

Mt. Washington

Integrated Resort Community Plan

2013



Celebrate ...

Mt. Washington is one of three settlement nodes identified for the Comox Valley Regional District. This node has significant capacity to accommodate new growth through a balance of compact development and expansion of public infrastructure. As a settlement node, Mt. Washington Alpine Resort has the potential to expand residential uses and provide for additional diverse land uses and services.

Mt. Washington's coastal climate delivers the highest snow fall in British Columbia, with record snowfall heights of 14 m! With a summit elevation of 1588 m the mountain has sweeping views across the Strait of Georgia and a magnificent view of the rugged landscape of Strathcona Provincial Park. The park on the southwest side of Mt. Washington collectively enhances recreation opportunities. Driving up Strathcona Parkway, through private managed forest lands bordering Mt. Washington on the three remaining sides, enhances the enjoyment of a nature adventure.

Mt. Washington is a 644 ha privately- owned resort, evolving to become the island's premiere four-season destination resort and ski area. With five lifts and five magic carpet rides it offers a comfortable carrying capacity of 5,000 skiers per day! It offers 81 ski / Nordic and snowshoe trails (some within Strathcona Provincial Park). Only 25 km west of the Comox Valley and 100 km north of Nanaimo, the resort community will become a destination resort – not only for Vancouver Island residents and Western Canada - but for visitors around the world.

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PHOTO CREDITS

Courtesy of Mount Washington Ownership Group





PART ONE CONTEXTUAL OVERVIEW

1.1 Introduction

In March of 2011, the Comox Valley Regional District (CVRD) adopted its regional growth strategy, which provides the framework for future decision making and land use. The growth management framework identifies core settlement areas where ninety percent of the development within the Comox Valley will occur. While the core settlement areas mainly consist of the Town of Comox, the City of Courtenay and the Village of Cumberland and the settlement expansion areas of these municipalities, it also includes three settlement nodes within the jurisdiction of the CVRD. One of these is the Mt. Washington settlement node, in the electoral area 'C' (Puntledge-Black Creek). This node is a maturing, privately-owned and operated tourism resort that caters to the permanent and seasonal population of the Mt. Washington alpine resort community. Given the right economic conditions and willingness of the resort operators to make further investment, the Mt. Washington settlement node has the potential of growing substantially as a resort and recreation destination. Mt. Washington settlement node has the potential to become a self-sustaining community with a variety of community services, diversified land uses and various residential densities. The integrated resort community plan aspires to encourage a high density, pedestrian focused alpine village development with a village centre that forms the “heart” of the resort community.

As a privately held resort for the past 34 years, Mt. Washington is not developed as most comprehensively planned and managed mountain resorts in BC. While self-described as a “family destination”, it is currently in transition from a winter focused regional ski area to a four-season destination resort. Nevertheless, the vision for the Mt. Washington resort community is to continue to expand and diversify within the constraints and limitations associated with fluctuating market conditions.

In compliance with the *Local Government Act* (LGA), section 865(1), any future planning within the Mt. Washington settlement node must be compliant with the Comox Valley regional growth strategy (RGS). As such, the Mt. Washington local area plan (LAP) was reviewed and a Mt. Washington integrated resort community plan (IRCP) was created.

The Mt. Washington IRCP is prepared by the CVRD for the Mt. Washington resort community. It has been developed in consideration of the requirements and enabling provisions of the *Local Government Act* and the direction provided by the regional growth strategy. The plan has relied on:

- Ground work done by CTQ Consultants Ltd.
- Technical information provided by the Mt. Washington ownership group, such as skier capacity, water and sanitary sewer service provisions, employee housing, return trip shuttle

bus service for employees and the shuttle bus service from the base of the mountain to the Alpine Lodge.

- Information found in the previous Mt. Washington local area plan.
- Other background information and technical studies.

The IRCP is organized in the following parts:

- Part one: contextual overview
- Part two: planning for future growth
- Part three: policy framework
- Part four: development permit area guidelines
- Part five: implementation

The purpose of this plan is to provide the policies and guidelines for growth, development and environmental protection within the Mt. Washington IRCP area. The plan will serve as a guide for long term decision making by public authorities and private investors.

The IRCP is not a static document, and will be subject to periodic reviews. Minor amendments may be considered to best respond to the socio-economic climate, the needs of the Mt. Washington ownership group, the residents, businesses and stakeholders who have invested in properties and businesses within the IRCP plan area.

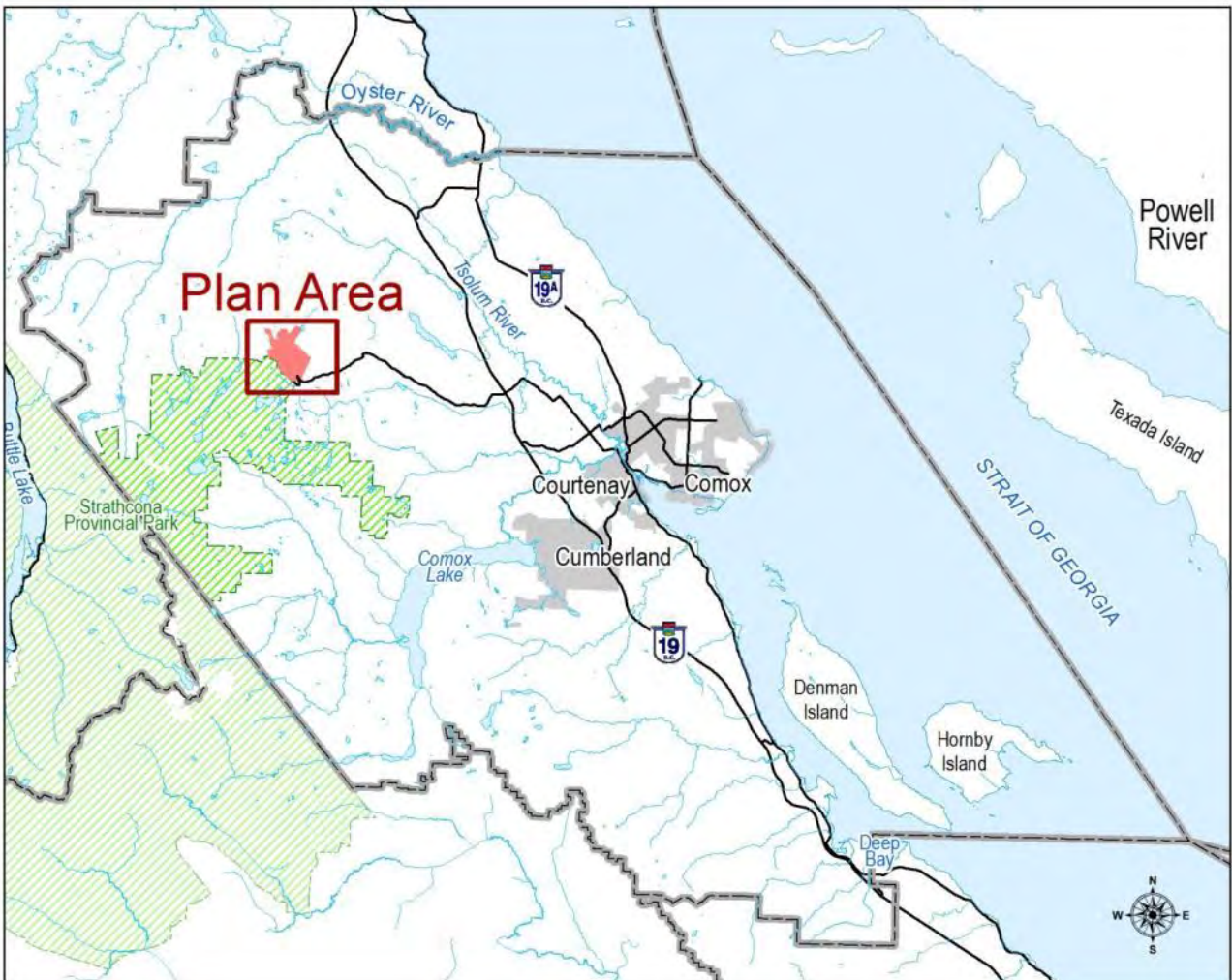
This Mt. Washington IRCP is adopted pursuant to part 26 of the *Local Government Act*. The IRCP is a statutory plan, adopted as a regional district bylaw, forming part of Bylaw No. 337 being the “Rural Comox Valley Official Community Plan Bylaw No. 337, 2014” (OCP).

1.2 Scope of Study and Plan Area

The scope of study was confined to the RGS identified Mt. Washington settlement node boundary.

The geographic location of the plan area in the North West quadrant of the CVRD is shown in *figure 1: Mt. Washington IRCP Area*.

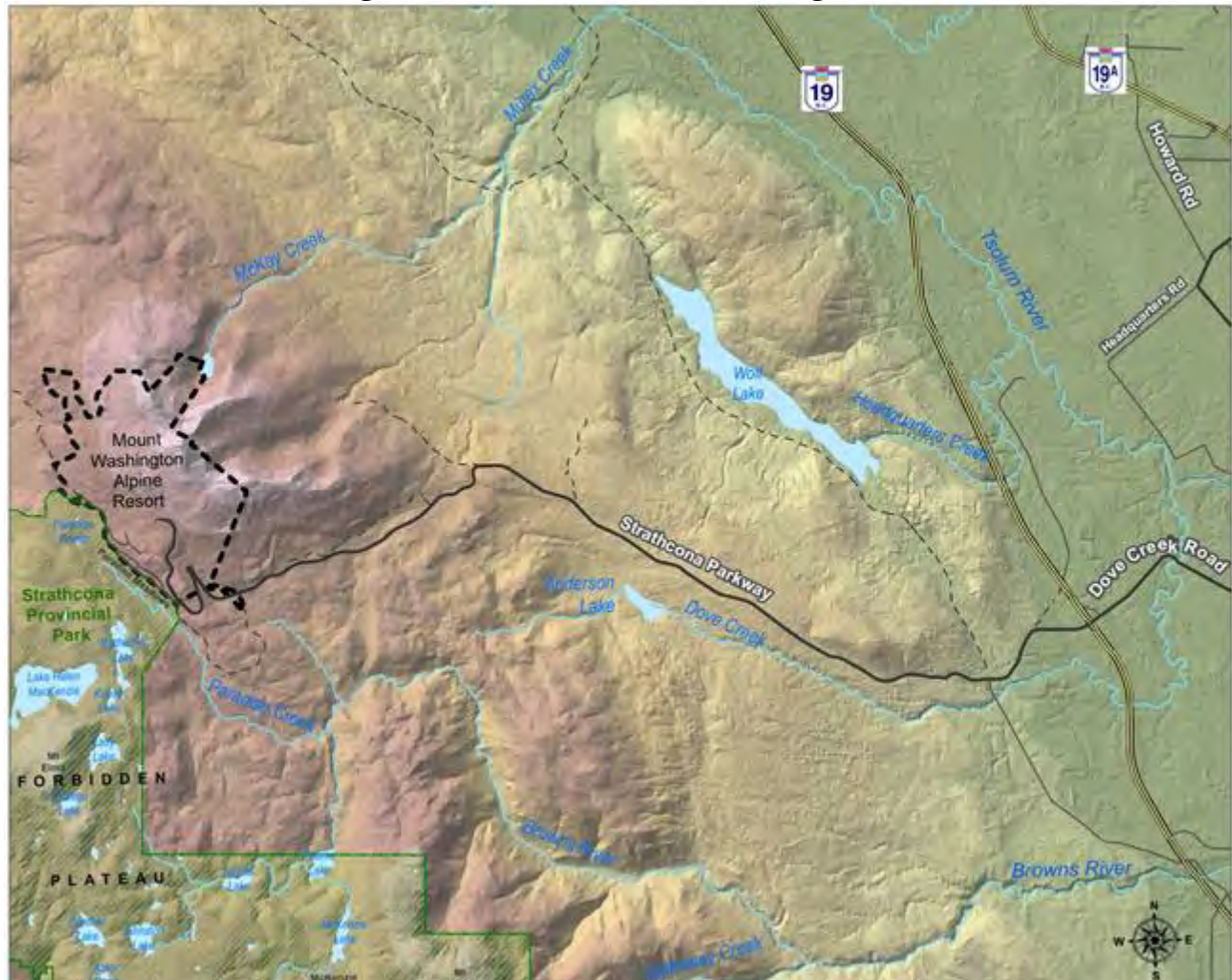
Figure 1: Mt. Washington IRCP Area



1.3 Local and Regional Context

Mt. Washington alpine resort is a unique ski area located 25 kilometres west of the Comox Valley and 100 kilometres north of Nanaimo. Most visitors are locals from the Comox Valley and other parts of Vancouver Island. As seen in *figure 2: Mt. Washington IRCP Area*, the alpine resort is located on the west side of Mt. Washington, north of Strathcona Provincial Park's Forbidden Plateau.

Figure 2: Location of the Mt. Washington IRCP area

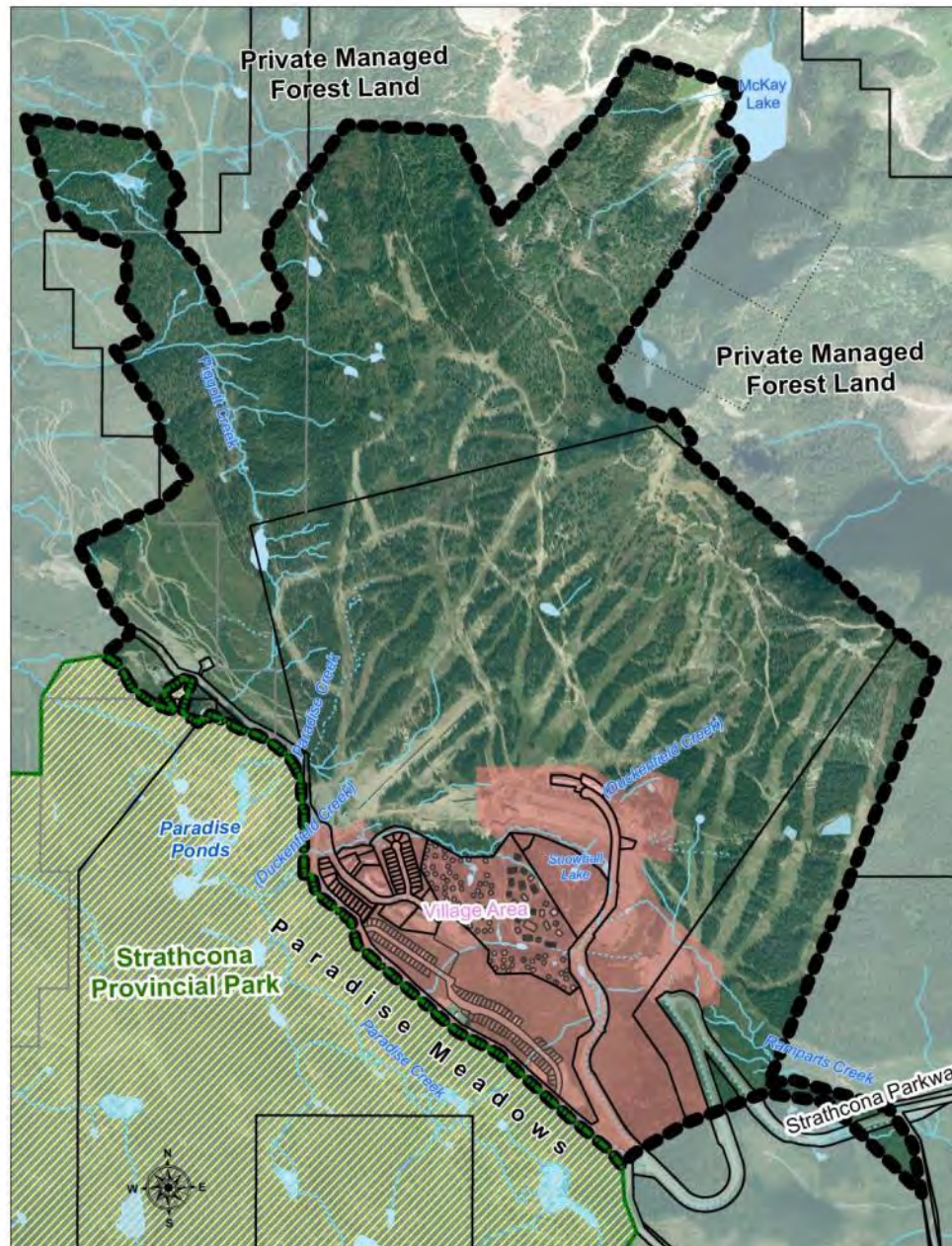


Driving time between the base of the mountain, along the Strathcona Parkway, to the beaches along Georgia Strait is less than 30 minutes.

As seen in *Figure 3: Mt. Washington IRCP Area*, the largest portion of the area consists of the mountain based recreational area and associated recreational facilities and infrastructure. At the base of the recreational area is the village area, where the main footprint, service roads, infrastructure, a variety of commercial enterprises, and residential/tourist accommodation has been developed over the past 34 years.

The plan area is bounded by Strathcona Provincial Park to the south and on the remaining three sides by private managed forest lands. While the surrounding lands are subject to provincial rules and regulations, such as the *Parks Act* and *Private Managed Forest Land Act*, the land and uses within the boundaries of the IRCP plan area have potential impacts on the surrounding lands and are subject to provincial health and resort regulations, the regional growth strategy, the regulations of this plan, and other regional district bylaws.

Figure 3: Orthophoto of Mt. Washington IRCP area



The relationship between Mt. Washington and Strathcona Provincial Park, both tourist destinations, has been mutually beneficial.¹ The park attracts visitors in all seasons and by way of permit, authorizes Mt. Washington ownership group to provide Nordic ski and snowshoe services within the park. Together, they form a mountain based resort tourism destination that adds considerable value to the settlement potential than would be possible if they were not located adjacent to one another.

Strathcona Provincial Park forms an integral part of the natural area of Mt. Washington resort community. The park protects ecosystems that are representative of the natural environment of Vancouver Island. It also shares the scenic values that are enjoyed by visitors to both destinations. The continuation of a cooperative and mutually beneficial relationship between the resort community and BC Parks will help to mitigate potential impacts from the resort onto the natural environment of the adjacent park. Conversely, the importance of Mt. Washington in regards to the provision of access to Paradise Meadows should be recognized by park stakeholders and visitors. The Mt. Washington ownership group donated land used for the Strathcona Visitors Centre and free overflow parking during peak summer visitation time.

1.4 Environment and Wildlife

The beauty of the natural environment and the alpine setting are key reasons for the success of the resort and its attractiveness as a mountain community. The community is established on the west flank of Mt. Washington, with a base elevation of 1083 metres and a summit elevation of 1588 metres. The coastal climate brings an average annual snowfall of 11 metres. The elevation and location of Mt. Washington allows for sweeping views across the Strait of Georgia and a magnificent view of the rugged landscape of Strathcona Provincial Park.

