

**Schedule I- Redstone Golf Course Resort
Area Sector Plan**



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1.0 INTRODUCTION

The following policies relate to the Redstone Golf Course Resort Area. The vision that has been articulated for the Redstone Golf Course Resort is for a premier golf course with an associated residential development that is a logical extension of the City of Rossland that will satisfy the demand for recreational property and new permanent residence opportunities, while being committed to meeting environmental, social and economic responsibilities.

Important natural environmental features of the Redstone Golf Course Resort are creeks, including Trail Creek. All development in this area will be subject to the Redstone Golf Course Resort Environmental Protection Development Permit Area. An open space/parks and trail system is designated to help protect the integrity of the natural environment, while contributing to a quality new neighbourhood and destination tourist attraction for Rossland.

2.0 GENERAL OBJECTIVES

Council's general objectives pertaining to the development of the Redstone Golf Course Resort are as follows:

1. The appropriate balance and harmony between built-form and natural environments shall be ensured so that the requirements of the various land uses are not compromised.
2. Development of lots shall be undertaken in a way that enhances the potential for trail usage and wildlife movements.
3. Architectural character and hardscape and softscape landscaping shall be appropriate to Rossland and the Redstone Golf Course Resort Area.
4. Development within the Redstone Golf Course Resort Area shall not exceed 400 Equivalent Units.
5. The adoption of a Golf Course Management Plan shall be required to ensure the environmental issues as identified in the preliminary environmental review are addressed.
6. Commercial land uses shall be an appropriate scale and type to service the convenience and day to day needs of resort visitors.
7. Residential development shall maximize direct access to trail systems.
8. Sufficient parking shall be provided for day use recreation and residential uses.
9. The detrimental impact of development on natural features such as water courses shall be mitigated to the satisfaction of the City and Provincial and Federal government approving authorities.
10. Appropriate design control guidelines to treat the form and character of all buildings, siting, landscaping and alteration of the land shall be developed and implemented.
11. Public access to a well linked enhanced trail system shall be ensured.
12. Vehicular circulation and transportation improvements that are safe and reflect City of Rossland and Ministry of Transportation standards shall be ensured.
13. Protection of historical trails such as the Railgrade and Wagon Road, and historical sites such as the "Chinese Gardens" shall be ensured.
14. Higher densities in cluster development patterns shall be encouraged to protect steep slopes from environmental degradation, avoid hazardous conditions and achieve aesthetic objectives in hillside environments.

15. The need for the timely construction of services and infrastructure shall be recognized as the area grows and demand for particular major municipal works is warranted. Sanitary sewers, water service and stormwater management shall be provided in keeping with the pace of development and in accordance with City of Rossland standards or best engineering practices.
16. The Golf Course Management Plan shall be regularly monitored in light of changing development conditions to determine the effectiveness of the Plan and if revisions are required.
17. The City and the Regional District of Kootenay Boundary should cooperate to ensure the planning of the Redstone Golf Course Resort Area and adjacent Regional District lands is compatible and that buffer areas be considered as a way of minimizing any impacts.

3.0 LAND USE DESIGNATIONS, OBJECTIVES AND POLICIES

3.1 Resort Commercial

1. Background

The area designated as Resort Commercial is the area surrounding the existing clubhouse and proshop. It is expected to function as the service area for the golf course.

2. Objectives

The objectives of Council pertaining to the Golf Course Commercial designation are as follows:

1. To enforce a high quality golf course resort design through the use of architectural design guidelines to treat the form and character of new buildings.
2. To ensure that the commercial uses are of an appropriate scale and type to service the convenience and day to day needs of golf course resort visitors, but do not compete with the large scale and diverse uses (retail and service) found in downtown Rossland.

3. Policies

The policies of Council pertaining to land use in the Resort Commercial designation are as follows:

1. Ensure that commercial uses are of an appropriate scale and type to service the convenience and day to day needs of golf course resort visitors, but do not compete with the large scale and diverse uses (retail and service) found in downtown Rossland.
2. Ensure that all significant outdoor activity areas within the Resort Commercial designated area are accessible and linked by trails, pathways and sidewalks.
3. Ensure that gathering spaces, seating areas and restaurants be located inside and outside buildings to overlook outdoor activity areas and take maximum advantage of solar orientation and significant views where possible.
4. Require all commercial development to meet the requirements of the Multi-Family/Commercial Development Permit Area.
5. Encourage all development in this area to follow the general guidelines set out in the Fire Smart Manual prepared by the British Columbia Forest Service Protection program.
6. Require the preservation of pedestrian and other access routes through the proposed development as generally illustrated in Schedule C-Trails Map.
7. Plan and design service entrances for commercial and garbage and recycling uses to

accommodate service requirements, to be screened from general view, and not to impede pedestrian traffic.

