requirements specified in the assessment.
- (f) The development on land with slopes exceeding 30%, susceptible to erosion and landslip is discouraged. Land susceptible to erosion and landslip should be used for parks, open space, ski hills and/or passive recreation.

- (g) The development of land within an identified red or high risk hazard avalanche zone is not permitted.
- (h) Development of land within an identified blue or moderate risk hazard avalanche zone is not permitted. Subdivision is not generally supported and will require additional studies by a qualified professional to identify safe access and building zones and the registration of a restrictive covenant under section 219 of the *Land Title Act* and is subject to the development permit provisions in section 15 of this plan.

10.2 Floodplain Management

(1) Background

A geotechnical site inspection of the lower parcel undertaken by Groundtech Engineering Ltd. in 2005 concluded that Lizard Creek was contained within its historic floodplain. In 2008, Pioneer developed a depiction, as shown on **Schedule D**, of the floodplain as defined by points 1.5 metres above the ordinary high water marks of all streams having a flow for at least six months of the year.

(2) Objective

To ensure public safety by not permitting development in flood prone areas.

(3) Policies

- (a) Minimum setbacks and flood construction levels for development near the natural boundary of water bodies and watercourses are established within the Elk Valley Zoning Bylaw No. 829. All floodplain requirements must be met unless a site specific exemption is granted by the RDEK.
- (b) All development within a floodplain or along a watercourse or water body, or potentially impacted by a site specific hydrologic hazard, such as flooding or channel avulsion, must ensure that adequate protection measures are incorporated into development designs. Specific geotechnical studies may be required as per section 56 of the *Community Charter*.

10.3 Interface Fire Hazards

(1) Background

Within the general area proposed for development there are two stands of mature forest and extensive areas of brush fields and mixed conifer stands that are the result of major wind driven, stand replacing wildfires that occurred between 1900 and 1937. The Fernie Area Land Use Strategy identifies most of the Island Lake land holdings within a moderate interface fire hazard category. Without treatment, this hazard will increase with increased public use and as the forest stands and vegetation continue to mature and fuels continue to build up. The planned expansion of the resort will also increase the fire hazard rating.

Mount Fernie Park Road and the primitive roadway and cleared area under the existing BC Hydro electric transmission line could provide opportunities for establishing fuel breaks during a wildfire. Proposed ski trails to the north and east of Island Lake will effectively serve as firebreaks and as fuel breaks. There are numerous natural barriers to fire movement on the slopes including avalanche chutes, rocky ridges and rock outcroppings. Brush fields may also retard fire movement except during the worst droughts.

Interface fire hazard ratings for the plan area are shown on **Schedule G**.

(2) Objectives

- (a) To encourage the adoption and implementation of FireSmart principles and wildfire mitigation measures by property owners, resort guests, and building contractors.
- (b) To encourage ILR to develop architectural controls and an educational program to ensure that the resort does not pose a fire risk to the surrounding ecosystem.
- (c) To encourage the development of a program to train and organize staff, resort owners and guests to implement resort wide fire prevention and emergency strategies.
- (d) To ensure public safety in dealing with wildfire and structural fires.

(3) Policies

- (a) The preparation of a Resort Fire Prevention Plan, which addresses several scenarios regarding prevention, control, emergency egress, and fuel management, is encouraged. An emergency evacuation plan for the entire Resort will be included in the Resort Fire Prevention Plan.
- (b) The development of a FireSmart educational program for resort guests, owners, and staff, supported by interpretive signage and integrated with the trail system is supported.
- (c) The implementation of the recommendations in the FireSmart manual by all property owners and developers is generally supported.
- (d) The proposed community water system should be designed to ensure that adequate water and water pressure is available to deal with structural fire suppression.
- (e) The sawdust accumulations around the old sawmill sites west of Island Lake and along Lizard Creek should be removed. Options for its utilization for mulch for use in landscaping and/or revegetation of disturbed areas are encouraged.
- (f) The interface fire hazard ratings shown on **Schedule G** should be revised to reflect the increased risk once substantive phases of the planned expansion are completed.