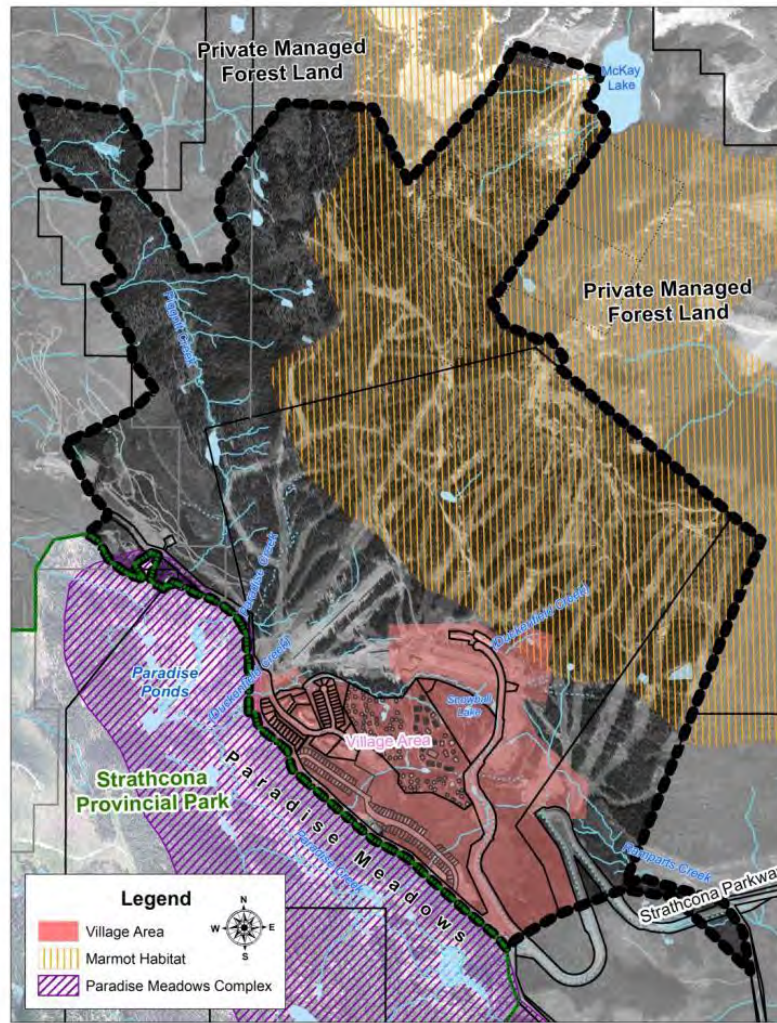
Two biogeoclimatic zones, which provide temperature and precipitation modifiers, are part of the IRCP area: the Alpine Tundra and the Mountain Hemlock. These regions are cooler in all seasons than the coastal areas and receive most precipitation as snowfall during winter. This snowfall supports stream-flow during the summer and fall months. Coniferous old growth forest still exists on some of the private lands of the resort as well as in the adjacent Strathcona Provincial Park. Prior to the development of the resort, much of the site was logged. Mineral exploration of surrounding areas took place starting in the 1940s. The former Mt. Washington Copper Mine is located on the northwest flank of Mt. Washington. Geological mapping indicates that the Mount Washington Plan Area is comprised of three main bedrock types: Triassic Karmutsen basalts (volcanic rock), Upper Cretaceous Nanaimo Group sedimentary rocks, and some early Tertiary intrusive rocks. According to the ministry of energy and mines the Mt. Washington IRCP area is considered non-prospective for oil, gas, and coal bed gas. This site is currently on private managed forest lands. A successful restoration program was conducted and completed in 2012, which reduced the amount of leachate runoff from the abandoned mine into the Tsolum River.

¹ As the gateway to Strathcona Park, Mt. Washington provides free overflow parking at the Paradise Meadows trailhead, and donated land to BC Parks to allow unfettered access to Paradise Meadows.

Creeks, ponds, wetlands, and meadows form an important part of the unique alpine ecosystem. The most environmentally sensitive areas to be protected are the watercourses that drain into Paradise Meadows within Strathcona Provincial Park on the south-west side of the IRCP area, as well as species' habitats² including the endangered Vancouver Island marmot. While a large portion of the marmot habitat is located within the IRCP boundaries it also extends to the north and east outside of these boundaries (see *figure 4: Environment and Wildlife*). In addition to the endangered marmot, the IRCP area is home to a variety of animal, birds, and plant species.

² In the *Species at Risk Act*, critical habitat means the habitat that is necessary for the survival or recovery of a listed wildlife species and that is identified as the species' critical habitat in the recovery strategy or in an action plan for the species. In the *Wild Life Act*, "critical wildlife area" means land in a wildlife management area that is designated as a critical wildlife area. And "habitat" or "wildlife habitat", means the air, soil, water, food and cover components of the environment on which wildlife depend directly or indirectly in order to carry out their life processes. Under section five of the act it enables the Minister of Environment to protect endangered species and require land for habitat for a species of wildlife designated as an endangered species or threatened species, in which case the minister may, by regulation, designate land in a wildlife management area as a critical wildlife area or as a wildlife sanctuary.

Figure 4: Environment and Wildlife



1.5 Land Use and Ownership

Mt. Washington alpine resort is located entirely on private land, owned by the Mt. Washington ownership group. Since its inception, the Mt. Washington resort has been largely self-reliant.³

From 1977 to 1986, the site was leased and in 1986 purchased from the then owner Crown Zellerbach Ltd. Mt. Washington first opened in 1979, with two double chairlifts and a rough road

³ Because no Crown Land is involved, the Mt. Washington ownership group does not have to enter into a master development agreement with the provincial government.

leading to the top of the mountain. From the beginning, the emphasis has been on family oriented skiing. Since then, the following resort-based investments have been made by the Mt. Washington ownership group:

- expanded ski terrain
- people movers that include expanded lift capacity and magic carpets
- skier services
- water and sanitary sewer services and related infrastructure to support the real estate development that has taken place

The present and future viability of the resort community is tied to demand for the “lifestyle products” offered by the resort operators. These include alpine recreation and opportunities for recreational real estate. Investment in future resort expansion will continue to be at the discretion of the Mt. Washington ownership group, taking into account favourable market conditions.

In addition to the investment of the Mt. Washington ownership group, other private owners purchased and developed land in accordance with the comprehensive development zone of the CVRD bylaw 2781, being the “Comox Valley Zoning Bylaw, 2005”. By virtue of having land use in place, future residential and commercial developments (driven by market demand) are allowed to establish in the existing comprehensively-zoned village area at the base of the ski hill, indicated on *Figure 4: Environment and Wildlife*. Private development at the base of the ski hill includes a range of residential and commercial accommodations, such as chalets, duplexes, large strata apartments, and lodges. Although hotels do not currently exist, nightly rentals are available through rental management agencies. Unlike many other ski resorts in BC, there are no restrictions on the owners’ rental of their homes at Mt. Washington. Once the IRCP is adopted as an official community plan amendment bylaw, the zoning bylaw will be amended to conform to the IRCP.

Over the years, limited commercial development has occurred. Convenience retail, food and beverage, sport and recreation equipment sales, and some entertainment establishments are located at the Alpine Lodge and the Bradley Building. A general store and two small eating establishments are available on a more seasonal basis. A small retail outlet, food and beverages are also available at the Raven Lodge in the Nordic area of Mt. Washington.

Currently most of the Mt. Washington alpine resort employees live in the Comox Valley communities and travel by car or bus to and from work. At this time the Mt. Washington alpine resort provides free shuttle service for its employees from various pickup points in the Comox Valley and at the foot of Mt. Washington near the beginning of Strathcona Parkway. The most pragmatic strategy for stakeholders to pursue would be the provision of regional transit parking in the above-mentioned area, with attendant carpooling or shuttle service to the top of the mountain.

It is recognized that in the future, Mt. Washington alpine resort may not be the only employer on the mountain, suggesting a potential increased demand for employee and/or affordable housing on a seasonal or year-round basis. For the foreseeable future, it is likely that the majority of employees will continue to prefer living in the Comox Valley communities, for reasons of convenience, services provided, cost and variety of attainable housing and lifestyle. However, there may eventually be some employees who would prefer to live on the mountain, should the range of community services and amenities expand. Some secondary suites/lock off units are currently available for employees who have a connection to homeowners who are willing or able to share/rent their residential accommodation with employees.





PART TWO

PLANNING FOR FUTURE GROWTH

2.1 Initial collection of information for the development of the IRCP

The planning process for the development of the Mt. Washington IRCP began in the fall of 2011. A desktop review of several documents included the principles of the Comox Valley sustainability strategy (CVSS) and other CVRD documents, including the policies of the regional growth strategy, the previous Mt. Washington local area plan, as well as adaptation measures for climate change, and the control of greenhouse gas emissions.

During January 2012, CTQ Consultants Ltd. had an on-site display of the project and collected input through a survey available at the display area and online through the project website. Through meetings, phone, and email exchange, CTQ interviewed stakeholders for initial input, which included: the Mt. Washington ownership group, local strata representatives, various user groups, skiers at the mountain, stakeholders, K'ómoks First Nation, and the following provincial agencies:

- Ministry of Transportation and Infrastructure
- Ministry of Health
- Vancouver Island Health Authority
- Ministry of Environment, which includes BC Parks
- Ministry of Forests, Lands and Natural Resource Operations,

2.2 Principles that Guided the Development of the IRCP

The following guiding principles for the development of the Mt. Washington IRCP were derived from baseline data and written and verbal information collected during the initial stages of the creation of the Mt. Washington IRCP.

2.2.1 Principle One: Sustainability

The CVRD board received the CVSS and adopted the Comox Valley regional growth strategy (RGS), and is committed to *“meeting its current needs without compromising the ability of future generations to meet their own”*.⁴

⁴ United Nations, Brundtland Commission Report. 1987

The Province of British Columbia established greenhouse gas reduction targets and as a signatory to the Climate Action Charter, the Comox Valley Regional District is committed to reducing corporate and community emissions. To achieve the provincial 33 percent reduction target by 2020, the CVSS and the RGS require a long-term target of 80 percent reduction of greenhouse gas emissions from 2007 levels by 2050, with a mid-term target of 50 percent reduction by 2030.

All new development in the Mt. Washington resort community must be consistent with the greenhouse gas emission targets prescribed above. To support sustainable development in the Mt. Washington resort community, the CVRD will consider the impacts of policy decisions and ensure that the decision-making process reflects the Mt. Washington IRCP's sustainability principles.

Greenhouse gas reduction measures appropriate to an alpine resort community include green buildings regulations, energy saving methods, the use of on-site energy production, reduced vehicle use through enhanced modes of alternative transportation, the provision of compact village design, and best practices and innovative engineering for the provision of heat, energy and services. It also includes water-saving measures that can be achieved through capture and re-use of rainwater and snow melt and through landscape design where native species are used.

2.2.2 Principle Two: Community Development through establishment of Resort Community Services

The safety of the permanent and seasonal residents, visitors, and staff of the resort, is of paramount interest. The need for increased policing, fire protection, and the establishment of a safe environment within the resort community and adjacent lands will be coordinated through the cooperation of local, provincial, and federal agencies. Due consideration should be given to a range of health, education, and resort community services based on the size of the permanent population and extended stay residents within the village. Schools, together with public spaces and amenities, will be required as the population expands.

2.2.3 Principle Three: Support Tourism and Sustainable Economic Development

The commercially-viable four-season alpine recreation resort development will form the basis of a future, comprehensively-serviced alpine village. Development in the IRCP area will continue to be driven by the local economy, tourism and resort destination visitors, recreation homes, winter sports, and other all-season activities. Economic health and vitality are linked to sustainability; in that ongoing economic activity cannot successfully take place without a healthy environment and a strong social fabric. In the same way, the viability of the resort community as an integrated whole is largely determined and driven by economic conditions.

The further development of the resort community as a whole is tied intrinsically to the economic viability of the privately owned alpine resort and favourable market conditions. Ultimately, it is the availability and willingness of private capital alone that will determine growth of the resort, and by

extension, will shape the community dependent on the resort operation for its own viability. This plan sets in motion appropriate planning guidelines to help define the resort village area and future village centre.

2.2.4 Principle Four: A Comprehensively Planned Resort Community

Bylaw 2781, being the “The Comox Valley Zoning Bylaw, 2005”, provides the current land use designation for the resort. The Mt. Washington comprehensive development zone permits a variety of residential, commercial and recreation-oriented land uses on Mt. Washington. Through a mix of residential housing types and commercial services, the area will, over time, evolve into a mature resort community.

In order to succeed, this IRCP has adopted the principle of comprehensive planning by integrating land use, recreation, services, transportation, environment and design. Future development and design will:

- respect the direction of a revised master plan and subsequent or related plans to achieve a sense of place
- anticipate that with favourable economic conditions, the Mt. Washington ownership group or other relevant stakeholders will develop a village centre to provide amenities and support social integration for permanent and seasonal residents
- incorporate the following crime prevention strategies through environmental design (CPTED) principles that would enhance the safety of the permanent and seasonal population and visitors:

Natural surveillance – that keeps people easily observable in public places, parking areas and building entrances

Territorial reinforcement - that define property lines and distinguishes private spaces from public spaces using landscape plantings, pavement designs, gateways and fences

Natural access control - that clearly indicate public routes and discourage access to private areas or development of unauthorized trails

Maintenance - that shows an area is cared for and is free of trash, graffiti and other visible signs of damage ⁵

The concept of a village centre that is compact, pedestrian oriented and that will accommodate a mixture of tourist accommodation, residential, and commercial development has been articulated in former plans for Mt. Washington alpine resort. The desire for a village centre again surfaced as one of the most prominent messages received during the preparation of this plan, from the CVRD elected officials and throughout the public input phase. Seasonal residents and visitors alike spoke about the need for pedestrian oriented development, easily accessible services and amenities, and compact design that would foster a focal point or “heart” to the resort community.

⁵ Lancaster Community Safety Coalition – Safety by Design website. Crime Prevention Through Environmental Design (CPTED): <http://www.lancastercsc.org/CPTED/Overview.html>

2.2.5 Principle Five: Use a Revised Master Plan to Guide Future Growth

The extent of the IRCP area is confined to the boundaries of the IRCP as depicted on *Map 2: Land Use Designation*.

While the area at the southern boundary of the plan, labeled “Potential Mixed Use Residential” is not included in the IRCP area, it is included in the legend of *Map 2: Land Use Designation*.

Development within this “Potential Mixed Use Residential” area and any further residential or commercial development outside the boundaries of the IRCP area would necessitate a boundary extension of the existing IRCP area and will trigger the requirement for the following bylaw amendments:

- An amendment to the regional growth strategy
- An amendment of the official community plan – Mt. Washington IRCP boundary (map and text)
- A zoning bylaw amendment

The three bylaw amendment applications (described in the aforementioned bullets) to extend development beyond the boundaries of the IRCP area, will need to be accompanied and complimented with the following:

- A revised master plan
- A phased development agreement

The terms of reference for a revised master plan will be reviewed and approved by the CVRD prior to initiating the planning process.

The proposed revised master plan for the resort should respect the principles and policies of the Mt. Washington IRCP and amongst other items, include the following:

- The vision of the Mt. Washington ownership group depicting how the resort community could expand and grow through a phased development process
- The policy directions achieved in reference to the regional growth strategy and the IRCP
- Principles of sustainable development, including greenhouse gas (GHG) reduction strategies, measures for adaptation to climate change, green building technologies, water saving measures, heat recovery and other alternative energy sources (solar, wind, and geothermal)
- Visitor use experiences based on the provision of four-season activities for all ages and abilities
- A public and agency consultation plan, with special reference to the Ministry of Transportation and Infrastructure, Vancouver Island Health Authority, Ministry of

Environment (including BC Parks), and the Ministry of Forests, Lands and Natural Resource Operations

- A comprehensive land use plan that would include details for the infill development of the land use designations indicated on *Map 2: Land Use Designation*
- Details for the compact pedestrian orientated development of the “Village Centre” indicated on *Map 2: Land Use Designation*, with building design guidelines, native and FireSmart⁶ landscaping, public gathering places such as plaza(s)/park(s), play areas and greenways, parking, vehicle and pedestrian mobility, and relationship to the mountain recreation/ski area
- Mt. Washington resort’s Trail System Plan (Castor, 1998) suggests a series of integrated trails and trail connections for summer season use by resort visitors and unit holders. This private trail network could connect residential areas and the village centre. A sustainable trails and open space system plan should be integrated with the future land use plan for the resort community. The plan should comply with the provincial standards for construction and layouts, avoid environmental impacts such as erosion, damage to flora, fauna and that will be maintained through regular monitoring and reporting
- A transport and mobility plan making provision for the use of active and alternative transportation options (especially in the village area), may include the following options: carpooling, the use of public transportation (busses), cycling, walking, and using the “magic carpets”, gondolas, rope tows, etc. for pedestrian and skier mobility
- A comprehensive signage plan that would not only address the uniform look of signs, but that would also include the maximum height and sizes of signs
- A master snow/storm/rainwater management plan, including maintenance and the implementation of best management practices and low impact development techniques, for snow and rainwater storage, drainage and runoff quality control measures, and recommendations on how sediment levels in streams and the presence of hydrocarbons and salts in downstream soils and water bodies can be minimized, monitored and mitigated. As part of a future snow and rainwater management master plan, the plan is required to address the following:
 - How runoff drains into the three watersheds surrounding Mt. Washington, including Strathcona Park, and the drainage basins within the developed areas of the IRCP
 - Development setbacks from creeks and riparian areas
 - How peak runoff is to be conveyed through the existing and the proposed development areas of the IRCP
 - Any necessary rerouting or channelization of the natural drainage courses that will be required through the existing and the proposed development areas of the IRCP
 - Floodplain or maximum level of flow in the drainage courses

⁶ In accordance with the [BC FireSmart Manual](#)

- The potential impact of debris torrent
 - A design that will not adversely affect water quality and fish habitat downstream into wetlands, creeks and rivers occurring in the IRCP area as well as the adjacent Strathcona Provincial Park, with a monitoring system that can determine if the design is successful
 - How potential pollutants and suspended solids e.g. siltation, gravel and salt will be handled to eliminate sediment impacts on water courses
 - Snow clearing from roads and parking areas, with provisions not to pollute or negatively affect the environment
 - Consideration of incorporating and adapting the rainwater performance targets based on BC Ministry of Water, Land and Air protection's Guidebook for British Columbia Stormwater Planning (<http://www.env.gov.bc.ca/epd/epdpa/mpp/stormwater/guidebook/pdfs/stormwater.pdf>) in the management plan
- Water and sanitary master plans, with an analyses of potable water and sanitary sewer services and the capacity of these services supporting further growth and expansion of the resort community

The water master plan will address the following:

- Source water and the protection of these sources
- Supply and monitoring of water sources
- Consumption
- Distribution system
- Proposed and or required upgrades
- Conservation measures
- Consultation with users and government authority (VIHA)
- Fire suppression, including fire department use and sprinklered buildings used for residential occupancy or public assembly
- Wildfire suppression water supplies
- Future governance and operations of the water system

The sanitary sewer master plan will address the following:

- Collection
- Treatment
- Distribution system, including a pipe distribution for district energy network
- Disposal of effluent
- Recycling for re-use
- Phasing
- Downstream monitoring
- Future governance and operations of the sanitary sewer system

- Service provision to the resort community, including emergency response planning for policing, health and safety, fire protection, as well as solid waste disposal and recycling programs
- How the integrity of existing ecosystems will be protected, maintained and enhanced

2.2.6 Principle Six: Environmental Protection of Ecosystem Health, Flora and Fauna

The Mt. Washington ownership group, other land owners and strata holders recognize that their investments would be significantly devalued if the alpine and subalpine environments within the IRCP area and surrounding areas are degraded. They realize that a healthy natural environment is key to the successful development of the outdoor recreation based resort community. The IRCP acknowledges the need for an ecologically viable network of natural areas, biodiversity, wildlife habitat, aquatic life, and connecting corridors for scenic and recreation areas. The principle of environmental protection is therefore enshrined throughout many policies of the plan, ranging from the protection of the high alpine environment, to identifying and addressing discharges into the creek systems within the resort and adjacent Strathcona Provincial Park.