8. Protect the integrity of all surrounding environmentally sensitive features, including stream courses, by meeting the requirements of the Environmental Protection Development Permit Area.
9. Ensure that vehicle access is gained from roadways that are routed and designed to meet City of Rossland standards and Ministry of Transportation requirements or engineering best practices.

3.2 Resort Residential

1. Background

Densities in this designation may range from traditional low density single family developments to higher densities. Cluster developments are encouraged to protect steep slopes and other environmentally sensitive areas, as well as to promote creative housing development for residents.

2. Objectives

The objectives of Council with respect to the Resort Residential designation in the Redstone Golf Course Resort Area are as follows:

1. To ensure all residential development is aesthetically attractive and contributes to the Redstone Golf Course Resort Area.
2. To encourage sensitive design in this hillside environment.
3. To incorporate open space and trails systems in keeping with the objective of the protection of environmentally sensitive areas.
4. To support small lot/cluster housing concept development to protect steep slopes and to reflect the undulating topography.

3. Policies

The policies of Council with respect to Resort Residential designation in the Redstone Golf Course Resort Area are as follows:

1. Encourage all development in this area to follow the general guidelines set out in the Fire Smart Manual prepared by the British Columbia Forest Service Protection program.
2. Require that a building design scheme consistent with the Redstone Golf Course Resort Area Design Guidelines be registered as a covenant on title to ensure that homes compliment and contribute to the desired character of the golf course resort.
3. Integrate open space and trails with residential development pods. Require pedestrian and other non-motorized access routes through existing and proposed development in areas designated Resort Residential as generally illustrated in Schedule C-Trails Map.
4. Maximize development opportunities on level benches of land in the interest of protecting sensitive lands on steep slopes subject to hazard conditions.
5. Protect the integrity of all surrounding environmentally sensitive features, including stream courses, by meeting the requirements of the Environmental Protection Development Permit Area.
6. Ensure that vehicle access is gained from roadways that are routed and designed to meet City of Rossland standards and Ministry of Transportation requirements or best engineering practices.

7. Require all development in this designation to be designed and phased according to a comprehensive development plan incorporated into a Comprehensive Development (CD) Zone to regulate the type and location of land uses within this designation.
8. Require all multiple family developments to meet the requirements of the Multi Family/Commercial Development Permit Area.

3.3 Parks, Trails and Open Space

1. Background

Open space, trails and park facilities are considered important elements in the development of a high quality golf course residential development. The Parks, Trails and Open Space designation in the Redstone Golf Course Resort Area includes the existing objectives and policies outlined in the Schedule A of the Official Community Plan, in addition to the following objectives and policies.

2. Objectives

The objectives of Council with respect to the Parks, Trails and Open Space designation are as follows:

1. To incorporate public open spaces and trails into the Redstone Golf Course Resort Area so they form an integral part of the resort.
2. To ensure the protection of historical trails such as the Wagon Road and Railgrade and historical sites such as the “Chinese Gardens”.
3. To ensure the open space system is created to protect and enhance natural features including water flow, drainage courses and wildlife corridors. The open space system will be integrated with the stormwater management plan for the Redstone Golf Course Resort Area.

3. Policies

The policies of Council with respect to the Parks, Trails and Open Space designation are as follows:

1. Require all development to respect the Trail Network Plan as generally illustrated in Schedule C.
2. Ensure that parks and trail systems are developed using natural materials such as gravel, mulch and boardwalks, although golf course paths may be paved.
3. Require that pedestrian and other trails provided throughout the Redstone Golf Course Resort Area connect to the trail network in lands surrounding the Redstone Golf Course Resort Area.
4. Ensure protection of historical trails such as the Railgrade and Wagon Road, and historical sites such as the “Chinese Gardens”.
5. Require that existing trails remain in their existing state where possible and desirable.
6. Any buildings considered within the parks and trails system must meet the requirements of the Environmental Protection Development Permit Area within the parks and trails system.
7. Additional park areas (passive or active play) may be planned as subdivision occurs. The City has the right pursuant to provisions of the *Local Government Act* to require dedicated land or cash in lieu of and to locate park improvements/additions, as it deems appropriate.
8. Maintenance responsibilities for all parks and trail facilities may be subject to agreements between the City and landowners or a Resort Association or other authorized organization such as KCTS (Kootenay Columbia Trail Society).