11. ARCHAEOLOGICAL AND CULTURAL RESOURCES

11.1 Background

The region around the Elk Valley has a rich archaeological history extending back thousands of years through inhabitation and utilization of the land and its resources by the Ktunaxa First Nation. In addition, the Fernie area has a colourful history of European settlement starting with mining exploration in the late 1800s. The Fernie town site was established in 1897 and the Canadian Pacific Railway arrived in 1898. Logging up the Lizard Creek drainage into the Cedar Valley started just after the turn of the century.

ILR has consulted with the Ktunaxa First Nation to determine their knowledge of historical use of the plan area. An Archaeological Overview Assessment of the plan area was prepared by Wayne T. Choquette in July 2006.

11.2 Objectives

- (1) To help preserve potential archaeological and cultural resources of the plan area.
- (2) To recognize the potential for discovery of archaeological sites and artifacts during the development process.

11.3 Policies

- (1) Archaeological sites dating before 1846 are protected under *the Heritage Conservation Act* and must not be disturbed or altered without a permit from the Archaeological Registry Services Branch.
- (2) Development in conflict with archaeological sites protected under the *Heritage Conservation Act* may be required to undertake an archaeological impact assessment as a condition of approval.
- (3) Initiatives that protect archaeological sites and cultural resources within the plan area are supported.

12. TRANSPORTATION AND PARKING

12.1 Background

Access to Island Lake Resort is currently provided by a gravel road that extends west along Lizard Creek from the Mount Fernie Provincial Park boundary. A portion of the existing access road west of the park is considered a public road under section 42 of the *Transportation Act*. As the road climbs up to the current lodge site, through the stands of mixed mature western red cedar forest, it contains sections of steep road gradients and switchback curves that make winter access difficult, particularly considering the road's gravel surface. To mitigate this situation, ILR will improve this roadway for year round use. Subject to further engineering studies, these improvements may include the relocation of portions of the existing roadway.

The hierarchy of roads to be developed within the plan area includes a public local road and private strata roads as designated on **Schedule H**. In addition, a trail system will serve to provide a pedestrian network throughout the developed area. Public parking is proposed by ILR to be provided at the northeast corner of DL 5458 and a resort shuttle system is proposed to reduce the reliance on private vehicle use.

12.2 Objectives

- (1) To minimize impacts to Mount Fernie Provincial Park created by traffic to and from the Resort.
- (2) To maintain a safe and effective flow of traffic on Highway 3 at the intersection with the Mount Fernie Provincial Park access road.
- (3) To establish an internal resort road and trail network to provide for safe and effective vehicular and pedestrian circulation.
- (4) To ensure the provision of adequate off-street parking and safe access to serve residential, commercial and recreational uses.
- (5) To minimize dependence on the private automobile for circulation within the Resort and to encourage pedestrian and cross-country skiing as alternate modes of transport through the creation of a dedicated network of trails and paths.

12.3 Policies

- (1) The dedication of a public road through Mount Fernie Provincial Park and across the strip of Crown land to the upper parcel is generally supported.
- (2) Consultation with the Ministry of Environment to ensure that measures to mitigate potential impacts to users of Mount Fernie Provincial Park, from increased traffic due to the development, is encouraged.
- (3) Subject to the approval of the Ministry of Transportation and Infrastructure, the construction of private strata roads to right of way and design standards that recognize the special mountain character of the plan area and minimize the impact of roadway development on the environment, is generally supported, provided that safe movement and emergency access/egress are not compromised.
- (4) The implementation of a pedestrian and cross-country trail system throughout the developed portions of the Resort is encouraged. Development and maintenance of the trail system within the plan area will be the responsibility of ILR.
- (5) The provision of a resort shuttle system to reduce traffic and minimize parking requirements within the Resort is generally supported. However, ILR must provide a parking strategy that identifies the proposed number and allocation of on-site parking for all users prior to approval of further amendments to the zoning bylaw or issuance of a development variance permit or development permit with a request to vary parking.