Concern has been raised by provincial ministries about the impact on watercourses within the IRCP area and the adjacent aquatic environment of Paradise Meadows that result from silts, gravel and salt removed from roads and parking lots during winter snow clearing operations and construction activities. In order to understand the potential impacts and devise proper mitigation strategies, a coordinated effort by the Ministry of Environment, Ministry of Transportation and Infrastructure senior government agencies and other responsible parties should be undertaken to establish baseline data for the streams and for Paradise Meadows relative to other watercourses within Strathcona Provincial Park. Ideally, this baseline data should include sampling watercourses from lower intersection points (outside the IRCP) at relative altitudes of the provincially maintained public road; and from watercourses in areas of disturbance unrelated to resort activity. This would be measured against data gathered from within the Strathcona Provincial Park where human activity is minimal. This would enable distinctions between the naturally-occurring conditions and the impacts of public road maintenance, private resort operations, and other commercial activity in the area.

It is important that a snow management and snow melt and rainwater management strategy be designed, to minimize future and continued impacts of runoff on watercourses, with a monitoring program to evaluate if the strategy is successful.

In the interim, snow storage areas must consider where runoff from snow melt in the spring will occur. Waterways and areas near waterways must be avoided as snow storage areas.

2.2.7 Principle Seven: Alpine Climate and Terrain Appropriate Design

Mt. Washington is renowned for its volume of snowfall. Winds and extreme snow conditions add to the winter experience at the resort but also place constraints upon development, transportation, and walkability during most of the year (typically, between October and June).

While the recreation opportunities at Mt. Washington are not restricted by the boundaries of the IRCP area, the residential and commercial development is. Unlike many other mountain resorts that are based on a valley floor, Mt. Washington alpine resort has developed on the flank of mountain where there is limited flat, or gently sloped, terrain suitable for development. The location of the existing “Village Area” (indicated on *Figure 4: Environment and Wildlife*), the limited amount of developable terrain, existing and future carrying capacity of infrastructure all play a role in determining the future expansion of the resort community.

The popularity of Mt. Washington alpine resort is tied to its location and what it offers to visitors - vistas of the Strait of Georgia and Strathcona Provincial Park, and a diversity of recreational opportunities in the resort, adjacent Comox Valley and Strathcona Provincial Park.

Due to the high snowfall, the focus of recreational opportunities will probably always be on the winter recreation options made available through the vast skiable terrain, opportunities for cross-country skiing, snowshoeing and snowtubing. To optimize the use of the infrastructure provided on the mountain these winter activities should be balanced by offering equally numerous opportunities for the “shoulder” and summer months. During the summer months, Strathcona Provincial Park caters to the recreational needs of Mt. Washington residents and visitors. If more opportunities and infrastructure for four-season recreation are made available at Mt. Washington, it will potentially attract more people to stay year-round.

This principle establishes the need to address a number of design and infrastructure elements with the often unpredictable weather and local climate in mind:

- Building and site design that takes into consideration an average of over 10 m of snowfall
- As a result of the freeze-thaw cycle, all structures and signage must make provision for significant icicle build up and the dangers associated with masses of snow falling from roofs and signage
- Snow management is critical to ensure safe and efficient mobility throughout the resort. Public areas and pedestrian connections should be well-planned and cleared for public safety
- The maintenance of the shuttle or bus service between Mt. Washington and the nearby communities of the Comox Valley - to reduce the use of private vehicles and vehicles that are not equipped for the challenging winter road conditions and steep incline of Strathcona Parkway

- Public education regarding emergency response and safety: including public awareness and preparedness for power outages, residential way finding, and 911 emergency planning

2.2.8 Principle Eight: Balancing Private Ownership with Regional District Governance

The IRCP area is located in the jurisdiction of electoral area ‘C’ (Puntledge-Black Creek) of the CVRD. Since the IRCP is not in an incorporated area and is a private holding, there is no special recognition for services provided to Mt. Washington. Some of the key services that CVRD is responsible for providing to the taxpayers of area ‘C’, including Mt. Washington, are: administration and general government, land use planning, building inspection and approvals, provision and maintenance of parks, greenways, recreation complexes, and economic development.

The policies of the Mt. Washington IRCP are rooted in the policy direction of the regional growth strategy. The Comox Valley zoning bylaw and Mt. Washington comprehensive development zone implement the policies found in the regional growth strategy and the Mt. Washington IRCP and provide details for land use and site development within the IRCP area.

The policies of the IRCP acknowledge the unique ownership of Mt. Washington, where the majority of the land base is owned by the primary developer of the resort (the Mt. Washington ownership group). Over 400 units on Mt. Washington are held as fee simple titles within strata developments, with the exception of the 24 chalets off Fosters Place (which is a non-strata development).

As the resort continues to grow, there is a mutual interest in determining appropriate forms of governance, service delivery, maintenance, planning responsibility, and communication with involved parties. The IRCP therefore acknowledges that:

- The Mt. Washington ownership group owns the ski resort/recreation facilities and is accountable for providing and maintaining private potable water and sanitary sewer services to sustain development that occurs within the IRCP area
- Private land development proponents within the IRCP area are affected by the resort owners and developments, and warrant public services and land use control as applied to other lands in the CVRD
- Mt. Washington ownership group is accountable for the preparation of a master plan for the resort, which will be compliant with CVRD land use planning bylaws
- All stakeholders within the IRCP area are responsible for maintaining public services to satisfy the CVRD and senior government regarding the safety and health of all permanent and seasonal residents and visitors of the resort community.
- In accordance with development pressures that might drive future expansion, strategic and innovative approaches will be required by both private owners and government to ensure that the necessary plans, resort community services, and

organizational structures are in place to sustain growth and diversification of land uses within the Mt. Washington IRCP area.

2.2.9 Principle Nine: Public Consultation

Within the regulatory framework of the regional growth strategy, the official community plan and zoning bylaw, and the unique ownership situation on Mt. Washington, collaboration and consensus building amongst several parties will be required to foster an economically sound, sustainable and livable resort community.

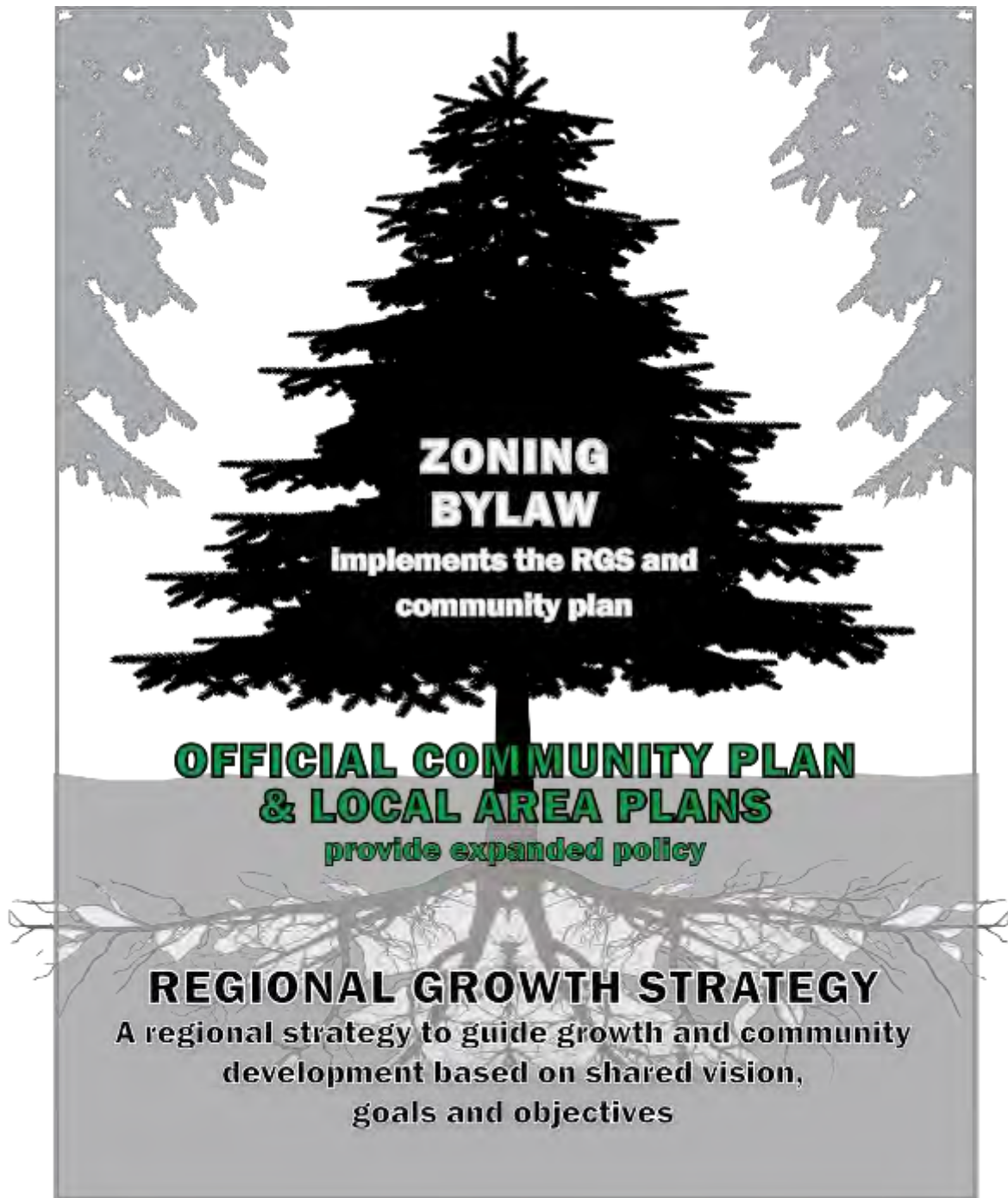
The public consultation principle of the IRCP enshrines the need to keep open lines of communication between all stakeholders, which, amongst others includes:

- The CVRD
- Mt. Washington ownership group
- Private land and strata owners
- Visitors and recreational users
- K'ómoks First Nation
- Comox Valley economic development society (CVEDS)
- Provincial government agencies, which include Ministry of Environment (including BC Parks), Ministry of Forest Lands and Natural Resource Operations, Ministry of Transportation and Infrastructure, Ministry of Community, Sport and Cultural Development and Vancouver Health Authority (VIHA)
- Adjacent privately managed forestry land owners

This principle respects the fact that all parties need one another for the resort community to be viable, offer significant benefits to the Comox Valley and Vancouver Island, and develop the tourism and lifestyle opportunities that many have come to enjoy at Mt. Washington. As such, public consultation will have a role in future master planning, arranging for resort community services or resolving planning and development issues where the public is deemed to have a say in the outcomes.

2.3 Policy direction as prescribed by the regional growth strategy

Figure 5: Relationship between Planning Bylaws



The policy direction for growth and land use in the Comox Valley is rooted in the regional growth strategy. While this strategy provides the general framework, the detailed policies and regulations that define land use permissions will continue to be found within the electoral areas official community plan, other plans such as the Mt. Washington IRCP and the zoning bylaw.

In accordance with the regional growth strategy managing growth MG policy 1B-2, the IRCP will provide specific land uses and development criteria. And in accordance with managing growth MG Policy 1B-4, minor adjustments to existing settlement node boundaries shall be permitted subject to a minor amendment to the regional growth strategy.

During the creation of the Mt. Washington IRCP, the policy direction of the regional growth strategy was followed. The IRCP provides the framework for decision making and for managing future development of the lands contained within the IRCP area.

The following policies of the regional growth strategy formed the basis for the Mt. Washington IRCP and were expanded in part three of the plan to become the detailed policies of the IRCP.

Housing policies	
Policy 1A-4	Within settlement nodes densification and intensification of development is required, with centres that are walkable and limited to local services with a range of housing types and densities.
Policy 1C-2	Provide a diversity of housing types in settlement nodes including medium density of 24-74 units per ha and high density of a minimum of 74 units per ha.
Policy 1C-3	Encourage alternative housing forms at lower cost and with lower environmental impacts.
Policy 1D-4	Encourage green building design that include water and energy efficiency practices.
Ecosystems, natural areas and parks policies	
Policy 2B-1	In order to maintain and enhance biodiversity, conservation will be rooted in the principles of precaution, connectivity and restoration.
Policy 2C-1	Encourage land owners to protect the sensitive environmental and unique natural features on their land.
Policy 2D-2	Require new development to link to, improve or expand the existing greenway network.
Local economic development policies	
Policy 3A-1	Encourage responsible expansion of the economic base of the Comox Valley with the intent of enhancing wealth and employment opportunities.
Policy 3B-9	Encourage tourism, including cultural and eco-tourism opportunities.
Transportation policies	
Policy 4B-1	Promote and encourage cycling plans.
Policies 4B-3 and 8B-4	Subdivision approval process should prioritize pedestrian, cyclists, and transit use.
Policy 4B-5	Improve sidewalk and intersections to improve pedestrian and cyclist safety and accessibility, which would support healthier and more active transportation choices.

Policies 4B-6, 7A-2 and 8B-3	Ensure bicycling amenities and infrastructures are included in all public developments.
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Infrastructure policies

Water

Policy 5B-1	Manage development on the basis of precautionary principles within watersheds of water supply lakes.
Policy 5C-2	Encourage the use of permeable surfaces within the design of new developments and public spaces.

Sewer

Policy 5D-3	Promote eco-industrial development that turns wastes into resources.
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Solid waste policies

Policies 5E-1 and 8C-1	Through the solid waste management program, effectively manage and reduce solid waste.
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Public health and safety

Policy 7A-1	To improve active transportation, support the creation and coordination of bicycle and pedestrian plans.
Policy 7A-5	Support the promotion of healthy lifestyles and invigorating community spirit through physical activity.
Policy 7B-1	Consider the public health impacts of larger scale development.
Policy 7B-2	Promote active transportation choices.
Policies 7C-1 and 8F-7	Improve fire safety.
Policy 7C-4	Planning for all new development areas should include considerations for the provision of public health and safety services through the approval process.

Climate change policies

Policies 8A-1 and 8A-2	Establish green building priorities and incentives.
Policy 8A-4	Create development permit area policies that encourage green site design.
Policy 8B-1	Promote patterns of development that increase walking, cycling and transit use.
Policy 8B-7	Promote the use of electric vehicles through the provision of re-charging infrastructure and priority parking.
Policies 8E-1 and 8E-2	Increase the use of cost competitive renewable energy and district energy systems.
Policy 8E-4	Support sustainable infrastructure including on-site energy production.
Policy 8F-3	Promote water conservation.

Managing growth (MG) policies

MG 1B-1	Accommodate growth through a balance of new development, intensification and improvements to public infrastructure. Infrastructure improvements will need to include the provision of appropriate water and sewer services along with enhanced public transit and active transportation options.
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MG 1B-4	Should minor adjustments to existing settlement node boundaries be identified through local area plan process, such boundary adjustments shall be permitted subject to a minor amendment to the RGS.
MG 3A-1	Lands within the RGS identified resources areas should be protected and used for resource-focused and related value added uses to support local economic development. In identified resource areas: (b) Residential uses are restricted. (c) Resort developments are permitted subject to minor amendment of the RGS and subject to the overall size of development and conditions that such development does not include full-time residential uses. (d) Recreational trails and supporting infrastructure, not including commercial or residential buildings are permitted.

2.4 Review of existing capacity and demand

(1) Land Area

The total land area of the resort is approximately 644 hectares. The resort lands are currently segmented between ski terrain/recreational lands and the village area at the base of the ski terrain lands, indicated on *Figure 4: Environment and Wildlife*. The village area will continue to contain the bulk of residential accommodation and commercial uses and will continue to serve as the cultural hub of the resort community. Former draft master plans commissioned by the Mt. Washington ownership group have called for a village centre and pedestrian area. This has not yet materialized at the resort, given unfavourable market conditions.

(2) Access, Roads and Parking

At this time, Strathcona Parkway, a provincial two lane paved roadway, is the only public access route to and from Mt. Washington. It climbs 18.8 kilometres from the Island Highway (Highway 19) in the Comox Valley and terminates (as Alpine Road) in the parking lot at the Deer Lodge just above the Alpine Lodge.

During an emergency situation, an emergency access route through Strathcona Provincial Park is a possibility that can be used, depending on authorization from authorities of Strathcona Provincial Park. It is recognized that such an emergency route is not signed, maintained, or snow cleared.

On a typical weekend day during the winter ski season, approximately 850 private vehicles arrive at the resort; an additional 250 people arrive by privately-operated buses.

Private and public parking lots are located at various locations to accommodate both day visitors, and permanent and seasonal residents. Public parking is estimated at 1,200 spaces.

Two main issues that will have to be addressed by the Mt. Washington ownership group with regard to future capacity will be potential loss of some public lots targeted for future development, and winter snow maintenance to address parking convenience and safety.

During the ski season, the resort operates a day shuttle from the base of the mountain to the Alpine Lodge and back. Given commercial viability, it is expected that shuttle bus transport will increase in the future, requiring convenient parking and drop-off locations throughout the resort community. Mt. Washington ownership group is investigating the potential development of an expanded shuttle parking area near the base of the mountain.

In addition to the Strathcona Parkway, the other public roadways in the resort community are Nordic Road that extends into the Nordic ski area/west slopes; and Henry Road that serves Fosters Place and extends into some of the multi-residential areas of the resort.

The portion of Nordic Road that runs along the perimeter of Strathcona Provincial Park is also used as a main access to the Strathcona Provincial Park trailhead near the Raven Lodge (also referred to as the Nordic Lodge). At this location, Mt. Washington resort provides overflow parking for park visitors, in exchange for the parking lot being used for snow storage during winter months.