9. Ensure that vehicle access is gained from roadways that are routed and designed to meet City of Rossland standards and Ministry of Transportation requirements or engineering best practices.
10. Require trail links and construction in development areas where traditional sidewalks are absent to ensure pedestrian connectivity.

3.4 Resort Recreation (Golf Course)

1. Background

The Resort Recreation designation encompasses the area to be used for the golf course itself.

2. Objectives

The objectives of Council with respect to the Resort Recreation designation are as follows:

1. To ensure the golf course development and management addresses all significant environmental impacts that may arise.
2. To ensure that residential development surrounding the golf course is protected from golf course activities.
3. To ensure the golf course is created to protect and enhance natural features including water flow, drainage course and wildlife corridors. The golf course will be integrated with the storm water management plan for the Redstone Golf Course Resort Area.

3. Policies

The policies of Council with respect to the Resort Recreation designation are as follows:

1. Require a Golf Course Development and Management Plan to address potential environmental issues relating to golf course development and management.
2. Require that development in this designation must meet the requirements of the Environmental Protection Development Permit Area.
3. Require that the design of the golf course consider the residential developments surrounding the golf course to ensure the protection of these developments.
4. Ensure that vehicle access is gained from roadways that are routed and designed to meet City of Rossland standards and Ministry of Transportation requirements or engineering best practices.

4.0 TRANSPORTATION AND ROAD NETWORK

1. Background

The long-term transportation requirements of the Redstone Golf Course Resort Area have been determined through an extensive study and Traffic Impact Report required by the Ministry of Transportation and the City of Rossland. The transportation requirements that were identified include two points of access.

One access will be the primary new access road to Highway 3B/22. Several options were considered for the second access, and Queen Street was determined to be the most viable. In response to some concerns expressed by the public, the City asked Urban Systems Ltd. to evaluate the traffic issues surrounding the Redstone Golf Course Resort Area. The report outlines the need for a secondary access and reviews the options for this access. This report also concluded that Queen Street was the most viable and suggested improvements to the route to improve safety.

The road network within the Redstone Golf Course Resort Area will be constructed to City of Rossland and Ministry of Transportation standards to create a safe and efficient transportation

system.

2. Objectives

The objectives of Council with respect to the Transportation and Road Network are as follows:

1. To provide a safe and efficient internal road system, designed to meet anticipated demand.
2. To provide safe and efficient access points to the Redstone Golf Course Resort Area and to make the necessary improvements to existing roads and the Highway access to ensure this.
3. To take reasonable steps to mitigate adjacent neighbourhood impact as the Queen Street access is developed.
4. To adopt and implement fair cost recovery methods for off-site road improvements for new development.

3. Policies

The policies of Council with respect to the Transportation and Road Network are as follows:

1. Roads within the Redstone Golf Course Resort Area shall be designed and constructed to meet City of Rossland and Ministry of Transportation standards or engineering best practices.
2. Support the construction of roads to a standard that recognizes the topography of the area, provided safety and access are not compromised. The City of Rossland will investigate new standards that will apply to steep slope environments, and revise the City of Rossland Subdivision and Servicing Bylaw standards for both Local and Collector road categories, accordingly. Snow management policies will also be reviewed at the time of addressing road standards.
3. The secondary access to Queen Street shall be constructed when 100 equivalent units have been constructed and have been issued occupancy certificates. Construction of this access shall include the road improvements recommended in the report titled "Rossland Golf Course Expansion-Site Access and Traffic Review" prepared by Urban Systems Ltd dated July 21, 2005.
4. Monitor traffic impact on the neighbourhood adjacent the Queen Street access route and re-evaluate the transportation network should it become necessary.

5.0 ENVIRONMENTAL PROTECTION

1. Background

The City of Rossland will use various measures to protect the integrity of Trail Creek and associated environmental features. Any monitoring or mitigating guidelines will be incorporated into the Golf Course Development and Management Plan and will be addressed in Development Permit Area Guidelines. The City will also liaise closely with other levels of government to ensure careful scrutiny is applied within other mandates. The City will also take steps to protect other sensitive environmental features and steep slopes subject to hazardous conditions.