- (6) The consolidation of parking for residential units in a common underground parking garage within the lands designated RES-CORE, Resort Core is supported.
- (7) The development of an employee transit shuttle service running from the City of Fernie to the resort in an effort to reduce the amount of vehicle traffic and land consumptive day use parking within the resort is supported.
- (8) Helicopter functions at ILR are anticipated to include emergency services, avalanche control and guest transportation. The integration of designated helicopter landing pads shall be determined during the development approval process. Helicopter ingress and egress operations, will however, avoid low level flights over known bald eagle nests, important ungulate winter ranges, and densely occupied areas of human habitation, including Mount Fernie Provincial Park.
- (9) The creation of a parking facility for public use near Mount Fernie Provincial Park at the northeast corner of DL 5458 is supported.
- (10) The creation of a public parking facility at the northwest corner of DL 5458 is encouraged in order to facilitate continued public access to Crown land beyond the boundary of the plan area.
- (11) A study of the anticipated traffic impacts and identification of the timing of the infrastructure upgrades necessary to accommodate the increased volume resulting from the proposed resort expansion at the Mount Fernie Park Road / Highway 3 intersection should be completed prior to subdivision.
- (12) Additional parking may be required over the lifetime of the Resort and in particular to service the ski lifts. Additional sites for such parking facilities include on the LI, Light Industrial parcel near the maintenance facilities and near the entrance to Mount Fernie Provincial Park. The development of these additional parking areas may necessitate a park-and-ride system to service the ski lifts and additional facilities at the Island Lake Lodge site.

13. SITE SERVICING

13.1 Water Quality, Supply, Storage and Distribution

(1) Background

The existing water distribution system at ILR is classified as a Small Water System by the Environmental Operators Certification Program. The source of domestic water is an artesian spring known as Breanne Spring. Intakes located in the spring supply water to both the domestic water system and a micro hydroelectric generation plant. Potable water is treated by a three stage process of filtration, ultra-violet disinfection and chlorination before passing into the water distribution system. The existing water distribution system provides potable water to each of the lodges, two fire hydrants adjacent to the lodges and two fire hydrants for forestry purposes. The distribution system is designed for a fire flow of 4.5 litres per second (60 imperial gallons per minute), although there is not sufficient on-site water storage to sustain that flow over a long period of time.

ILR has demonstrated sufficient for resort build out by completion of a well exploration program and hydro-geotechnical analysis. The results of the well exploration program and hydro-geotechnical analysis are detailed in Stantec Consulting Ltd.'s report entitled *Groundwater Evaluation, Island Lake Resort, Fernie, BC* dated December 2008. The development of a Water Master Plan and detailed engineering design will define the infrastructure required to meet the long term water demands and the required level of service for fire protection. The conceptual water supply system is shown on **Schedule I1**.

(2) Objectives

- (a) To protect surface and groundwater supply sources.
- (b) To supply sufficient quantity and quality of water for all development within the plan area.

(3) Policies

- (a) All resort development must be connected to a resort wide community water distribution system.
- (b) Construction of the water distribution, treatment and storage facilities will proceed in a logical and orderly fashion, in accordance with Provincial regulations and the RDEK Subdivision Servicing Bylaw to meet the resort consumption and fire protection demands of each phase of development.
- (c) The Resort will construct water storage reservoirs as required to meet the fire protection needs of the Resort.
- (d) The protection of surface and groundwater supply sources will meet the requirements of the Ministry of Health.

13.2 Sanitary Sewer Collection and Treatment

(1) Background

The existing lodge buildings are connected to a leachate field that is insufficient to meet the projected flows associated with the resort expansion program. This system will be decommissioned and removed during the first phase of development. A Wastewater Master Plan will be completed by ILR including studies required to meet the requirements of the Municipal Sewage Regulation. The conceptual wastewater system is shown on **Schedule I2**.