The remaining roadways are private roads belonging to a strata corporation that provide access into a series of residential clusters. Many of these become residential access trails that are not cleared during the winter months and are only accessible via foot, ski, or sled.

Although Strathcona Parkway was planned with future growth in mind, the Ministry of Transportation and Infrastructure (MOTI) is encouraged to monitor trip volumes as the resort continues to expand. Quality of maintenance on all roads, especially the public roads maintained by MOTI contractor(s), continues to be problematic during major winter snowfalls.

It is understood that the various owner groups of the resort community are responsible for the maintenance and snow clearing of only their roads and parking areas during normal weather and severe snow conditions. These include:

- Ministry of Transportation and Infrastructure: public roads within the Mt. Washington resort community and the Strathcona Parkway
- Mt. Washington ownership group: parking lots and facility areas
- The private and strata corporation land owners: private roads

Due to the diversity of private and public roads and parking areas in the IRCP area, the level of maintenance and snow clearing will vary.

(3) Residential accommodation

Map 2: Land Use Designations shows where existing buildings are located and where subdivision occurred. While developable land on the slopes of Mt. Washington is limited, there is clearly still a lot of land available for infill and new development.

Within the context of economic conditions and market demand, the future will see continued development of housing types, densities, and architectural forms in order to meet the needs of employees, visitors, and homeowners.

The current (winter 2011/2012) build out is approximately 681 residential units, including single residential, duplexes, and strata apartments, with the potential to expand to 2,200 units.⁷

In 2011, the Vancouver Island Mountain Centre was completed and added a 40 bed dorm for programs offered on site. The land for the centre was donated by Mt. Washington ownership group to the non-profit organization who runs and manages the centre. It was primarily planned and designed to provide outdoor recreation programs and associated accommodation. The IRCP recognizes this centre as an asset that could in future become a community centre for the Mt. Washington resort community.

(4) Commercial and Institutional Services

To satisfy the day-to-day needs of permanent and seasonal residents at the resort commercial uses will primarily be provided within the “Mixed Use Commercial” zone, but will also be integrated as a secondary use in the “Mixed Use Residential” zone indicated on *Map 2: Land Use Designation*.

Although commercial lodging (nightly rentals) is available, hotels or inns are currently non-existent. The lodges provide food and beverage, entertainment and snack/coffee service mainly during the winter/ski season, and special event rentals throughout the year. Retail is limited to ski gear and apparel/gifts.

⁷ This projection is not considered to be a reflection of the capacity of the resort’s alpine landscape or ability of land alone; it is based on former master plan concepts and the 2001 Mt. Washington local area plan build-out figure that assumed certain housing types and densities, commercial and accommodation.

The existing commercial and institutional services provided are summarized in the table below.

Name and/or location of commercial enterprise	Commercial/Institutional uses
Alpine Lodge	Ski equipment and accessories shop, coffee shop, pub, upper cafeteria, lower cafeteria, guest services, outside ticket sales and ski rentals, and the Podium of Life Ski Academy
Bradley Building	Ski rentals, ski lessons, ticket sales, and daycare facility
General Store	Groceries and convenience items, property management companies, and Tourism Mount Washington
Hawk Chair (base)	Hot dog stand with refreshments
Raven (Nordic) Lodge	Nordic ski equipment and accessories shop, snow shoe rentals, and restaurant
Mountain Tek at base of the Eagle Chair	Equipment and accessories
Retail outlet at the tubing slope	Ticket sales and refreshments
The Podium of Life Ski Academy (located in the former Nordic Lodge at the Hawk Chair parking lot)	Provides academics in the morning and in the afternoon on-snow training on Mt. Washington. Students attend school on Mt. Washington where they experience grade appropriate education, which follows the B.C. curriculum, as well as daily on-snow training
Vancouver Island Mountain Centre	40 bed facility for programs offered on site, recreation and fitness programs

(5) Skier capacity

Mt. Washington ownership group monitors skier density on their lands and at the lifts to ensure a comfortable visitor experience.

To date, the Washington ownership group obtained and provided the following terrain and infrastructure - with the potential for growth and expansion:

Recreational Terrain and Infrastructure	Lift and Carpet Capacity
644 ha recreational (ski) terrain Runs are colour coded and classified with various levels of difficulty, with approximately: 15 percent easy green runs, 65 percent intermediate blue runs, and 20 percent difficult black runs (with 5 percent of the black runs earmarked for experts).	Five ski lifts and five carpet rides • Hawk – six person lifts • Eagle – four person lifts • Whisky Jack – three person lifts • Sunrise Quad – four person lifts • Boomerang – four person lifts Lift capacity: approximately 14,000 rides per hour

	Approximate comfortable carrying capacity of 5,000 skiers per day.
81 ski trails/Nordic and snow shoe trails (some within Strathcona Provincial Park), with various levels of difficulty: 14 percent beginner, 35 percent intermediate, 36 percent advanced and 15 percent expert.	
Lift accessed mountain bike and hiking trails	
Stomping Ground Terrain Park and the Easy Acres Terrain Park	

(6) Water and sanitary sewer services

As with any development within the CVRD, where it is the responsibility of the developer to provide water and sewer services that meets provincial regulations, the Mt. Washington ownership group is required to meet provincial standards in the provision of these services.

Mt. Washington ownership group operates with fully licensed and permitted private water and wastewater systems. The infrastructure that is in place and the source surface water allows for current demand and expansion possibilities. Future studies would be required to confirm expansion capacity for any major additions to the existing infrastructure.

(a) Water

Mt. Washington ownership group has made extensive investment in privately owned on-site water and associated infrastructure to accommodate current and projected development to approximately 2,200 units⁸, before the existing system needs to be expanded.

The resort's water supply comes from four ground water springs located within the Mt. Washington IRCP area. The resort holds five water licenses for the collection and treatment of potable water within the IRCP boundary. The average demand varies between seasons, but can be summarized in five year averages (2008 - 2012) as follows:

- five year max daily demand 844m³
- five year average winter daily demand 348m³
- five year average summer daily demand 150m³
- five year average annual consumption 81,968m³

Domestic potable water storage is accommodated with on-site open reservoirs and a closed steel tank. The maximum domestic potable water storage capacity of the reservoirs is 23,000m³ with a maximum finished storage elevation (closed tank) of 1,360m³. An additional 20,000m³ reservoir will be brought into service upon installation of a secondary UV disinfection system expected to be completed after November 2013.

(b) Sanitary sewer service

Mt. Washington ownership group has developed a privately owned and operated sanitary sewer treatment facility and associated infrastructure to accommodate

⁸ This threshold is mentioned in the 2001 Mt. Washington local area plan and in 2013 has been confirmed by the Mt. Washington ownership group.

current and projected development to approximately 2,200 units, before the existing system needs to be expanded.

The Mt. Washington water reclamation facility is a 1,828m² wastewater processing plant that was commissioned in 1996. The treatment process is an aerated 345,000/ bioreactor cell, with two others of equal size for future expansion and sludge storage. Two ultra violet reactors running sequentially provide disinfection. Clarification is provided through 48 Zenon 500b membrane filters. Four turbine blowers running in sequence provide the aeration to the bioreactor. The effluent produced is certified for water re use and is discharged directly to surface water and creeks after ultra violet disinfection with a small amount stored on site for rinsing and back flushing. Waste sludge is stored within the plant and is naturally separated and dewatered throughout the year. Through an annual application process, the resort is permitted to spread sludge or class B bio solids in the late summer to designated sites within the IRCP area as part of its existing solid waste management plan.

(7) Solid waste removal

An expanding resort community and growth in the permanent and seasonal residents and visitor population will produce increases in the solid waste stream. Currently, the Mt. Washington ownership group, private landowners and strata councils are responsible for solid waste management. The approximately 681 units on the mountain are responsible for waste removal through their respective strata councils. Currently, containers are located in strategic locations and removed to the land fill and returned. The strata councils of Blueberry Hill, Ptarmigan Ridge, Paradise Ridge, Foster's Place, Deer and Bear Lodges and Alpine Village all provide containers, and the Mt. Washington ownership group has containers at the Alpine and Raven lodges and at the maintenance shop.

Recycling programs are a very effective means of reducing the solid waste and working towards a sustainable resort community. In the absence of collection of electoral areas 'A', 'B' and 'C', the Mt. Washington ownership group contracts a private company to manage both non-recyclable waste and recyclable waste, and assists the ski club by providing a location for a bottle donation depot for resort visitors.

(8) First aid services and public safety

Public first aid services are currently available at the Mt. Washington ownership group owned and operated first aid and ambulance station. Other public amenities include the Vancouver Island Mountain Centre and staff administration and maintenance facilities.

As per WorkSafe regulations, there are year-round first aid services available on Mount Washington during the day. During the winter ski season, the ski area employs ski patrollers who are emergency first aid trained and available to assist the public in cases of

emergency. There is also a volunteer “Doctor on the Hill” program which operates full-time during the ski season. There is a first aid facility with field ambulance stationed at the Hawk lift parking lot, and first aid bump stations at the top of every chair that are staffed during all ski hill operational hours (including night skiing).

Policing of the resort community is done by the RCMP and fluctuates seasonally.

Sections 800(1) and 801(1) of the *Local Government Act* confirm that the establishment of a regional fire service must receive electoral assent, as well as be established by bylaw. Before a “fire protection local service area” can be established for the Mt. Washington resort community, the Mt. Washington ownership group, the strata and private land owners in this area, will need to give their consent. The CVRD will work with these groups to investigate if consensus can be reached and which area should be included. A potential local service area consisting of only the “Village Area” (indicated on *Figure 4: Environment and Wildlife*), where residential and commercial enterprises can be developed, or a wider area that also includes recreational areas within the IRCP area.

At this time, no fire protection service is available for Mt. Washington, only rescue and auto-extrication services. These services are authorized by the issuance of a Provincial Emergency Program (PEP) task number for each incident. PEP task numbers are only issued for life-threatening incidents and do not apply to incidents involving property loss due to fire. Calls from Mt Washington requesting assistance for a rescue or auto-extrication incident will be directed by dispatch to the appropriate fire department and a PEP task number will be sought. Their services are however, limited to saving lives and excluding buildings and property.

The Wildfire Protection program that the Mt. Washington ownership group has in place, allocates resources in terms of apparatus and staff certified to protect the community. The Mt. Washington ownership group has been pro-active in training staff for fighting building fires and currently has two employees training with the Cumberland Fire Department.





PART THREE POLICY FRAMEWORK

3.1 Land Use Designations

3.1.1 Overall development of the Mt. Washington IRCP area

Objectives

- (1) To follow the policy direction of the Comox Valley regional growth strategy (RGS), which identifies the Mt. Washington IRCP area as a growth receiving settlement node; as well as to follow the direction of the revised future Mt. Washington resort community master plan.
- (2) To establish a land use pattern (use and density) that is environmentally responsible, avoids known hazards and respects sensitive ecosystems and habitats.
- (3) To combat horizontal sprawl and the cost of extending service lines to isolated pockets of development.
- (4) To encourage infill development and a compact development footprint that would optimize the available areas where development can occur and buildings can be constructed.

Policies

- (1) The location and extent of development will be confined to the boundaries of the IRCP as depicted on *Map 2: Land Use Designation*, including the “potential mixed use residential” portion shown on map 2, subject to a successful minor amendment to the regional growth strategy and IRCP (text and maps), and an amendment of the Mt. Washington IRCP to have the “Potential Mixed Use Residential” portion included within the IRCP plan area.
- (2) Any proposed expansion of residential and/or commercial uses beyond the IRCP boundary will require an amendment of the regional growth strategy, the electoral area official community plan (which included the Mt. Washington IRCP), the upland resource (UR) designation of the private forest land reserve of the zoning bylaw, and the preparation of a revised master plan.
- (3) Carefully managed growth will continue to be integral to establishing community well-being, creating a balanced mix of land uses, housing types, community services and facilities to meet the needs of the permanent and seasonal residents and visitors to Mt. Washington. Growth should complement the resort community and not place an additional burden on infrastructure, community services, taxes, public health and safety, or the environment. Therefore the following patterns of development shall be supported:

- (a) Gradual infill of the existing “village area” as identified on *Figure 4: Environment and Wildlife* (where the main footprint services, roads, and infrastructure are established) is preferred over development outside of the village area.
- (b) Clustering development - including, but not limited to, buildings, structures, parking services and outdoor amenity areas, which would assist in protecting sensitive areas and features, and reduce servicing and infrastructure costs and the amount of impervious surfaces required for parking and road access⁹.
- (4) The creation of new parcels through subdivision should be assessed in accordance with the VIHA Subdivision Standards.
- (5) Use the environmental development permits of the electoral area official community plan to establish guidelines for the development of all lands contained within the Mt. Washington IRCP area that would ensure meeting provincial riparian area regulations (RAR) and provide protection for the sensitive alpine ecosystem and environmental resources of this area.
- (6) Through the implementation of the mixed use development permit area guidelines ensure that the improvements on Mt. Washington are safe, sustainable and complimentary of the alpine setting.
- (7) Height and design of buildings should respect the natural topography.
- (8) While it is the responsibility of development proponents to design buildings and structures for an alpine terrain and high elevation climate that meet applicable BC building code requirements and the standards of the regional district, architectural controls for single detached developments shall be the responsibility of the Mt. Washington ownership group.
- (9) Where economically feasible, integrate parking within building structures, especially multi-residential and commercial developments, to help avoid extensive grading for outdoor surface parking and to optimize the efficient use of the land.
- (10) Development proponents are encouraged to provide shared parking facilities that would permit multi-level parking structures as a principal use in the Comox Valley zoning bylaw.

3.1.2 Mixed Use Commercial

Objectives

- (1) To support commercial use as the principal use on land designated “mixed use commercial” indicated on *Map 2: Land Use Designation*, with all other uses being secondary in nature to the principal commercial use.
- (2) To establish an integrated mixed use development pattern.
- (3) To provide for a variety of commercial uses that cater to the day-to-day needs of visitors and of permanent and seasonal resort community residents.
- (4) To support the establishment of a compact, pedestrian oriented “village centre” within the “mixed use commercial” area indicated on *Map 2: Land Use Designation*.

⁹ Source: Develop with Care 2012: Environmental Guidelines for Urban and Rural Land Development in British Columbia: <http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2012/>

- (5) To ensure that firefighting apparatus and emergency services will be able to gain access during all stages of development within designated “mixed use commercial” area indicated on *Map 2: Land Use Designation*.

Policies

- (1) Follow the guidelines of the mixed use development permit area to establish the mixed use commercial area as indicated on *Map 2: Land Use Designation*.
- (2) On land designated “mixed use commercial” on *Map 2: Land Use Designation*, the principal commercial land use will be established at grade and may be integrated vertically with a variety of other suitable secondary land uses above grade, such as tourist accommodation, service industries, residential uses, educational, and cultural land uses.
- (3) Encourage the development of outdoor commercial spaces that can be utilized during summer months.
- (4) The necessary precaution should be taken to ensure that the design of the village centre would, at all stages of development of the centre, allow for sufficient access for fire apparatus and emergency vehicles.
- (5) Support small-scale development with special attention to the dark sky policy at the mountain top where visitors could enjoy the view; which would address the short-term comfort and refreshment needs of visitors, such as warming huts, washrooms, restaurants, etcetera.

3.1.3 Mixed Use Residential

Objectives

- (1) To support residential use as the principal use on land designated “mixed use residential” and “potential mixed use residential” indicated on *Map 2: Land Use Designation*, with other compatible non-residential uses being secondary in nature to the principal residential use.
- (2) To achieve an integrated mixed use development pattern, the principal residential use will be integrated with other secondary and compatible land uses.
- (3) To provide for a variety of residential accommodation.

Policies

- (1) Density provisions shall be in accordance with the regional growth strategy:
 - (a) Low density: 1-24 units per hectare
 - (b) Medium density: 25-74 units per hectare
 - (c) High density: more than 74 units per hectare
- (2) On land designated “mixed use residential” and “potential mixed use residential” indicated on *Map 2: Land Use Designation*, the principal residential land use may be integrated with a variety of secondary land uses that serve the day-to-day needs of residents and visitors, such as commercial uses, tourist accommodation, bed and breakfast, home based business, public services, educational and cultural land uses.

- (3) To provide for various ages, lifestyles, socio-economic backgrounds and tenures, support the establishment of a range of residential uses and price points, such as single detached, duplexes, and strata apartments.
- (4) Minimize “overlook” onto adjacent properties, through use of screening and landscaping.
- (5) Encourage the creation of common facilities in proposed developments, such as meeting spaces, lounges, shared amenity areas and recreation areas, which provide opportunities for residents to socialize and develop a sense of community.
- (6) To make more residential accommodation available, support the establishment of secondary suites that meets the provisions of the zoning bylaw.
- (7) Support the provision of on-site employee housing which complements the existing housing available in the communities of Courtenay, Comox, Cumberland, and in the electoral areas.
- (8) Employee and affordable housing may be provided through a variety of means, including secondary suites and private hostels.

3.1.4 Potential Mixed Use Residential

Objectives

- (1) To support in principle the expansion of the boundaries of the IRCP area to include the “potential mixed use residential” (shown on *Map 2: Land Use Designation*), subject to a minor amendment of the regional growth strategy to have this land included in the development of the resort community.
- (2) To achieve sustainable development of Mt. Washington, encourage pedestrian oriented compact development that would optimize the use of land suitable for development and discourage vehicle dependency.

Policies

- (1) Potential inclusion (and subsequent development) of the “potential mixed use residential” area indicated on *Map 2: Land Use Designation*, will respect the fact that compact development within “village area” (indicated on *Figure 4: Environment and Wildlife*) needs to occur first, before the expansion of the boundaries of the Mt. Washington IRCP area will be considered.
- (2) When the build out of available land within the “village area” has occurred an application to extend the IRCP boundaries to include the area designated “potential mixed use residential” (indicated on *Map 2: Land Use Designation*), shall include the following documents:
 - (a) A comprehensive plan for the area that addresses land use, proposed build-out, servicing, measures to protect the natural environment, snow management, vehicular access and the provision and location of any centralized parking areas
 - (b) A geotechnical analysis of the land to demonstrate that the land is suitable for the development proposed
 - (c) A minor amendment of the regional growth strategy to provide for a boundary expansion of the Mt. Washington settlement node area

- (d) An amendment of the Mt. Washington IRCP to amend the text and maps to include this area within the boundaries of the Mt. Washington IRCP area
- (e) A zoning bylaw amendment

3.1.5 Resort Facilities

Objective

- (1) To encourage resort facilities that embrace best practices and are based on innovative green technologies and resource recovery opportunities.

Policy

- (1) Ensure that with new or expanded facilities the best practices available for the industry is followed, which include innovative green technologies and resource recovery opportunities.

3.1.6 Resort Recreation

Objective

- (1) To promote the IRCP as a four-season recreation resort community and tourist destination for all ages and abilities.