2. Objectives

The objectives of Council with respect to Environmental Protection are as follows:

1. To impose an Environmental Protection Development Permit Area over all lands within the Redstone Golf Course Resort Area.
2. To invoke Best Management Practices for pre and post development.
3. To work with other levels of government to protect natural resources within the Redstone

Golf Course Resort Area and ensure environmental impact reviews of proposed development are carried out in an efficient manner.

4. To focus development in areas where it will pose the least interference with natural conditions and in areas that have the least development constraints. To direct development away from lands subject to hazardous conditions such as landslip, flooding, soil erosion and known mineshafts.
5. To require appropriate environmental impact mitigation measures such as drainage, slope stability and cut/fill precautions on sensitive lands, subject to Steep Slope Guidelines imposed by the City.
6. To minimize potential problems related to surface and subsurface drainage.
7. To require a preliminary environmental impact screening of the area to analyze any potential impacts of development. Any significant impacts will be further addressed by a full environmental impact assessment of the development. Any monitoring or mitigating guidelines will be incorporated into the Golf Course Development and Management Plan and will be addressed in Development Permit Area Guidelines.
8. To minimize paved and non-porous surfaces.
9. To encourage xeriscape landscaping.
10. To encourage all development in the Redstone Golf Course Resort Area to follow the general guidelines set out in the Fire Smart Manual prepared by the British Columbia Forest Service Protection program.

3. Policies

The policies of Council with respect to Environmental Protection are as follows:

1. Lands within the Redstone Golf Course Resort Area shall be designated an Environmental Protection Development Permit Area.
2. A Golf Course Development and Management Plan shall be required to address any potential impacts of development.
3. The City may, pursuant to section 920.01 of the *Local Government Act*, call for additional information on any development proposal to satisfy itself of any potential environmental impact and possible mitigation requirements.
4. The City will use the provisions of the Development Permit to alter the recommended setback requirements for the “leave strip” along Trail Creek as deemed necessary due to site conditions. A Registered Professional Biologist will be required to stake and confirm setbacks and leavestrips.
5. Development lying within a floodplain or along a watercourse must ensure that adequate protection measures will be incorporated into project designs.
6. Trails and roads crossing streams shall be designed and graded so as not to obstruct drainage structures or hydraulic functions.
7. Natural watercourse protection is of high importance to the City. Therefore, outdoor recreation development will be supported only where the type and location of such uses do not pose a conflict with water course preservation objectives.
8. Development on lands with steep grades will be subject to Steep Slope Guidelines, based on the nature and scale of land use proposed on a site specific basis.
9. A Stormwater Management Plan will be required as a condition of all development approvals.
10. Development within the Redstone Golf Course Resort Area should follow the general

guidelines set out in the Fire Smart Manual prepared by the British Columbia Forest Service Protection program.

6.0 WATER SERVICE

1. Background

Upgrades to the City's system are required and are being undertaken to meet current City needs and the needs of the development anticipated. Critical to the upgrades are replacement of pipes, upgrades to creek intakes, and most importantly adding additional capacity to the Water Treatment Plant.

2. Objectives

The objectives of Council with respect to water service are as follows:

1. To ensure there is sufficient water to serve domestic and fire protection needs.
2. To implement watershed and stream protection measures.
3. To promote efficient use of water and reduce water consumption wherever possible.
4. To encourage xeriscape landscaping.
5. To adopt and implement fair cost recovery methods for off-site water service improvements for new development.

3. Policies

The policies of Council with respect to water service are as follows:

1. Ensure that adequate water service infrastructure is in place prior to development and require that subdivision and development approval be subject to proof of adequate capacity to be served by the City's water system.
2. Introduce cost recovery methods and adopting bylaw(s) to ensure that there is a method of fair cost recovery for off-site water infrastructure works necessitated by new development, before subdivision and development approval.
3. Ensure that all development in the Redstone Golf Course Resort Area within the City is connected to the City of Rossland water system.
4. Require xeriscaping and other natural landscaping techniques to reduce the amount of irrigation required.
5. Require that irrigation on the golf course NOT use the City of Rossland's potable water supply.
6. Encourage a reduction in water consumption by requiring meters in all commercial and residential developments.
7. Require all development to be phased appropriately and be completed to full Municipal Standards complying with the City of Rossland Subdivision Servicing Bylaw or engineering best practices.
8. Require suitable fire protection systems for all multi-family residential and commercial buildings within the Redstone Golf Course Resort Area.
9. Require all development within the Redstone Golf Course Resort Area to use water efficient features to reduce water consumption rates.