(2) Objectives

- (a) To provide a sanitary sewer collection and treatment system that will comply with recognized servicing and environmental standards.

- (b) To ensure the proposed sanitary sewer collection system and treatment plant have sufficient capacity to accommodate the proposed resort development through build-out and that the system is appropriately phased.

(3) Policies

- (a) All Resort development within the plan area will be connected to community wastewater collection and treatment facilities.
- (b) Construction of the wastewater collection, treatment and storage facilities will proceed in a logical and appropriately phased manner, consistent with professional engineering best practices.
- (c) ILR must demonstrate that suitable wastewater collection, treatment and storage facilities developed in accordance with Provincial regulations and the RDEK Subdivision Servicing Bylaw have been provided to service each phase of the development.

13.3 Water Quality and Storm Water Management

(1) Background

The natural drainage area of the land holdings is minimally impacted by existing development at the Resort. The natural drainage courses in the area are affected by both rainfall and snowmelt from the contributing areas as shown on **Schedule I3**. New development at ILR will require an approach to water management that will protect the natural state of streams and other bodies of water in the plan area.

An integrated storm water management plan that maintains the natural water balance and water quality characteristics of a healthy watershed; manages flooding and geotechnical risks to protect life and property; and maintains fish habitat values over time is required to mitigate the potential impacts of development. ILR will use an integrated stormwater management planning (ISMP) process to develop integrated master drainage plans (MDPs) for the Resort. The existing drainage catchment areas are shown on the attached **Schedule I3**.

(2) Objectives

- (a) To manage development to maintain stormwater characteristics emulating the natural watershed.
- (b) To ensure that the water quality of creeks, streams, rivers and any other water body that may receive stormwater discharges from the Resort development are not adversely affected.
- (c) To implement innovative stormwater management solutions that lead to practical and effective stormwater solutions and to increased awareness and application of these solutions.

(3) Policies

- (a) Stormwater management planning following the principles defined in the *Stormwater Planning Guidebook for British Columbia* is encouraged.
- (b) The master drainage plan will develop a practical and effective action plan for minimizing runoff volume, reducing both the rates and duration of peak flows, and sustaining base flows.
- (c) All resort development will follow the action plan defined in the master drainage plan. The action plan will also integrate practical and effective strategies for protecting and/or improving water quality, and minimizing non-point sources of sediment and pollutant loading.

- (d) Prior to RDEK approval of the first subdivision application, ILR must demonstrate that suitable wastewater collection, treatment and storage facilities have been identified and will be utilized to service the resort development.

13.4 Solid Waste Disposal

(1) Background

The RDEK administers facilities for managing solid waste in the local area, including a transfer station located within the City of Fernie. Solid waste management is practiced in accordance with the RDEK's Solid Waste Management Plan. The Resort currently contracts for solid waste pick-up to a private contractor who transports it to the Fernie transfer station. Sorting of recyclables occurs on-site prior to pick-up. Construction, demolition, yard waste and other non household waste are disposed of at the Sparwood Transfer Station.

(2) Objectives

- (a) To protect the natural mountain environment of the plan area and direct disposal of solid waste to existing established facilities located off property that are capable of handling such requirements.
- (b) To promote the responsible management of solid waste in a manner that reflects the mountain environment.
- (c) To promote the reduction of solid waste through the 5 Rs principles.