Policies

- (1) While recognizing that the main attraction to the IRCP area will always be the various winter sports provided at Mt. Washington, the provision of all-season recreation activities is supported in accordance with established environmental best practices.
- (2) Support the provision and expansion of the necessary recreation infrastructure within the IRCP area, including lift towers, terminals, people movers, snow making equipment, and maintenance equipment in accordance with established environmental best practices.
- (3) Planning and design of all ski and service installations must continue to respect the sensitivity and integrity of the land, water courses, and wildlife habitat.
- (4) Respect the connectivity to Strathcona Provincial Park's recreational assets and the park's broader goals of environmental protection and tourism development.

3.1.7 Resort Expansion Area

Objectives

- (1) To recognize that the area indicated as "resort expansion area" on *Map 2: Land Use Designation* forms an integral part of the resort community development.
- (2) To undertake a comprehensive plan of the "resort expansion area" so that development in this area can complement the remainder of the resort community.
- (3) To support a mixture of mixed use residential, limited mixed use commercial and resort facilities in the "resort expansion area".

Policies

- (1) To combat sprawl, the planning of the “resort expansion area” is encouraged to occur following the build-out of the “village area” indicated on *Figure 4: Environment and Wildlife* (unless market conditions dictate otherwise).
- (2) An application for subdivision and development within the “resort expansion area” indicated on *Map 2: Land Use Designation*, needs to be supported with the following documents:
 - A comprehensive plan for the area that addresses land use, proposed build-out, servicing infrastructure pertaining to roads, parking areas, water and sewer (in accordance with VIHA Subdivision Standards), measures to protect the natural environment, rain and snow management, and how the gradual transition in the development interface zone between the developed area within the IRCP boundary and the adjacent private managed forest lands and Strathcona Provincial Park will be provided.
- (3) When planning the “resort expansion area”, the provision of access into and the relationship with Strathcona Provincial Park will be important considerations, with the understanding that continued access to Strathcona Provincial Park will be provided while mitigating direct and indirect impacts.

3.2 Community Services

3.2.1 Fire protection

Objective

- (1) To, over time, develop adequate fire protection to all the permanent and seasonal population, visitors, and employees, and to the buildings and structures within the resort community.

Policies

- (1) The safety of visitors, residents and staff is a priority in planning for fire protection services and therefore the CVRD will continue working on a phased approach to provide and support adequate fire protection services for the resort community – with the first phase being fire prevention measures.
- (2) The CVRD will strive towards implementing a comprehensive fire protection program that will consist of a combination of the following:
 - (a) A sprinkler bylaw to provide powers to require that all new buildings that are occupied for residential or public assembly purposes have sprinkler systems installed for initial defence, until a “fire protection local service area” is established for the Mt. Washington IRCP area and a local fire protection service is in place¹⁰

¹⁰ At the time of the IRCP creation, the Mt. Washington ownership group was collaborating with the Cumberland Fire Department to initiate a volunteer fire-fighter training program.

- (b) A full service volunteer fire department that will begin with a part time or a full time fire chief, subject to the outcome of a feasibility assessment
 - (c) Ensuring adequate fire flow for all existing and proposed development in the Mt. Washington IRCP area
 - (d) Development of the site that has been donated by the Mt. Washington ownership group, a fire hall/public service building that can accommodate necessary emergency and firefighting equipment
 - (e) Assistance in recruiting volunteer or paid firefighting staff for the Mt. Washington station.
- (3) Should the CVRD consider commissioning a fire protection feasibility study¹¹, the terms will include:
- (a) Investigation of fire protection services that will provide adequate fire protection to all buildings
 - (b) Options for combining fire protections services with policing, security and wildfire/forest fire protection, emergency preparedness, and ambulance
 - (c) Governance and management structure outlining the cooperation of the CVRD with the Mt. Washington ownership group, residential strata councils, other private land owners and any government agencies that may have a role in fire protection or public safety at the resort community
 - (d) Financial and funding feasibility
 - (e) Investigation of fire protection services that will provide adequate fire protection to all buildings.
- (4) Petition(s) and local area bylaw(s) that may be required to enact the service will be the responsibility of the CVRD.

Advocacy policies

- (1) Confirmation of an access/egress route due to concerns for (forest) wildfire should be defined and communicated to the public. Emergency preparedness in the form of an emergency access/egress route available at the resort, and a review of the existing emergency response plan, may form part of the greater fire protection study. It will also be reviewed as a component of the planned CVRD Transportation Road Network Plan.
- (2) A Community Wildfire Protection Plan (CWPP) is a requirement of planning a “FireSmart” community. The Mt. Washington ownership group, private and strata owners and councils are encouraged to cooperate with the adjacent landowners, Ministry of Forests, BC Parks and the CVRD, to develop a CWPP to identify the risk of wildfire that may threaten the resort and structures. After adoption of the CWPP by the CVRD board, the CVRD will work with the Mt. Washington ownership group to implement it.

¹¹ This decision will be based on getting CVRD board budget approval to implement this portion of the IRCP.

3.2.2 Safety

Objectives

- (1) To develop and maintain a safe living environment throughout the resort community.
- (2) To separate and improve intersections and junctions where conflicting users of infrastructure cross paths with each other.

Advocacy policies

- (1) In the planning and design of the resort community, incorporate the principles and components of “crime prevention through environmental design” (CPTED).
- (2) Use signage and other creative methods to improve intersections and junctions where conflicting users cross each other, such as vehicle flow and pedestrian flow, or Nordic cross-country skiers and pedestrian trail users.
- (3) Improve communicating to the public what emergency plans and options are in place to deal with major disruptions, such as an earthquake or a forest fire, before these events happen.
- (4) Improve indicating the location of an emergency exit route through Strathcona Provincial Park, which may be needed when Strathcona Parkway is unsafe to use.

3.2.3 Policing and security

Objectives

- (1) To secure continued RCMP policing services to the resort community.
- (2) To ensure adequate on-site police protection and security, especially during special events.

Advocacy policies

- (1) Policing and security services within the resort area will continue to be examined as the resort matures.
- (2) For the safety of residents and visitors the CVRD will facilitate ongoing discussions between the RCMP and the Mt. Washington ownership group to ensure that adequate RCMP presence is provided for the resort community.
- (3) Any additional on-site security that may be required during special events or emergency situations must be provided by agreement between the Mt. Washington ownership group and the RCMP or other special security agencies, prior to the event, with a courtesy notification to the CVRD explaining what arrangements have been made.
- (4) Upon investigation of the feasibility of a public service building, the inclusion of space for an RCMP presence (part or fulltime) should be provided.

3.2.4 Education

Objective

- (1) To support the establishment of public or private educational facilities that would, over time, contribute to the formation a complete resort community.

Advocacy policies

- (1) The Mt. Washington ownership group and the CVRD will continue to monitor the needs of residents in relation to education. If, and as warranted, the Mt. Washington ownership is encouraged to work with service providers to ensure adequate space is provided for appropriate education facilities within the Mt. Washington IRCP area.
- (2) The CVRD will facilitate the discussion with the pertinent school district and the Mt. Washington ownership group regarding future public school needs and potential allocation of land or buildings as the permanent population of Mt. Washington resort community grows.
- (3) Acknowledge the potential of private daycare and schools and academies to locate at the resort. Planning for such facilities must consider the need of the student population, including but not limited to student accommodations, extracurricular activity areas and amenities that will support education on a part time (seasonal) or full time (academic year) basis.

3.2.5 Roads

Objectives

- (1) To ensure that the public and private internal road system of the resort community is safe, efficient and designed to meet anticipated demand.
- (2) To acknowledge that the Mt. Washington ownership group has made provisions for alternative routes that can be used in emergencies, when the Strathcona Parkway (being the only public access and egress route to Mt. Washington) is deemed unsafe to use.
- (3) To investigate the potential of having emergency access/egress routes included in a revised Comox Valley Rural Official Community Plan.

Advocacy policies

- (1) At the time of subdivision and rezoning the approving officer will be consulted to determine the width and the standard of public roads that need to provide access and accommodate safe movement of emergency vehicles.
- (2) At the time of subdivision consider including in the proposed road network-system a multi-use trail for pedestrians and cyclists.
- (3) Review internal public roadway classifications with Ministry of Transportation and Infrastructure to help address responsibility and subsequent priority of snow clearing and maintenance of roads and parking areas.

3.2.6 Parking

Objectives

- (1) To minimize the occupation of developable land by parking areas.

- (2) To site public and private parking areas, drop off locations, and 15 minute parking spots throughout the resort community that will respect the efficient relationship between the overall transportation system and parking allocation.
- (3) To improve way-finding to parking areas, drop off locations and 15 minute parking spots, especially for visitors and new skiers who are not familiar with Mt. Washington.
- (4) To encourage skier access parking that is safe for families and large groups.
- (5) To provide a separate and safe pedestrian thoroughfare/walkway alongside each parking lot, so that pedestrian flow is separated from the vehicle flow.
- (6) To prohibit on street parking, excluding “lay-by” parking for buses, so that roads (private or public) are always open and available for snow plowing.
- (7) To encourage maintenance of parking facilities during peak winter use periods.
- (8) To support the principle of establishing satellite parking lots elsewhere in the Comox Valley, that would enhance alternative transportation options.

Policies

- (1) Site parking areas in strategic locations throughout the resort community and in the parking areas provide for alternative transportation options, such as parking for buses, carpooling sites, bicycle racks, electric vehicle plugins, etc.
- (2) Encourage the consideration and development of innovative/alternative approaches to parking. Examples that can be considered include minimizing land consumption by providing ground level or structured parking; or to incorporate efficient and alpine appropriate measures to reduce the amount of snow to be cleared and stored, such as geothermal snow melting systems or radiant heat into parking surfaces.
- (3) Ensure sufficient parking for tourist accommodation is provided.

Advocacy policy

- (1) The CVRD will work with the Mt. Washington ownership group and the Ministry of Transportation and Infrastructure, to consider the provision of off-site satellite parking areas within the Comox Valley from which shuttle buses can transport permanent and seasonal residents and visitors to the resort community. During this investigation, collaborate with the CVRD to see if multi-use parking areas can be designed, where visitors to parks and trails can share parking facilities with visitors to Mt. Washington.

3.2.7 Transportation and mobility

Objectives

- (1) To decrease greenhouse gas emissions and non-renewable energy use, support a variety of alternative transportation options for permanent and seasonal residents of the resort community.
- (2) To continue to explore options for minimizing dependence on private vehicles within the resort, such as using active transportation options and means of shuttling visitors to the resort by bus.

- (3) To encourage the Ministry of Transportation and Infrastructure to continue to provide a safe and efficient all-season road between the resort and the Comox Valley.
- (4) To encourage pedestrian orientation through the provision of public trails and paths, and design that foster a compact resort community and village centre.

Advocacy Policies

- (1) Meet overall climate emissions goals of the Comox Valley sustainability strategy, where the transportation related emissions need to be reduced by 80 percent by 2050, by shifting transportation modes away from private vehicles to other alternative modes of transport.
- (2) Encourage using a variety of measures and strategies to reduce dependency on the use of private vehicles to drive to and within the resort community. This may include:
 - (a) Continued use of the shuttle bus service between the Mt. Washington resort community and the communities of Comox Valley
 - (b) Establishment of a parking lot at the base of Mt. Washington or the start of Strathcona Parkway from which visitors to the resort community can use alternative transportation options, such as carpooling or shuttle bus services
 - (c) The CVRD will continue to discuss opportunities with BC Transit for the regional transit service to expand the service to the base of Mt. Washington
 - (d) An internal transit system for peak period use, with pick up and drop off at strategic locations and parking lots
 - (e) A multi-modal transportation system with opportunities for ski-in and out, walking, cycling and use of people movers such as staircases, gondolas, magic carpet rides, and rope tows (powered by renewable energy sources) that will encourage people to get around within the IRCP area without using their vehicles
 - (f) A year-round pedestrian and multi-use trail system.
- (3) Encourage the Ministry of Transportation and Infrastructure to:
 - (a) Continue maintaining and providing efficient snow clearing and maintenance of Strathcona Parkway
 - (b) Continue communication with all the key parties that benefit from the parkway, such as the Mt. Washington ownership group, the CVRD, private forest land owners and BC provincial parks

3.2.8 Recreation, parks, and greenways

Objectives

- (1) To provide opportunities for four-season recreational services to the permanent and seasonal population of the resort community.
- (2) To provide recreational opportunities for all ages and abilities based on public and IRCP stakeholder's consultation on the types of park and desired recreational amenities to be developed in each park.
- (3) To promote a formal public trail system (gravel and/or hard surface) to help reinforce pedestrian orientation at the resort.

- (4) To integrate public open spaces and trails into design to form an integral part of the resort community, while understanding that (private) ski terrain is part of the open space system and non-motorized transportation system (skiing instead of walking/biking).
- (5) To establish a development interface zone within the Mt. Washington IRCP area, to preserve or enhance aesthetics and minimize the impact of light and noise generated from development within the IRCP area.
- (6) To respect the connectivity to Strathcona Provincial Park including views, trails and trail heads.

Policies

- (1) When reviewing applications for subdivision or rezoning, consider the provision of public parks and recreational greenways that will improve connectivity within the village area and between the future village centre and adjacent Strathcona Provincial Park.
- (2) Provide ample public open space and pedestrian walkway throughout the IRCP area to:
 - (a) Develop a sense of community through the provision of common facilities such as plazas, lounges, shared amenity areas and recreation areas
 - (b) Link the above-mentioned common facilities with streets, pedestrian walkways and greenways
 - (c) Stimulate pedestrian interest by creating and complementing opportunities for recreation and social activity, enhancing the use of alternative transportation and reducing vehicle dependency

Advocacy policies

- (1) Encourage the provision of activities that are all-season, for all ages, and abilities.
- (2) Seek opportunities to integrate potential CVRD maintained parks with possible future publicly accessible open space or trail systems that will complement the Mt. Washington ownership group's plan for their ski/snowboard runs and infrastructure.
- (3) Planning of public trails should be done to encourage multi-use activity during the summer season where there are opportunities for recreational cycling, hiking and walking within the resort and to connect to convenient locations with Strathcona Provincial Park. During the planning of such potential public trails the private ownership and management of private managed forest land and Strathcona Provincial Park, where biking is not permitted, should be considered, to ensure that recreational activity does not impact neighbouring land use.

3.2.9 Water services provision

Objectives

- (1) To protect natural surface and ground water resources within the IRCP area and within adjacent properties.
- (2) To provide potable water to all permanent and seasonal residents and visitors to the resort community, in accordance with Vancouver Island Health Authority (VIHA) standards

- (3) To ensure sufficient supply of water for the servicing of new buildings and future fire protection of the resort community.

Policies

- (1) Mt. Washington ownership group will continue to provide baseline data and other required information on its water provision and systems to the CVRD.
- (2) When making an application for a rezoning, subdivision, or building permit, the applicant must provide confirmation from the water service provider at Mt. Washington that adequate water services can be provided for the proposed development or building.
- (3) With an application for a boundary extension of the IRCP area, the application shall include:
 - (a) A water master plan to assist in future development and expansion decisions
 - (b) Confirmation from a professional engineer that there is sufficient capacity in the water infrastructure on Mt. Washington to accommodate the expansion proposal

Advocacy policies

- (1) The Mt. Washington ownership group should obtain a construction permit from the VIHA Public Health Engineer for any works to expand the existing water service, add additional treatment facilities or partake in any other works requiring a permit under the *Drinking Water Protection Act*.

3.2.10 Sanitary sewer services provision

Objectives

- (1) To provide sanitary sewer services to all permanent and seasonal residents and visitors to the resort community, in accordance with the Ministry of Environment standards.
- (2) To document the supply, storage and distribution systems for sanitary sewer service.
- (3) To ensure sufficient capacity in the sanitary sewer and treatment system to accommodate the existing and proposed development of the resort community.

Policies

- (1) Mt. Washington ownership group will continue to provide baseline data and other required information on its sanitary sewer systems to the CVRD.
- (2) When an application is made for rezoning, subdivision, or building permit, the applicant is required to provide confirmation from the wastewater service provider at Mt. Washington that adequate sanitary sewer services can be provided for the proposed development or building.
- (3) With an application for a boundary extension of the IRCP area, the application shall include:
 - (a) A sanitary sewer master plan to assist in future development and expansion decisions

- (b) Confirmation from a professional engineer that there is sufficient capacity in the sanitary sewer infrastructure on Mt. Washington to accommodate the expansion proposal

3.2.11 Solid waste disposal and recycling

Objectives

- (1) To minimize the waste stream.
- (2) To examine the potential for implementing an integrated resource recovery (IRR) approach and waste management which regards waste as a potential resource and mimics the closed-looped cycles in nature.

Policies

- (1) Solid waste materials shall be disposed in accordance with the Comox Strathcona Solid Waste Management Plan.
- (2) The CVRD will work with the Mt. Washington ownership group, strata councils and private contractors to minimize the waste stream in regard to storage, collection and disposal of the solid waste created at Mt. Washington.
- (3) The CVRD, the Mt. Washington ownership group and strata councils will collaborate on an education program with landowners, unit holders, and visitors to enhance the profile and the merits of recycling at the resort.

Advocacy policies

- (1) The Mt. Washington ownership group and strata councils are encouraged on an ongoing basis, to investigate how recycling programs can be refined and what can be done to reduce waste that will help minimize solid waste sites and transfers.
- (2) Promote the concept of reduce, reuse and recycle amongst the permanent and seasonal resident and visitor population.
- (3) The proposed integrated resource recovery approach should strive to encompass water, energy, and infrastructure and include digesting biomass, heating, electrical or fuel.
- (4) To reduce human and wildlife conflicts, bear proof containers should be used for storage and collection of the waste created at Mt. Washington.

3.2.12 Communication networks

Objective

- (1) To continuously improve communication networks for radio broadcastings, telephones, internet, televisions, etcetera to the IRCP area.

Advocacy policy

- (1) Encourage collaboration with service providers to ensure that the best possible communication networks and services are provided to permanent and seasonal residents and visitors to the IRCP area.

3.3 Environmental Protection

3.3.1 Watersheds

Objective

- (1) To protect the natural hydrologic regime, quality of water resources and habitat of the waterways of the Oyster, Tsolum, and Browns River watersheds as shown on *Figure 7: Watersheds*.