7.0 SANITARY SEWER SERVICE

1. Background

It is recognized that the Regional District of Kootenay Boundary's Waste Water Treatment Plant has occasionally exceeded the volume of discharge authorized by the Provincial permit and that occasional overflows have occurred from the regional interceptor line when the capacity of the line has been exceeded. The RDKB is currently undertaking a Liquid Waste Management Plan that will allow for long term planning for local wastewater challenges.

2. Objectives

The objectives of Council that pertain to sanitary sewer service are as follows:

1. To ensure the level and phasing of service corresponds with the pace of development in the Redstone Golf Course Resort Area and is of sufficient capacity to accommodate existing and proposed uses.
2. To work with the Regional District of Kootenay Boundary to address the issue of the necessary upgrade or addition to the Regional Sewage Treatment Plant, and the expected cost to finance the project, and in particular the City of Rossland's share of the project.

3. Policies

The policies of Council with respect to sanitary sewer service are as follows:

1. Require all development within the Redstone Golf Course Resort Area within the City to be connected to the City of Rossland sanitary sewer system or the Regional District of Kootenay Boundary sanitary sewer system, as appropriate and as approved.
2. Require the proposed sanitary sewer system for all new development to be designed and constructed in accordance with the City of Rossland standards and regulations or engineering best practices.
3. Introduce cost recovery methods and adopt bylaw(s) to ensure that there is a fair cost recovery method for off site sanitary sewer infrastructure works necessitated by new development, before subdivisions are approved or building permits are issued.
4. Work with the Regional District regarding regional sewage treatment and disposal and means to finance upgrades accordingly. Aim to establish a firm timeline to resolve this issue to provide a level of assurance to the community of Rossland.
5. Require provision for connections of the sanitary sewer system to adjacent areas to allow for their future possible development.

8.0 STORMWATER MANAGEMENT

1. Background

Before development proceeds in the Redstone Golf Course Resort Area, a storm water management plan will be required for each development phase. This may include the use of retention ponds. In any event, post construction drainage flows must not be any greater than pre construction flows.

2. Objectives

The objectives of Council that pertain to storm water management are as follows:

1. To require a full storm water management plan with sufficient capacity to accommodate existing and proposed uses.
2. To ensure the level and phasing of service corresponds with the pace of development.

3. Policies

The policies of Council with respect to storm water management are as follows:

1. Require the preparation of a storm water management plan to be approved by the City of Rossland.
2. Require all development within the Redstone Golf Course Resort Area to be connected to the approved storm water management system.
3. Require the storm water management system for all new development to be designed and constructed in accordance with City of Rossland standards and regulations or best engineering practices.
4. Require that the best management practices for Environmental Protection Development Permit Area shall apply to all developments located within the Redstone Golf Course Resort Area.

9.0 OTHER SERVICES

1. Background

In keeping with the desire to maintain and respect the natural attributes of lands within the Redstone Golf Course Resort Area, all private utilities, that is, electrical, telephone, cable television, and gas services will be located underground. Development plans will include a well-planned layout of underground utilities that have been designed to accommodate all future expansion of each utility within the Redstone Golf Course Resort Area.

2. Objectives

The objectives of Council pertaining to private utilities, that is, electrical, telephone, cable television, and gas service are as follows:

1. To ensure that a comprehensive plan is in place that fits all of the utilities into the road right-of-way. If a utility cannot fit into a right-of-way, easements or covenants will be required on private lands.
2. To ensure that the main trunk of each utility is large enough to accommodate future growth.
3. To work with the local utility companies to ensure that the installation of their utilities are approved at the time of construction to meet all City of Rossland and other pertinent development standards.

3. Policies

The policies of Council pertaining to private utilities, that is, electrical, telephone, cable television, and gas service are as follows:

1. Require the Resort developer to make provisions for the installation of Electrical, Telephone, Cable TV and Gas service with the respective utility companies.
2. Require electrical, telephone, street lighting and cable TV utility lines must be placed underground.
3. Street light poles, fixtures, ornamental base and cross arms within the Redstone Golf Course

Resort Area shall match the pole, fixtures, ornamental base and cross arms used by the City of Rossland.