(3) Policies

- (a) Solid waste will continue to be managed in accordance with the RDEK's Solid Waste Management Plan.
- (b) Solid waste will be managed within the development areas and should be screened from general view. The provision of bear-proof containers and on-site containment systems for each residential strata or commercial parcel is supported.
- (c) All property owners and occupiers will be encouraged to adopt measures to deter wildlife from becoming habituated to solid waste, including the integration of bear proof solid waste receptacles, in accordance with Provincial policies and regulations.
- (d) Recycling facilities will be encouraged and coordinated as part of the RDEK recycling program. In addition, ILR will assist in reduction of the solid waste stream by educating guests and residents on the 5 Rs principles and providing recycling containers at strategic locations throughout the Resort.
- (e) All construction waste will be controlled and sorted on-site and disposed of off-site at the Sparwood Transfer Station.

13.5 Utilities

(1) Background

Although an existing high capacity electrical transmission line runs through the plan area, ILR currently is not connected to the BC Hydro electrical grid. The Resort produces electricity to meet its current needs through a small run of the river hydro generating station on Iron Creek. This generating station will be insufficient to meet the electrical demands of the proposed resort expansion program and therefore ILR will need to be connected to the BC Hydro public utility.

Similarly, ILR is currently not connected to the telephone network, nor is there an existing gas distribution system. These services are anticipated to be provided as part of the first substantive phase of development.

(2) Objective

To recognize existing utilities and allow for the orderly construction of utilities necessary to service the expanded Resort.

(3) Policies

- (a) Utilities such as the major BC Hydro transmission lines, other hydro distribution lines, telephone lines and gas distribution lines will be permitted throughout the plan area.
- (b) Within the proposed development areas, electrical, communication and gas services will be provided by the respective utility companies under their legislated policies.
- (c) The use of common right of ways and common trench techniques for the installation of all shallow utilities and co-location of deep utilities to minimize land disturbance, where feasible, is encouraged.

14. PUBLIC SAFETY

14.1 Background

The RDEK's Emergency Response and Recovery Plan for the Elk Valley Subregion guides overall emergency response planning in the area. As the development progresses protocols to address fire protection, policing, and emergency medical services will be developed through cooperation between ILR, affected stakeholders, and Local, Provincial, and Federal levels of government, as applicable. Police services and ambulance service in the area are provided by the Royal Canadian Mounted Police (RCMP) and BC Ambulance service based in Fernie.

14.2 Objective

To provide for a safe environment for resort guests, owners, staff and the public.

14.3 Policies

- (1) ILR is encouraged to contract fire protection from the City of Fernie through the creation of a fire protection service area which may require that ILR purchase equipment suitable for the terrain or construct additional facilities required for the expanded service.
- (2) An emergency preparedness plan will be prepared by ILR under the guidelines of the Provincial Emergency Program. The emergency plan will also consider wildland interface issues with respect to fire risk.
- (3) ILR will plan for the provision of alternative summer emergency egress routes, where practical.
- (4) The use of FireSmart principles not in conflict with ILR's overarching objectives for all development is encouraged.

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14(A).TEMPORARY LAND USE

14(A).1 Background

Within the plan area there may be a need to accommodate a temporary land use on a parcel not zoned for that purpose.

14(A).2 Objectives

- (1) Provide an opportunity for temporary land use applications to be considered within the plan area.
- (2) Ensure that temporary land uses are compatible with adjacent land uses.

14(A).3 Policies

- (1) Temporary Land Use Permits will be considered throughout the plan area.
- (2) An application for a Temporary Land Use Permit will be considered in relation to:
 - (a) demonstration that the use is temporary or seasonal in nature;
 - (b) compatibility with the existing land use;
 - (c) compatibility with surrounding land use;
 - (d) potential conflict with agricultural or resource based activities;
 - (e) potential conflict with residential land uses;
 - (f) potential impact on fish or wildlife habitat;
 - (g) provision of adequate servicing for water and sewage disposal;
 - (h) duration of the proposed temporary land use; and
 - (i) relevant policies within other sections of this plan.
- (3) The permit may be issued subject to conditions such as, but not limited to:
 - (a) the buildings, structures, or area of land that may be used for the temporary use;
 - (b) the period of applicability of the permit;
 - (c) required site rehabilitation upon cessation of the use;
 - (d) other business or operating conditions to mitigate the impacts of the temporary use.