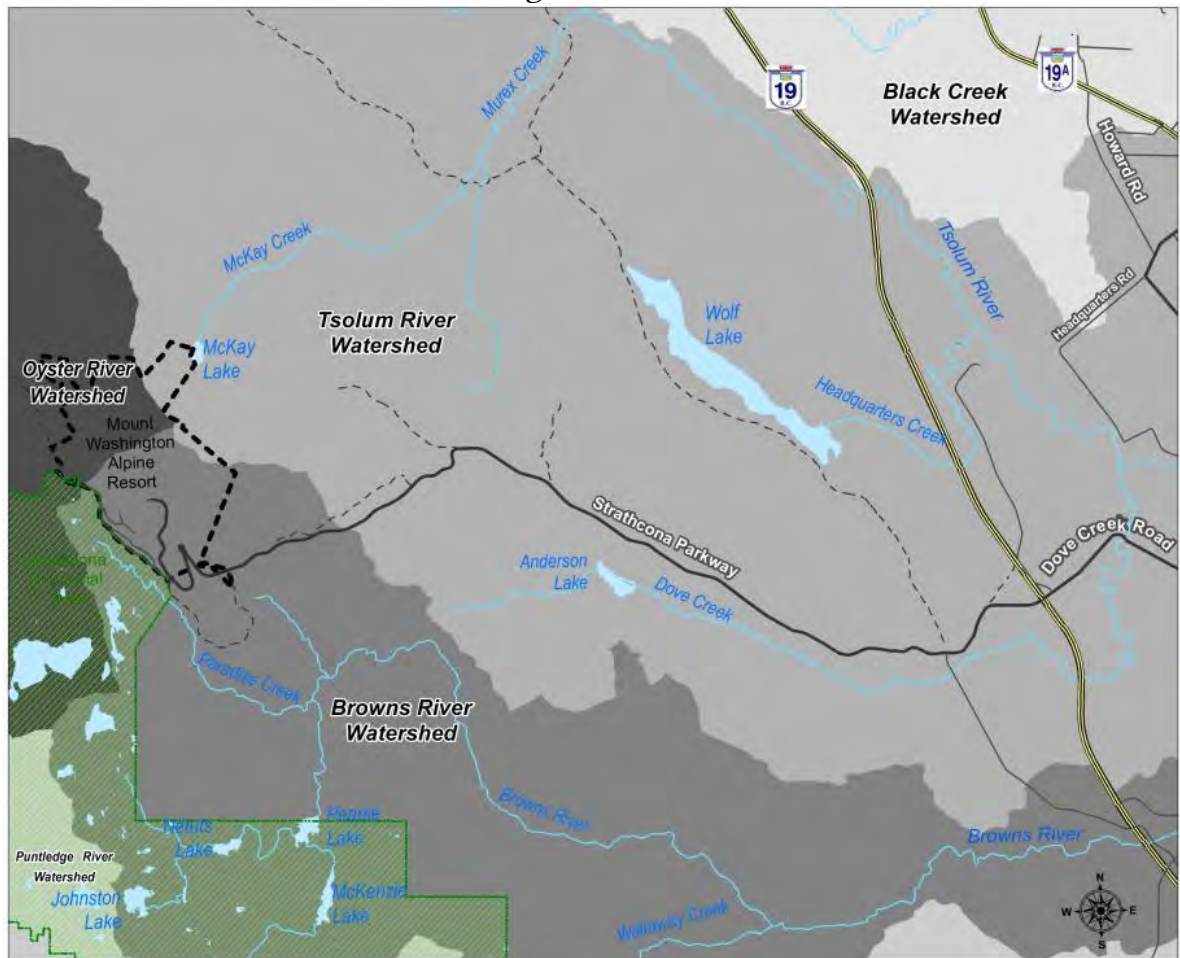
Policies

- (1) Ensure that development proposals retain existing native vegetation and tree cover in order to prevent erosion and siltation of watershed features.
- (2) Encourage establishment or enhancement of vegetation and tree cover where site conditions permit on steep slopes and adjacent to water.

Advocacy policy

- (1) Support collaboration of government and private entities in efforts to prevent deterioration and promote restoration and enhancement of watershed features.

Figure 6: Watersheds



3.3.2 Environmentally sensitive areas

Objectives

- (1) To protect ecosystems that in turn, support the biodiversity of species.
- (2) To identify key sensitive habitat areas, water features and related ecosystems, and mitigate the impact of development on these features and functions.
- (3) To protect the environmentally sensitive features whether mapped or unmapped in the IRCP area through development permit guidelines.
- (4) To recognize the sensitivity of the adjacent Strathcona Provincial Park, Paradise Meadows area to ensure that development does not adversely impact the meadow's natural environment, including aquatic resources and hydrology.
- (5) To recognize that the high quality of the natural environment is one of the key attributes of the attractiveness of the Mt. Washington resort community and to ensure that the resort continues to develop in an environmentally sustainable manner.

Policies

- (1) Development within the IRCP area shall use precaution in order to protect water resources from potential erosion and siltation. To prevent this from occurring, preventative measures should be taken to protect topsoil and ground cover during all stages of development occurring in the IRCP area.
- (2) Restoration, which includes seeding and/or replanting of disturbed sites as a result of development, will be required through the mixed use development permitting process.
- (3) Strongly support the Mt. Washington ownership group's existing policy of not using chemicals and other non-natural forms of snow making that may be used to accelerate the formation of snow.

Advocacy policies

- (1) For the protection of ecosystems, which do not respect property boundaries, collaboration and cooperation between all land owners and visitors that will result in following best management practices to mitigate development impacts on the environment and ecosystems is encouraged.
- (2) The CVRD will facilitate ongoing communication between the, Ministry of Forests, Lands and Natural Resource Operations, Ministry of Environment, BC Parks, TimberWest, the Ministry of Transportation and Infrastructure and snow clearing service providers, the Mt. Washington ownership group, private and strata land owners and strata councils to address snow removal and other impacts on aquatic resources within the IRCP area and further downstream. In order to understand the potential impacts and devise proper mitigation strategies, a coordinated effort should be undertaken to establish baseline data for the streams and for Paradise Meadows relative to other watercourses within Strathcona Provincial Park.

3.3.3 Snow melt and rainwater management¹²

Objectives

- (1) Manage snow melt and rainwater to preserve ecosystem and watershed health. The collection and management of snow melt/rainwater is an important component of ensuring the overall health of the Comox Valley waterways and natural areas. As tree cover is removed and impermeable areas increase, snow melt/rainwater management becomes a larger concern. There is a critical threshold when there is over 10 percent impervious area within a watershed or drainage catchment. Modern management techniques are moving engineered solutions towards green infrastructure approaches which seek to replicate natural systems in the impoundment, infiltration and cleansing of rainwater (e.g., naturalized ponds, bioswales).
- (2) In order to minimize the environmental impact of development, encourage the creation of a comprehensive snow melt and rainwater management plan for the IRCP area.

¹² Note that storage of snow is captured in rezoning applications and development permit requirements and is therefore not included in this section.

- (3) To use sustainable practices and design buildings and sites to manage rainwater in an ecologically sensitive manner. The location of buildings and infrastructure on a site and the manner in which any piece of land is landscaped has significant implications to the site's ecology, habitat and watershed protection implications, as well as to the energy performance of the buildings. In order to achieve better sustainability performance in development, strategic approaches to site planning and landscaping are needed.

Policies

- (1) Development proposals shall be required to address snow melt and rainwater management to ensure that on-site post-development peak flows do not exceed pre-development peak flows.
- (2) Upon applications for rezoning, or for a boundary extension of the IRCP area, the CVRD may require proof from a professional registered engineer that there is sufficient capacity in the snow melt and rainwater drainage infrastructure on Mt. Washington to accommodate the development and/or expansion proposal.
- (3) On-site snow storing areas for all new development shall be incorporated in the development proposal.
- (4) Seek areas for snow storage that minimize downstream impacts on water quality in Strathcona Park from spring melt runoff and sand/gravel deposits.
- (5) Continue exploring alternative snow dump areas to avoid/eliminate impacts around the Strathcona Park trail parking lot.
- (6) For new construction and in areas where development has already taken place, apply low impact development (LID) techniques that will contribute to snow melt and rainwater management. Low impact practices include:
 - (a) Conservation site design strategies (i.e., non-structural low impact development practices)
 - (b) Infiltration practices
 - (c) Rainwater harvesting
 - (d) Runoff storage and evapotranspiration
 - (e) Runoff conveyance
 - (f) Filtration practices
 - (g) Landscaping that would slow down or capture rain water runoff, such as rain gardens; or provide for permeable surfaces that would enhance rain water infiltration to ground water, such as lawns.
- (7) Avoidance and mitigation of impacts on watercourses and cause for erosion will be addressed in all development reviews using a development permit process.

3.3.4 Energy and Water Conservation and Greenhouse Gas Reduction

Objectives

- (1) To promote the reduction of greenhouse gas emissions (GHG) and water conservation within the IRCP area.
- (2) To encourage the production of on-site and district energy plants and/or systems.

- (3) To use and provide alternative energy sources that would increase multiple use of these sources, and that would enhance energy efficiency in buildings, landscape features and powering people movers, etc.

Policies

- (1) Energy and water conservation and greenhouse gas reduction will be addressed through the mixed use development permitting process.
- (2) Sustainable and green building designs will be encouraged, given that these building forms provide lower energy bills and lower environmental impacts than traditional buildings. Green building design principles include the following:
 - (a) Maximizing solar orientation; and
 - (b) Considering climate and weather implications (e.g. winds and snow drifts).
- (3) Overall reductions in greenhouse gas emissions will result from a combination of reduced energy consumption and increased renewable energy reliance.
- (4) Utilize the unique challenges associated with development in an alpine environment where significant snow accumulation and rainfall occurs, regular windstorm and prolonged summer sun and drought are normal. Development proponents are encouraged to capture resources associated with these challenges and to reuse them for district energy systems, energy production and supply or as backup systems during power outages, as well as landscape irrigation, grey water supply, fire suppression and water storage. The use of the following and similar resources will be supported if the use of such sources is mitigated and does not result in any socio or environmental degradation:
 - (a) biogas
 - (b) biomass
 - (c) geothermal energy (heat loops and wells)
 - (d) heat energy from ground and or air (heat pumps)
 - (e) heat and power generated from sewage treatment facilities that can be considered as the resort community and service facilities expand
 - (f) solar energy (solar energy panels and solar photovoltaic systems, where the latter directly convert sunlight into electricity for heating air and or water)
 - (g) solar energy through passive solar design that can provide 30 to 60 percent more space heating needs
 - (h) waste heat produced from existing facilities that can be used by another facility in a compact mixed neighbourhood
 - (i) wind power and wind turbines that are useful for displacing diesel fuel in off-grid generators
 - (j) waste water effluent
 - (k) wind (turbines, useful for displacing diesel fuel in off-grid generators)
 - (l) wood “waste”
- (5) With water re-use, such as grey water recycling in water conservation/irrigation the legislative criteria for its application provided by BC Building Code, MOE *Environmental*

Management Act, *VIHA Drinking Water Protection Act* and *Public Health Act* (SSR), should be followed.

- (6) Development proponents and builders are encouraged to integrate energy saving measures during the site and building planning and not as an add-on after the building of landscaping of the site are completed.
- (7) If all the provisions of a development proposal meets legislative requirements, including BC building code, the CVRD will provide support to create a leading edge pilot project related to energy, and water conservation and greenhouse gas emission reduction.
- (8) Through ongoing green building education, the CVRD will continue to promote and educate development proponents and builders on the use of alternative energy production measures.¹³
- (9) The establishment of a mix of uses on one site is encouraged, as this mix should increase the viability of on-site energy supply.

3.3.5 Landscaping

Objectives

- (1) To instill the use of sustainable best practices in site planning. The location of buildings and infrastructure on a site and the manner in which any piece of land is landscaped has significant implications to the site's ecology, habitat and watershed protection implications, as well as to the energy performance of the buildings. In order to achieve better sustainability performance in development, strategic approaches to site planning and landscaping are needed.
- (2) To focus on the provision and maintenance of native drought resistant and "FireSmart" landscaping to enhance the aesthetic appeal of the resort community and complement the natural landscape.
- (3) To use turbines, solar energy systems, and other resource recovery technologies, to power landscaping features.

Policies

- (1) Use landscaping to delineate and separate land use areas, increase the aesthetics of use areas, enhance privacy, mitigate erosion and stabilize slopes, conserve energy, mitigate sound, preserve air and water quality.
- (2) Promote education about xeriscaping and "FireSmart" planting.
- (3) Select native plants suited to the characteristics of a site, to ensure a vibrant healthy landscape, that require little or no watering and that are not subject to stress during hot and dry summer months.
- (4) Through the provisions of the mixed use development permit area, provide landscaping guidelines to improve the aesthetics and safety of the resort community.
- (5) The implementation of alpine appropriate green roof design is encouraged.

¹³ CVRD website: www.comoxvalleyrd.ca/GreenBuilding is used for educating the public.

3.3.6 Air, Noise and Light Pollution

Objective

- (1) To minimize the development impact of air, noise and light pollution within the Mt. Washington IRCP area on the natural and wilderness areas of the alpine resort (and adjacent Strathcona Provincial Park).

Policies

- (1) Residential and commercial development must adhere to the “dark sky” policy of the CVRD.
- (2) Where possible, use mitigative measures to reduce noise.

3.4 Mining and Forestry Activities

3.4.1 Metal leaching and acid rock drainage from mineral occurrences

Objective

- (1) To be aware of and manage the occurrence of acid rock drainage in the IRCP area.

Policies

- (1) Prevent and mitigate potential problems resulting from metal leaching and acid rock drainage as a result of development.
- (2) Where acid rock drainage occurs, preventative measures shall be taken that would prevent the acid from draining into aquatic ecosystems, such as Piggot Creek, a tributary of the Oyster River.
- (3) Discourage fracturing rock where there is a known presence or potential for metal leaching and acid rock drainage.

3.4.2 Mining

Objectives

- (1) To respect the fact that resource development falls under the provincial government jurisdiction and regulations.
- (2) To accommodate mining rights of the tenure holders.

Policy

- (1) When the CVRD receives a referral for proposed mining or exploration activities, the comments provided would include that provision be made for environmental and drainage protection for the IRCP area and for the adjacent Strathcona Provincial Park.

3.4.3 Forestry

Objectives

- (1) To accommodate forestry on the lands bounding the IRCP area.
- (2) Wherever possible, to protect stream sides on privately owned land from logging.

Advocacy policy

- (1) The Mt. Washington ownership group is encouraged to continue cooperating with the agencies responsible for the management of Strathcona Provincial Park and the adjacent private managed forest lands and associated land owners, in all matters of common interest, including, but not limited to:
 - (a) emergency preparation relative to wildfires
 - (b) transportation safety
 - (c) streamside protection
 - (d) any development that may challenge the environmental integrity of ecologically sensitive features or habitat





PART FOUR DEVELOPMENT PERMIT AREA

4.1 Introduction

The Mt. Washington IRCP relies on the use of development permit areas as the primary tool to assist the resort community in working towards achieving its vision and ensuring that future development is consistent with the sustainability principles, goals, objectives, and policies of the Comox Valley regional growth strategy, the IRCP and the development permit guidelines. The application requirements and development permit procedures are captured in the planning procedures and fees bylaw. In some cases, a report from an architect, landscape architect, or other professional may be required to assist staff in evaluating an application. Development within the development permit area may only proceed if the proposal satisfies the development permit specifications and guidelines.

In addition to the mixed use development (MUD) permit of the IRCP, the development permits included in the electoral areas official community plan that apply to all electoral areas, will where applicable, also apply within the Mt. Washington IRCP area.

The Mt. Washington mixed use development permit area specifications identify when a permit is required and the guidelines that have to be met. In accordance with the development permit requirements, an applicant needs to obtain a development permit before development, construction, or land alteration commences, so that the impact of development on the environment within the designated areas identified on *Map 3: Development Permit Area* can be reduced and the end project can satisfy the vision for the form and character of the Mt. Washington alpine village.

4.2 Mixed Use Development Permit Area

4.2.1 Designated Area

The *Local Government Act* sections 919.1(1) authorizes the regional district to include in the official community plan, a development permit area for the following:

- “(a) *protection of the natural environment, its ecosystems and biological diversity;...*
- “(f) *establishment of objectives for the form and character of commercial, industrial or multi-family residential development;...*
- “(h) *establishment of objectives to promote energy conservation;*
- “(i) *establishment of objectives to promote water conservation;*

(j) establishment of objectives to promote the reduction of greenhouse gas emissions.”

The requirement for a development permit will apply to the area identified on *Map 3: Development Permit Area*, and more specifically to the following land use designation areas shown on *Map 2: Land Use Designation*: “mixed use commercial”, “mixed use residential”, “potential mixed use residential”, and “resort expansion area”.

4.2.2 Objectives

The development permit area is established to achieve the following:

- (1) Enhance the alpine village character and experience of visitors
- (2) Ensure that development within the Mt. Washington IRCP area is suitably integrated with the natural environment and improved surroundings
- (3) Establish low impact development standards, where designs take into consideration:
 - (a) Safety of people and infrastructure
 - (b) Energy saving measures
 - (c) Alternative transportation options to decrease vehicle dependency

4.2.3 Justification

There is a limited amount of developable land on Mt. Washington, and this makes it more important to ensure that the siting and design of buildings and development achieve maximum integration within the topography, both now and in the future. The development permit area was established to ensure that commercial and multi-residential development on Mt. Washington occurs in accordance with an alpine village theme as described in the guidelines provided. Development permit measures have been included in order to mitigate the effect of climate change, development to promote energy and water conservation, and to reduce greenhouse gas emissions.

4.2.4 Applicability

Within the mixed use development permit area indicated on *Map 3: Development Permit Area*, for commercial, industrial and multi-residential development, the following activities require a development permit prior to:

- (1) Any site alteration or landscaping being done
- (2) Installation of infrastructure that requires site alteration
- (3) Approval of a building plan and resulting construction of buildings and associated structures

4.2.5 Exemptions

Notwithstanding section 4.2.4, a development permit shall not be required for the following activities on the subject land:

- (1) The construction of single detached and duplex dwellings
- (2) The construction of an accessory building, where the proposed accessory building is equal to or less than 10 metre² in size
- (3) Minor interior and exterior building alterations, excluding any increase in the floor area of the building footprints, provided the work is above existing foundations and would be consistent with the objectives and guidelines of the mixed use development permit. This could include repainting or refinishing a building, repair or replacement of roofs, windows, doors, decks and awnings, provided that there would be no significant change to the façade and exterior appearance of the building
- (4) Erection of a fence that is in compliance with the fence height and siting regulations in the implementing zoning bylaw
- (5) Construction of retaining walls equal to or less than 1.5 metres in height
- (6) Construction of temporary emergency works to prevent flood or erosion damage to structures
- (7) Construction of emergency works to install, repair, or replace public utilities or infrastructure
- (8) Erection of a freestanding light pole, utility pole, flag pole, communications tower, warning devices and/or similar structures related to public health, safety, and infrastructure
- (9) Replacement of or alterations to existing signage that does not result in a contravention of guidelines pertaining to signs within this development permit area
- (10) Removal of trees deemed hazardous by a qualified arborist, identified in a report submitted to the CVRD

4.2.6 Guidelines

Development permits shall be issued in accordance with the following guidelines.