15. DEVELOPMENT PERMIT AREAS

15.1 Background

Pursuant to the *Local Government Act*, it is the policy of the RDEK to designate certain areas within the plan area as development permit areas, and implement special conditions in the form of development guidelines. The designations are used for the following reasons at ILR:

- Protection of development from hazardous conditions; and
- Establishment of objectives and treatment of form and character of commercial, resort or multi-family residential development.

In general, within a development permit area, the owner needs to obtain a development permit before:

- Subdivision of land where slopes are in excess of 15% or where part or all of a proposed parcel contains land designated as having a moderate or high risk of avalanche; and
- Construction, addition or alteration of a building or structure.

15.2 Conditions Where a Development Permit is Not Required

Development permits are not required within the specified development permit areas under the following conditions:

- (1) Subdivision of land, except when slopes exceed 15% or where part of all of a proposed parcel is designated as having a moderate or high risk of avalanche.
- (2) Internal alterations that do not affect the outer appearance of the building.
- (3) Replacement, upgrading, or repair of roofing and siding.
- (4) Additions to buildings which increase the floor area by less than 100 m² (1076.4 ft²).

15.3 Development Permit Area #1 – Steep Slope Development Permit Area

(1) Area

Development Permit Area #1 contains:

- all lands with slopes that are equal to or greater than 15% as shown on **Schedule E**; and
- all lands contained within the boundaries of the red (high risk) or blue (moderate risk) zone designations as shown on **Schedule F**.

(2) Designation Category

Pursuant to section 919.1 (b) of the *Local Government Act*, portions of the plan area are designated as areas for the establishment of objectives and provisions for the protection of development from hazardous conditions.

(3) Justification

Steep sloping lands are susceptible to surface erosion, gullyng, avalanche and slides. Siltation from the Resort could also have a negative effect on fish habitat in Lizard Creek. This development permit area is designated to reduce potential hazards to development and to protect the natural environment.

(4) Guidelines

A comprehensive development permit will be required in conjunction with subdivision approval for all parcels having slopes exceeding 15% or areas identified as having moderate or high risk avalanche hazard potential. Subdivision applications with lands having the above noted constraints must be accompanied with an application for a development permit containing the following information:

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- (a) Survey plans indicating existing slopes, proposed lot grading, safe access and top and toe of the slopes;
- (b) A geotechnical report certified by a geotechnical engineer (registered with the Association of Professional Engineers and Geoscientists of BC) verifying that it is suitable to build on the lots with the above constraints;
- (c) Proposed building envelopes defining the limits for building footprints and identifying sufficient usable site area as required by the zoning bylaw. The building envelopes must be registered as a covenant on title on the proposed parcels.

15.4 Development Permit Area #2 – Commercial, Resort and Multi-Family Development

(1) Area

Development Permit Area #2 contains all lands designated RES-CORE, Resort Core on **Schedules C to C3**.

(2) Designation Category

- (a) Pursuant to section 919.1 (f) of the *Local Government Act*, portions of the plan area are designated as areas for the establishment of objectives and treatment of form and character for commercial, resort or multi-family residential development.
- (b) Within the development permit area, the owner shall obtain a development permit prior to proceeding with the siting, construction or alteration of a building or structure.

(3) Justification

The form and character of commercial, resort and multi-family development is an important focus of what makes a place attractive for visitors. The resort core will be the focus of the resort development. As such the development must meet the goals and objectives established within this plan to ensure that a comprehensive and aesthetically pleasing development node is created.

(4) Guidelines

Development permits issued shall be in accordance with the following:

- (a) Development shall provide a mix of housing, commercial accommodation and support commercial services that are intended for use on a year round basis.
- (b) Development shall emphasize pedestrian orientation through the integration of walkways, view corridors and opportunities, solar access, and effective transition between uses through the use of appropriate landscaping, setbacks and architectural massing.
- (c) Development shall consider connectivity with and linkages to the non-motorized trail network. Effective separation between vehicular and pedestrian routes shall be clearly identified.
- (d) The design, siting and height of all buildings and structures shall respect the natural features in consideration of scale in order that development will remain visually and physically integrated to the natural environment. A positive relationship shall be created between adjacent buildings, natural landscape features and uses.
- (e) Parking areas, shall to the greatest extent possible, be incorporated within underground or off-street parking structures integral to building design.

- (f) Natural ecosystems and vegetation shall be maintained to the greatest extent possible outside of designated design envelopes. Landscape treatments shall use native species to landscape new development and to restore disturbed areas where feasible. Where possible native plant communities will be protected and preserved.

16. IMPLEMENTATION

16.1 Background

The Official Community Plan (OCP) sets out the broad objectives and policies of the RDEK for the ILR land holdings. The plan does not provide the tools to implement the specific directions contained within it.

Many of the policy statements contained in the plan are not the direct responsibility of the RDEK. In these cases, the OCP represents the RDEK's position with respect to the preferred course of action by ILR, other levels of government, public authorities or individuals.

Many individual initiatives are needed to fully implement the directions contained within this plan. Responsibility for these items may not rest with the RDEK, in part, or at all. In some cases, additional public consultation and community based planning processes will be required to produce meaningful outcomes or land use decisions.

16.2 OCP Amendments

- (1) Plan amendments may be initiated by the RDEK or through application by an individual landowner. All applications to amend the plan require a bylaw amendment and a public hearing process as prescribed by the *Local Government Act*.
- (2) To ensure that the OCP remains effective, relevant and responsive to community needs, the OCP should be periodically reviewed to determine if the level of development that has occurred in the plan area or a change in other conditions warrants that the plan be substantially amended or re-written.
- (3) Applications to amend the land use designation for individual parcels shall be compatible with existing and proposed surrounding land uses and with the objectives and policies contained in this plan.
- (4) The owner shall demonstrate that the proposed development site will have adequate access and infrastructure services and will sufficiently mitigate any hazardous site conditions such as soil erosion, flooding and wildfire.

16.3 Zoning Bylaw Amendments

- (1) The Elk Valley Zoning Bylaw No. 829 contains zoning designations that could be used within the plan area; however modification or development of new zone(s) may be required to respond to the unique Island Lake Conceptual Land Use Plan. In either case, the existing zoning bylaw will require formal amendment. The proposed amendments must conform to the goals, objectives and policies contained within this OCP.
- (2) The applicant shall demonstrate that the proposed development site will have adequate access and infrastructure services and will sufficiently mitigate any hazardous site conditions such as soil erosion, flooding and wildfire.

17. LAND USE DESIGNATIONS

The land use designations are meant to identify, in general terms, the type of land uses that are appropriate for the designated lands. The land use designations are shown on **Schedules C to C3**. Further detail regarding the intent of the land use designations is found below.

17.1 Residential Land Uses

RES-CORE, Resort Core includes cat-skiing accommodation, multi-family and townhome residential units, hotels, condominium hotels and other types of commercial accommodation, support commercial and indoor/outdoor recreational uses.

R-MF, Resort Multi-Family includes condominiums, townhouses, duplexes, single family residential units and indoor/outdoor recreational uses.

17.2 Recreational Land Uses

RES-REC, Resort Recreation supports active recreational facility development such as lift serviced skiing, indoor/outdoor recreational uses and lakefront related recreational facilities and all associated infrastructure and accessory commercial uses, as well as passive recreation.

OSRT, Open Space, Recreation and Trails supports natural greenspaces, passive recreation areas, trails and other protected areas such as wetland and riparian areas, wildlife corridors and mixed mature western red cedar forested areas.

17.3 Industrial Land Uses

LI, Light Industrial supports light industrial uses, employee accommodation and public utilities.