General Design

- (1) The character of the mixed use development permit area will generally:
 - (a) Complement and blend with the surrounding natural and improved environments, and incorporate natural building materials into the design of the buildings that will be durable to withstand the harsh climate at Mt. Washington
 - (b) Accommodate distinct building form, where mixed use development will complement existing buildings through the use of common architectural and landscape elements, and colours and materials, which complements surrounding natural and improved environments
 - (c) Avoid duplicate mirror-image or repetitive monotonous building designs that are not supported in the Mt. Washington IRCP area
- (2) Reduce the energy consumption and reliance on mechanical means through location, orientation and building design to facilitate the retention of passive solar heat, optimize distribution of natural daylight into a building's interior spaces, and support natural ventilation.

- (3) Encourage the use of energy efficient building materials, techniques, technologies, and practices that produce local energy and/or reduce the amount of energy consumption, which include, but are not limited to the following:
 - (a) South facing windows that maximize winter passive solar gain and natural daylight
 - (b) Geothermal
- (4) Screening of rooftop mechanical equipment should be incorporated into building design.
- (5) Where possible with the design of commercial residential and multi-residential development, provide for ski-in and ski-out opportunities.
- (6) Development shall not be a separate “gated community” with walled or fenced enclaves.
- (7) Building and landscape design should incorporate design elements that address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.
- (8) Make provision for fire protection of buildings and infrastructure, including access for firefighting services.
- (9) Commercial development should be primarily ground oriented and generally located within the ground floor or second storey.

Site design and preparation

- (10) Site design should consider the unique challenges associated with development within the Mt. Washington IRCP area, where the following is typical:
 - (a) Significant snowfall and accumulation, resulting in significant snow melt
 - (b) High rainfall and associated runoff
 - (c) Regular windstorms
 - (d) Summer drought
- (11) Plan and design buildings to preserve vegetation, maximize solar access, accommodate existing grades, optimize views, and accommodate potential challenges that the subject land may present, rather than changing the subject land to accommodate the building.
- (12) In the “village centre”, all buildings shall be arranged on the site to facilitate social interaction, and build a sense of community and place. This may occur by:
 - (a) Providing and clustering patios, porches, or verandas adjacent to common areas
 - (b) Ensuring building entrances face each other
 - (c) Providing for visual surveillance of open space from as many angles as possible
- (13) During all stages of site preparation, development and construction prevent erosion and sedimentation through the appropriate placement of erosion control mechanisms.
- (14) Make use of low impact technologies, such as incorporating native vegetation in the landscape plan, and using naturalized ponds and/or bio swales.
- (15) Permanently stabilize and rehabilitate all disturbed slopes and drainage features upon completion of construction with native plant species and/or natural materials.
- (16) Buildings on sloping sites should step down with the natural grade of the site in order to minimize cuts and fills, retaining walls, artificial embankment of grade, or extensive re-grading.
- (17) Street design in the future village centre shall provide for the inclusion of pedestrian amenities such as benches, human-scaled lighting, street trees, recycling/refuse receptacles

and bicycle/ski/snowshoe racks. These shall be consistent with, similar to, or identical in character to the architectural character of the development.

Building Siting, Height, Size and Massing

- (18) Multi-residential, commercial and mixed use development should be designed carefully to prevent shading, loss of privacy, air quality or noise pollution impacts on neighbouring properties. Therefore landscaping, buffering and screening should be incorporated when developing adjacent to residential uses.
- (19) Mixed use developments situated near the side yards of single detached dwellings should be particularly sensitive to issues of noise, privacy and overlook on adjacent properties. Consideration should be given to greater setbacks above the ground floor, special landscaping measures and orienting living and amenity areas away from adjacent living and amenity areas.
- (20) Where site conditions permit, building placement and design shall consider setting buildings into the hillside and stepping upper story back to respect views from adjacent developments to the greatest extent possible.
- (21) Minimize the visual impact of massing by segmenting large buildings, incorporating human-scaled architectural elements in building design such as interesting architectural massing, roof line and balcony/terrace design, window treatments and landscaping.
- (22) Careful attention shall be paid to roofscapes by including roof heights and pitches to ensure that new development complements existing development.
- (23) Areas around buildings will address the risk of large and significant icicle build up and the dangers associated with masses of snow falling from roofs and signage. Roof design must consider function and safety requirements for snow retention and shedding, designed pitch, selected materials, and aesthetics associated with diverters or retainers.

Building materials and exterior finishes

- (24) Where feasible, locally produced natural materials should be incorporated into the design without compromising the building or structure's fire resistance.
- (25) The use of non-combustible building materials is encouraged.
- (26) Authentic detailing and application of exterior finishes where practical is strongly encouraged. False windows and mirrored glass are not supported.
- (27) Colours shall be inspired by the surrounding natural environment.

Parking and service areas

- (28) All site design must provide for:
 - (a) Emergency vehicle access
 - (b) Parking places close to building entrances for ease of use by physically impaired persons
 - (c) Bicycle racks
 - (d) Building and sidewalk locations, size and configuration of parking areas
 - (e) Snow storage areas

- (29) The majority of parking should be provided in parking structures within buildings or in adjacent structures.
- (30) Parking areas within buildings or adjacent structures are encouraged to make provision for the plugin of at least one electric vehicle.
- (31) Surface parking should be designed in accordance with a snow melt and rainwater management plan to ensure that post development flows do not exceed predevelopment flows.
- (32) Parking, storage and service areas should be located in the least visible area of the site screened from public view, with the following landscaping/building requirements:
 - (a) Loading areas shall be screened
 - (b) Landscaping shall be used to soften the visual impact of surface parking and to emphasize a pedestrian friendly environment
- (33) Where applicable, bus layby and/or shelters, pullouts and turnaround areas should be incorporated into the site design.
- (34) Impervious surfaces should be minimized.

Snow/rainwater and ground water management

- (35) The Comox Valley Regional District shall require the applicant to submit a snow/rain water management plan prepared by a professional engineer that addresses the following:
 - (a) Management control measures in place during the construction phase to ensure that adjoining lands are not adversely impacted by runoff generated on the subject land
 - (b) Once development is completed there shall be no net increase in peak rainwater runoff from the site to adjoining lands
 - (c) Consider innovative snow management techniques and technologies that would assist in reducing winter snow storage and capture snow melt and rainwater runoff for re-use
 - (d) Means to move/remove snow on a regular basis and during extreme snowfalls
 - (e) Provision of adequate space for on-site storage of snow and/or having an agreement for off-site storage of snow
 - (f) Consider integrating low impact development features such as bio swales and infiltration trenches

(One method that can be used to determine how to mitigate impacts related to runoff from snow melt and rainwater is the Water Balance Model.)

- (36) Best management practices for mitigating siltation, erosion and pollution of the natural areas, watercourses must be used in all cases where avoidance is not possible.
- (37) Pedestrian routes, especially at building entrances, which must be fully protected, should be considered to optimize pedestrian safety.
- (38) Building projections below the main roof must be durable. Generally, conventional eaves troughs or built-in eaves troughs should be avoided as they are subject to damage from snow shed.

Landscaping and screening

- (39) The Comox Valley Regional District shall require the applicant to submit a landscape plan prepared by a qualified landscape architect or equivalent professional which meets the British Columbia Landscape Standard, considers the constraints and opportunities of an alpine environment, and satisfies the following objectives:
 - (a) Where possible, preserve the natural character by blending new landscaping with the surrounding areas, existing mature trees and native vegetation
 - (b) Where site conditions permit, use a variety of native or similarly hardy, drought tolerant deciduous and evergreen plant species that are best suited to the site specific growing conditions, harsh snowy winters and dry summers that are not invasive
 - (c) Provide visual separation from and compatibility with surrounding residential uses, when practical
 - (d) Buffer multi-residential developments from other uses
 - (e) Improve the aesthetic appeal of the development
 - (f) Assist in the safe movements of pedestrians throughout the site
 - (g) Reduce the amount of impervious surfaces on the site
 - (h) Complement the development and surrounding uses
 - (i) Provide erosion control where appropriate
 - (j) Establish or enhance habitat values on the development site where appropriate
 - (k) Minimize water consumption through means such as micro-irrigation, xeriscaping, and rainwater collection systems for re-use and irrigation purposes
 - (l) Reduce the risk of fire and wildfire
 - (m) Not attract bears
- (40) Retention of natural vegetation is strongly encouraged, since it is a challenge to establish new vegetation on Mt. Washington.
- (41) In areas that are challenging to plant, the use of rock gardens, log and natural landscape materials are encouraged and preferred to non-native grasses and ornamental plantings.
- (42) Where appropriate, establish landscape buffers that create a natural transition between commercial and residential areas – through the use of hard and soft landscaping, such as containing layers of shrubs, trees and low walls.
- (43) Low impact stormwater control measures shall be integrated into paving treatments and landscape design to encourage detention.
- (44) On ground level, large scale (commercial and/or multi-residential) garbage and recycling containers, utilities, service kiosks, exhaust elements, satellite dishes, etc. shall be screened with a combination of landscaping and fencing and, gated to a minimum height of 2 m. Any outside storage areas shall be located to the rear of the buildings unless adequately screened.
- (45) Garbage collection and storage areas shall be bear proofed.
- (46) Chain-link fencing shall be used only when screened by landscaping. Decorative fences are encouraged matching the natural materials used for the principal building.
- (47) While respecting the importance of Mt. Washington's naturally forested character and the preservation of mature trees, encourage the design of on-site landscaping to minimize negative shading impacts on the potential for solar thermal or photovoltaic systems on the

site and surrounding properties. Placement of deciduous trees is encouraged to provide summer season shading, and winter season solar access.

Pedestrian and cyclist considerations

- (48) On-site pedestrian sidewalks and pathways should provide direct connections between building entrances, parking areas and sidewalks/pathways of adjacent streets.
- (49) With safe pedestrian travel in mind, walkways shall be distinguished from driving surfaces, so that on-site pedestrian traffic is separated from vehicle traffic, through the use of raised, marked or landscaped features, or groomed snow pathways during winter months.
- (50) Walls, fences, shrubs, grade changes, snow storage areas or other site features, should not obscure vehicle driver vision of pedestrian or bicycle routes or provide obvious opportunities for concealment.
- (51) Where appropriate, cycling and alternative transport facilities should be provided through safe circulation paths, “end of trip” facilities and sheltered locations for bicycle, ski, snowshoe storage/security.
- (52) Continuous weather protection over main entrances and building facades shall be encouraged.

Site illumination and signage

- (53) The Comox Valley Regional District shall require the applicant to submit a site illumination and signage plan that will satisfy the following design objectives:
 - (a) To maintain the ambiance of the ski resort and adjacent Strathcona Provincial Park, minimize impacts on adjacent land uses and avoid unnecessary impacts on nocturnal wildlife
 - (b) To have a coordinated theme for signage and way-finding throughout the resort community that will complement and blend the improved environment with the natural environment of the mountain setting
- (54) Illumination should adhere to the Comox Valley Regional District “dark sky” policy guidelines and be positioned downwards, to minimize glare and preserve the ambiance of the night sky.
- (55) While the use of back lit signage and LED or video signage is not supported, the use of indirect and/or accent lighting on signage is encouraged.
- (56) Signage should be visually unobtrusive.
- (57) Particular emphasis should be given to signage which is aesthetically pleasing and requires a minimal amount of lighting.
- (58) Billboards and roof signs are not permitted.
- (59) Energy efficient (i.e. solar powered, timer or sensor controlled) light fixtures should be used for the illumination of exterior walkways, driveways, entryways and general exterior lighting.
- (60) The size, location and design of freestanding signage shall be architecturally integrated with the overall design of the buildings and landscaping. The design of fascia signs containing individual business signage shall be integrated into the design of the building.

- (61) Multiple free standing signs should be avoided and consolidated into one multi-tenant sign.
- (62) One freestanding sign for each street frontage of the development shall be allowed.
Freestanding signs shall be permitted in landscaped areas only, on the same parcel as the development. The height of any sign, including support structures, shall not exceed one point eight metres and the area of any one face shall not exceed three square metres.
- (63) One fascia sign shall be permitted for each development. The maximum area of fascia signs shall not exceed six square metres. Fascia signs may be illuminated and should be integrated into the design of the building and may not extend above the top wall of a building.





PART FIVE IMPLEMENTATION

5.1 Plan review

The effectiveness of the Mt. Washington IRCP will be monitored to ensure that it meets its performance objectives and the policies. In order to keep the IRCP consistent with provincial and local government legislation, the socio-economic realities of the time, and future needs, the IRCP will be reviewed comprehensively on an eight to 10 year basis.

5.2 Studies and Future Plans

Studies	Implementation	Timing
Resort Community Services/Fire Protection Feasibility Study	CVRD to initiate discussions with the Mt. Washington ownership group, private land owners and strata owners and councils to expand the regional fire protection service on Mt. Washington and to determine if public consensus with property owners can be reached for the establishment of a fire protection service potentially as part of a service to address broad community needs.	Within three years after the adoption of the Mt. Washington IRCP.
Recycling Education Program/ Study	CVRD to initiate discussions with the Mt. Washington ownership group, private land owners and strata owners and councils.	Within three years after the adoption of the Mt. Washington IRCP.

Plans	Implementation	Timing
Resort Master Plan (revision) The terms of reference for a master plan for the Mt. Washington resort community will be reviewed and approved by the CVRD <u>prior to</u> initiating the planning process, to ensure that the master plan will be compliant with CVRD land use policy regulations.	Mt. Washington ownership group.	Prior to any amendment to the IRCP boundaries, excluding the proposed boundary extension to include the "Potential Mixed Use Residential" land indicated on <i>Map 2: Land Use Designation</i> .

Plans	Implementation	Timing
Parking Plan	Mt. Washington ownership group and future development proponents and/or private or strata land owners.	Prior to any changes to parking provisions in the zoning bylaw or in conjunction with development approval considerations of new buildings that will require extensive parking spaces.
Snow Management Plan	Ministry of Transportation and Infrastructure, the Mt. Washington ownership group and future development proponents and/or private or strata land owners.	In accordance with the mixed use development (MUD) permit, as a condition of any future development approvals.
Snow Melt/Rainwater Management Plan	In accordance with principle five of part two, the Mt. Washington ownership group, as part of a revised master plan will be responsible to create an overall comprehensive drainage management plan. In the meantime, future development proponents and or private or strata land owners will be required to create a site-specific drainage management plan.	Prior to zoning and issuance of a development permit, future development proponents and/or private or strata land owners will be required to provide the CVRD with site specific management plans to accommodate any new development.
Master Water and Master Sanitary Sewer Plans	In accordance with principle five of part two, the Mt. Washington ownership group.	With an application for a boundary extension of the IRCP area.
Building permit review	The applicant is required to provide confirmation from the water and sewer service provider at Mt. Washington that adequate water and sewer services can be provided for the proposed development.	When an application for a building permit is submitted.
Zoning bylaw amendment	The applicant is required to provide confirmation from the water and sewer service provider at Mt. Washington that adequate water and sewer services can be provided for the proposed new building.	When an application for a zoning bylaw amendment is submitted.
Mt. Washington Comprehensive Development Zone (MTW-CD) review	CVRD.	Within one year after the adoption of the Mt. Washington IRCP
Development interface zone	Mt. Washington ownership group in collaboration with a potential development proponent.	When development within the "Resort Expansion Area" indicated on <i>Map 2: Land Use Designation</i> is considered.
Community Wildfire Protection Plan (CWPP)	CVRD in collaboration with the Mt. Washington ownership group, private and strata owners and councils, Ministry of Forests and BC Parks.	Within five years after the adoption of the Mt. Washington IRCP.

5.3 Promoting Collaboration amongst Key Role Players

Item	Action	Explanation
Capital/Funding	The CVRD will assist in determining funding sources.	Certain initiatives beyond the resort's private investment and development may require cooperative funding ventures between the CVRD, the Mt. Washington ownership group, and provincial government agencies. Examples include government grant programs to assist with plans and studies, pursuing assistance (in-kind), and aid for various programs and financing for small capital projects.
Use of Facilities for the Resort Community	The CVRD should work with the Mt. Washington ownership group to confirm needs for facilities such as the following: • Recreational (indoor) facilities • Resort community facilities • An expanded emergency centre • Special amenities • Parks and greenways and the types of recreational activities desired • Schools and other education facilities • Places of Worship • Other institutional developments Means to deliver these services will be subject to jurisdictional responsibilities.	As the resort community continues to grow and mature, it is understood that residents will demand a higher or different level of service, which may need to be delivered through new or expanded facilities.
Environmental Concerns	The CVRD will facilitate discussions with key stakeholders to, collaborate and address the concern about the impact of snow removal and other activities on the natural environment and aquatic systems within the IRCP area and in Paradise Meadows located in Strathcona Provincial Park adjacent to and downstream from the resort community, to integrate multi-jurisdictional solutions in snow management and clearing – that can be carried forward in a proposed future drainage plan and potentially in the proposed revised OCP.	The CVRD and private landowners should continue to protect aquatic systems located within the IRCP area and further downstream and in this regard, collaborate with key agencies and stakeholders. Key role stakeholders include: the Ministry of Environment, BC Parks, TimberWest, the Ministry of Transportation and Infrastructure, snow clearing service providers and/or private contractors responsible for road maintenance within the Mt. Washington IRCP area, the Mt. Washington ownership group, private and strata landowners and strata councils.
Road Infrastructure	The CVRD will facilitate discussions with the agencies and entities involved with snow management and clearing within the IRCP area.	Key role players that will be consulted include the Ministry of Transportation and Infrastructure, snow clearing service providers and or private contractors, the Mt. Washington ownership group, private and strata landowners and strata councils, to investigate suitable means of providing road safety and snow clearing during severe weather conditions to and at the resort community.

Item	Action	Explanation
Road Infrastructure Continued	Through the development permit process, the CVRD will require commercial and multi-residential developments to provide a snow storage/snow melt/rainwater management plan.	With an application for developing properties within the IRCP area, or for an application for a boundary extension of the IRCP area, the CVRD will require proof from a professional registered engineer that there is sufficient capacity in the snow and rainwater drainage infrastructure on Mt. Washington to accommodate the development and/or expansion proposal.
	The Mt. Washington ownership group will be required to develop an overall comprehensive snow/storm/rainwater management plan that will address the drainage and other policy provisions of the IRCP.	To be prepared as part of an updated master plan and submitted with an application for a boundary extension of the Mt. Washington IRCP area.
	The Comox Valley Emergency Program, Area Coordinator and the Mt. Washington ownership group (in consultation with BC Parks) is encouraged to continue working together on an emergency program for the Mt. Washington area, which needs to ensure that an emergency route (in case of the failure of Strathcona Parkway) is adequately included.	Because Strathcona Parkway is the only publically used road to and from Mt. Washington, it is necessary to ensure that during an emergency situation, the public will be educated about available alternatives.
	As the Mt. Washington resort community continues to expand, the Ministry of Transportation and Infrastructure is encouraged to monitor trip volumes on Strathcona Parkway.	As the main transportation corridor for traffic going to and coming from Mt. Washington, it is imperative that Strathcona Parkway is well maintained and that timely upgrades are planned and budgeted for.
Fire Protection Service	Collaboration between the CVRD and the Mt. Washington ownership group is required to discuss interim fire protection services to all properties. The CVRD will be responsible to advance this discussion.	Within three years after the adoption of the Mt. Washington ICRP and prior to obtaining the outcome of a formal feasibility study or providing extended/comprehensive protective services at the resort community, solutions need to be found to improve public safety and provide fire prevention and protection measures for people and structures.
	The CVRD will initiate discussions with the Mt. Washington ownership group, private and strata land owners and councils, to get their consent to establish a “fire protection local service area” for the IRCP area.	To establish a “fire protection local service area” and to determine which area should be included in such a potential service area – only the village area shown on <i>Figure 4: Environment and Wildlife</i> , or the two portions where resort expansion will overtime occur, indicated as “Potential Mixed Use Residential” and “Resort Expansion Area” on <i>Map 2: Land Use Designation</i> and or portions of the recreation area.

Item	Action	Explanation
RCMP Protection Service	The CVRD will initiate and facilitate discussions between the RCMP and the Mt. Washington ownership group, to ensure that adequate on-site police protection and security services are provided for the resort community.	To maintain and/or improve the safety of permanent and season residents and visitors to Mt. Washington.
Parks and Greenways, or other types of recreational activities desired	The CVRD will collaborate with the Mt. Washington ownership group, current and future strata councils to find suitable areas where the mentioned recreational opportunities can be established.	The CVRD is interested in collaborating with public and stakeholders to determine recreational needs and to investigate where potential recreational opportunities can be developed and maintained.
	The CVRD will determine if and where public parkland should be provided, with the provision that if parkland is requested in accordance with the <i>Local Government Act</i> , then park will be maintained by the CVRD.	Considered with future subdivision referrals.
Public Educational Facilities	The CVRD will facilitate discussion with the pertinent School District and the Mt. Washington ownership group regarding future public school needs and potential allocation of land or buildings that can be used for educational purposes.	The Mt. Washington ownership group and the CVRD will continue to monitor the needs of residents in relation to education. As warranted, the Mt. Washington ownership group will work with service providers to ensure adequate space is provided for appropriate education facilities within the Mt. Washington IRCP area.
Future Expansion Opportunities	Consideration of future expansion of the Mt. Washington IRCP area will be subject to the receipt and review of the plans and items listed.	Where there may be opportunities or needs to expand the residential and commercial land uses of the resort community into the privately managed forest lands beyond the boundary of the IRCP.
Water and sanitary sewer services	The Mt. Washington ownership group will be responsible to provide data to CVRD of these services.	To ensure that the existing systems can accommodate future growth and expansion of the resort community, when development and expansion is proposed.
Solid Waste/Recycling Program	The CVRD will work with the Mt. Washington ownership group, private and strata land owners and councils in accordance with the items listed in the solid waste disposal policies.	In the interest of implementing a full recycling program for the Mt. Washington IRCP area, the CVRD will play an advisory role.
Alternative energy	The CVRD will encourage and support the use and generation of alternative on-site energy production, and will continue to promote and educate development proponents and builders on the use of alternative energy generation options.	CVRD will provide ongoing green building education.

Item	Action	Explanation
Advance the use of alternative transportation options	The CVRD will work with the Mt. Washington ownership group and Ministry of Transportation and Infrastructure, to consider the provision of off-site satellite parking areas within the Comox Valley from which shuttle buses can transport permanent and seasonal residents and visitors to the resort community. The CVRD will continue to discuss opportunities with BC Transit for the regional transit service to expand the service to the base of Mt. Washington.	To advance the use of and provide options for alternative transportation choices.
	In the revised master plan the Mt. Washington ownership group needs to provide a transportation and mobility plan making provision for the use of active and alternative transportation options (especially in the village area).	Provision for active and alternative transportation will encourage the use of the proposed infrastructure.
	During the review of subdivision proposals, the CVRD will consult with the proponents to determine if a multi-use trail for pedestrians and cyclists can be included in the proposed road network-system.	
	Site design forming part of a mixed use development permit must identify the location where bicycle racks can be installed.	Aim to have bicycle racks in strategic locations throughout the Mt. Washington IRCP area.
Development approval process	The CVRD will clarify the development permit, building permit, development variance permit processes.	To ensure that all parties involved in these processes understand the permitting requirements.
Zoning bylaw amendment	The CVRD will review the zoning bylaw as part of the implementation of the IRCP.	Review of planning bylaws is an ongoing function of the CVRD to make improvements where necessary.
Transition to a four-season destination resort for all ages and abilities		Since the Mt. Washington ownership group prepared their first master plan (1990), and updated the plan (2000) for the resort village core only, no comprehensive master planning has been undertaken. Much of the detail of future development will be subject to what the Mt. Washington ownership group will include in their updated future master plan.
Staying true to the vision of the IRCP	The CVRD will ensure that development on Mt. Washington will be conducted in accordance with the principles, objectives and policies described in the plan.	The CVRD will monitor the progress made with the implementation of the plan.





GLOSSARY OF TERMS

Accommodation	The development for permanent or temporary residential purposes, including without limitation, sleeping units, guestrooms or dwelling units, but excludes a campground.
Alpine	The biogeoclimatic zone in a mountain system, which lies above the timberline.
Bed and Breakfast	Means a home occupation use that provides bedrooms within a dwelling unit and the first meal of the day for the temporary accommodation of the travelling public, but does not include boarding house.
Biodiversity or Biological Diversity	The diversity of life in all its forms and levels of organization, including genes, species, ecosystems, and the evolutionary and functional processes that link them.
Core Settlement Areas	The term used within the Comox Valley regional growth strategy, where <i>core settlement areas</i> comprise four land use designations: <i>municipal areas</i> , <i>settlement nodes</i> , <i>sports and education nodes</i> and <i>settlement expansion areas</i> . A minimum of 90 percent of the growth within the Comox Valley will be directed to <i>core settlement areas</i> , in order to promote the efficient use of land and public infrastructure, provide densities supportive of alternative transportation choices, and achieve environmental benefits resulting from compact growth.
Development Interface Zone	Is the zone within the IRCP boundary where the developed area within the IRCP shares a common boundary with the natural and forested areas on adjacent private managed forest lands and/or Strathcona Provincial Park. The purpose of this zone is to provide a gradual transition between the developed area within the IRCP boundary and the adjacent natural area. This can be achieved through maintaining or enhancing the natural vegetation, or using natural materials to improve the landscaping within this zone, before buildings, roads and other manmade structures and improvements are encountered.
Greenway	A system of protected linear corridors of open space, natural areas and/or stream corridors, managed for conservation and/or recreation purposes.

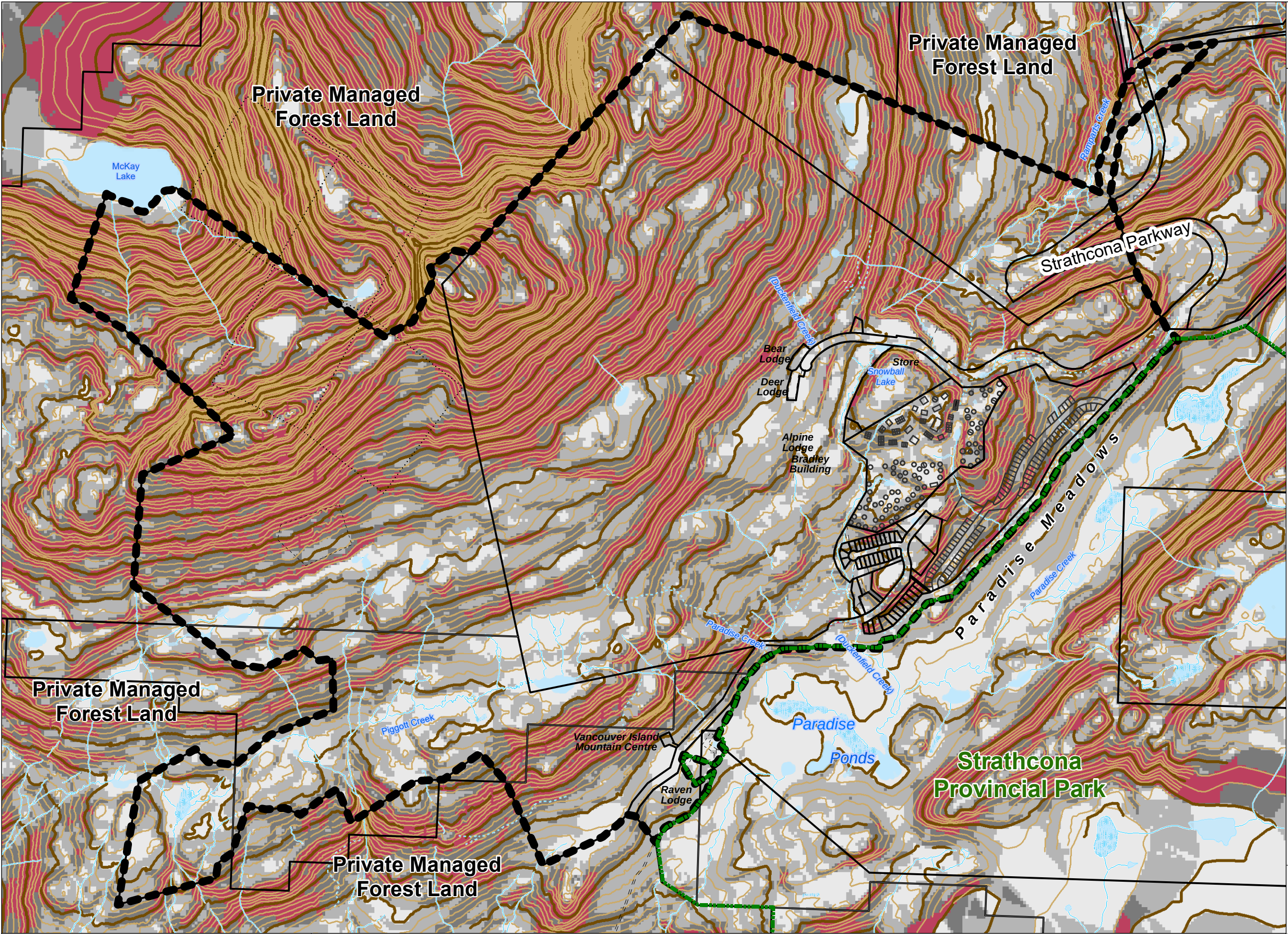
Intensive Residential Development	Clustered high-density residential development within the boundaries of the IRCP, starting from single residential developments (such as chalets) to four storey multi-residential developments.
Mt. Washington Ownership Group	The group of landowners that owns the majority of the land within the IRCP area, mainly the top and flank of Mt. Washington, which includes the alpine resort recreational areas, alpine and Nordic lodges, and support facilities.
Multiple Residential Dwelling	A building containing three or more residential dwelling units.
Peak Flow	The highest volume of water flow occurring in a water course within a given time period.
People Mover	A transportation system that moves the general public, most often in the form of a gondola, or chair lift, or “magic carpet”.
Qualified Environmental Professional (QEP)	An applied scientist or technologist acting alone or together with another qualified environmental professional, if: • the individual is registered and in good standing in the Province of British Columbia with an appropriate professional organization constituted under an act, acting under that association’s code of ethics and subject to disciplinary action by that association; • the individual’s area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and, • the individual is acting within that individual’s area of expertise.
Recreational Vehicle (personal motorized)	A trailer, motor home, or similar motor vehicle designated for travel and temporary overnight sleeping accommodation.
Regional District	The Comox Valley Regional District, abbreviated CVRD.
Regional Growth Strategy (RGS)	The RGS was initiated and adopted by the CVRD and was referred to all three member municipalities in the Comox Valley for review and acceptance. On March 29, 2011, the CVRD board adopted this strategy as bylaw 120, which provides a regional vision and direction for growth.

Resort Community	A partially or wholly self contained community of permanent and seasonal residents and visitors to the alpine resort. The resorts provide for most of a residents and visitor needs while remaining on the premises, such as food, drink, lodging, sports, entertainment and shopping.
Riparian	A terrestrial area where the vegetation complex and microclimate conditions are products of the combined presence and influence of perennial and/or intermittent water, associated high water tables, and soils that exhibit some wetness characteristics.
Riparian Area Regulation (RAR)	The BC provincial <i>Riparian Areas Regulation</i> and amendments thereto enacted pursuant to section 12, 13(1) and 37(2) of the <i>Fish Protection Act</i> .
Runoff	The part of precipitation and snow melt that reaches watercourses by flowing over or through the ground. Surface runoff flows without penetrating the soils. Groundwater runoff enters the hydrological system by seeping through soils.
Settlement Area	An area (within the boundary of the Mt. Washington settlement node), where future growth and infill development of the resort community is expected to occur in accordance with the established Mt. Washington comprehensive development zone of the Comox Valley zoning bylaw. This area is shown on <i>Figure 4: Environment and Wildlife</i> .
Settlement Node	A term used in the RGS refers to a planned settlement area within Union Bay, Saratoga Beach and Mt. Washington. While a <i>settlement node</i> is not contiguous with <i>municipal areas</i> , a node is planned to receive growth and can accommodate urban forms of development.
Skier Carrying Capacity	A measure of the optimum number of skiers and snowboarders who can utilize the resort at any given time, being guaranteed a pleasant recreational experience without causing a decline in the quality of the environment. Factors, which influence skier capacity, include lift capacity, ski trail capacity, on-hill skier density, and base facility capacity.
Sub-Alpine	The zone in a mountain system below the timberline, characterized by the mountain hemlock biogeoclimatic zone on Vancouver Island.
Village Area	The village area, indicated on <i>Figure 4: Environment and Wildlife</i> , is located at the base of the recreational area where the main

footprint, services roads, infrastructure and a variety of commercial enterprises and residential accommodation has been developed over the past 34 years.

Village Centre

The village centre, indicated on *Map 2: Land Use Designation*, is located within the area earmarked for “mixed use commercial”, where the compact pedestrian oriented hub / “heart” of the alpine resort community will be established over time.



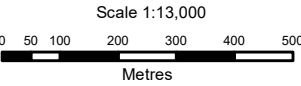
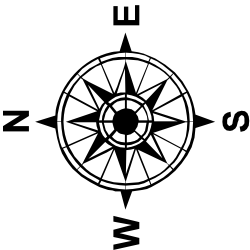
Mt. Washington Integrated
Resort Community Plan

Legend

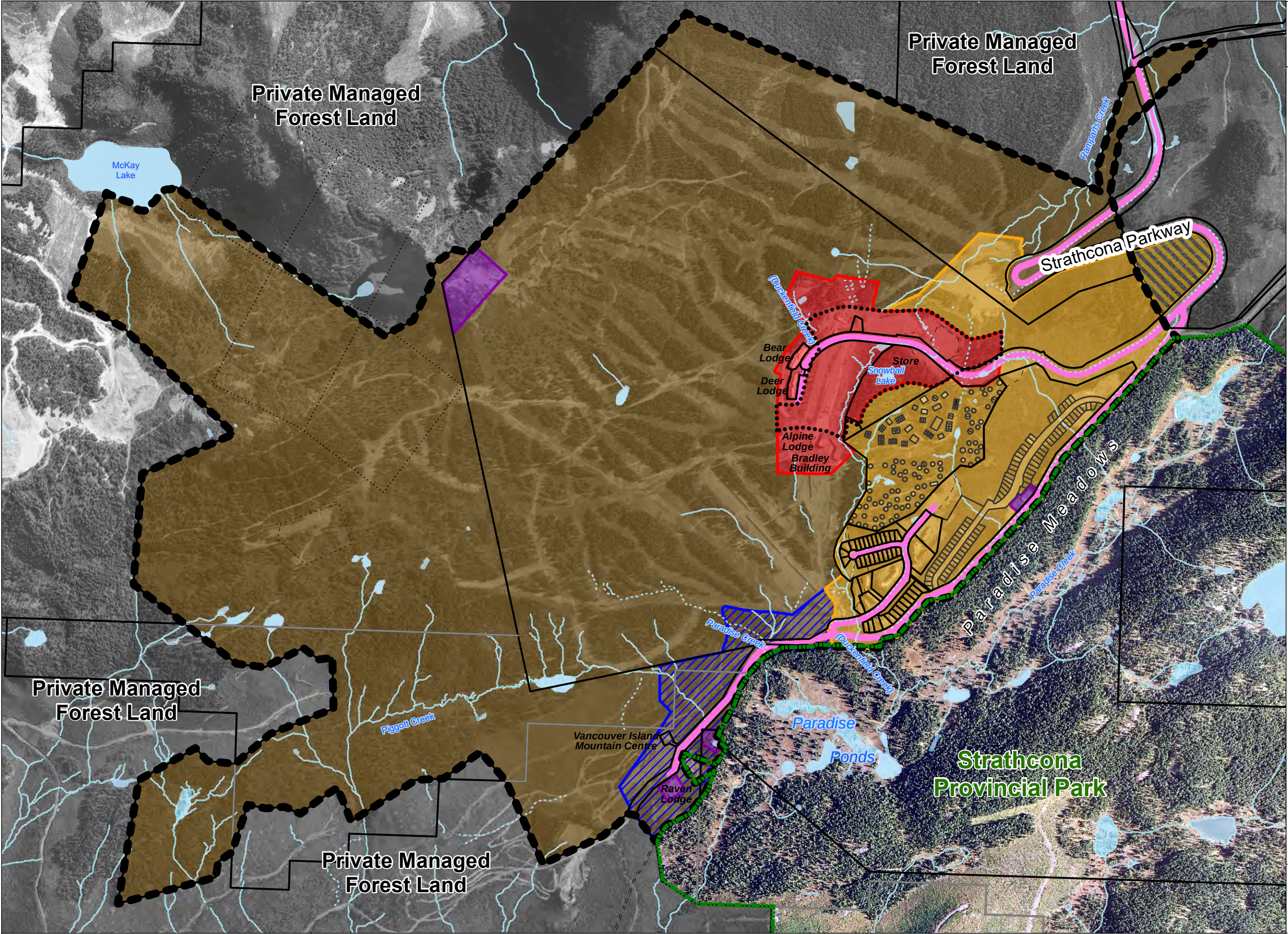
- Major Contour
- Minor Contour
- Strathcona Provincial Park
- Mt. Washington IRCP Boundary

Percentage of Slope

- 0 - 10%
- 10 - 20%
- 20 -30%
- > 30%



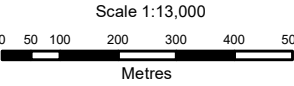
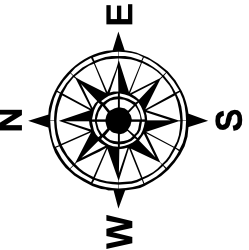
Map 1
Topography/Slope Analysis



Mt. Washington Integrated
Resort Community Plan

Legend

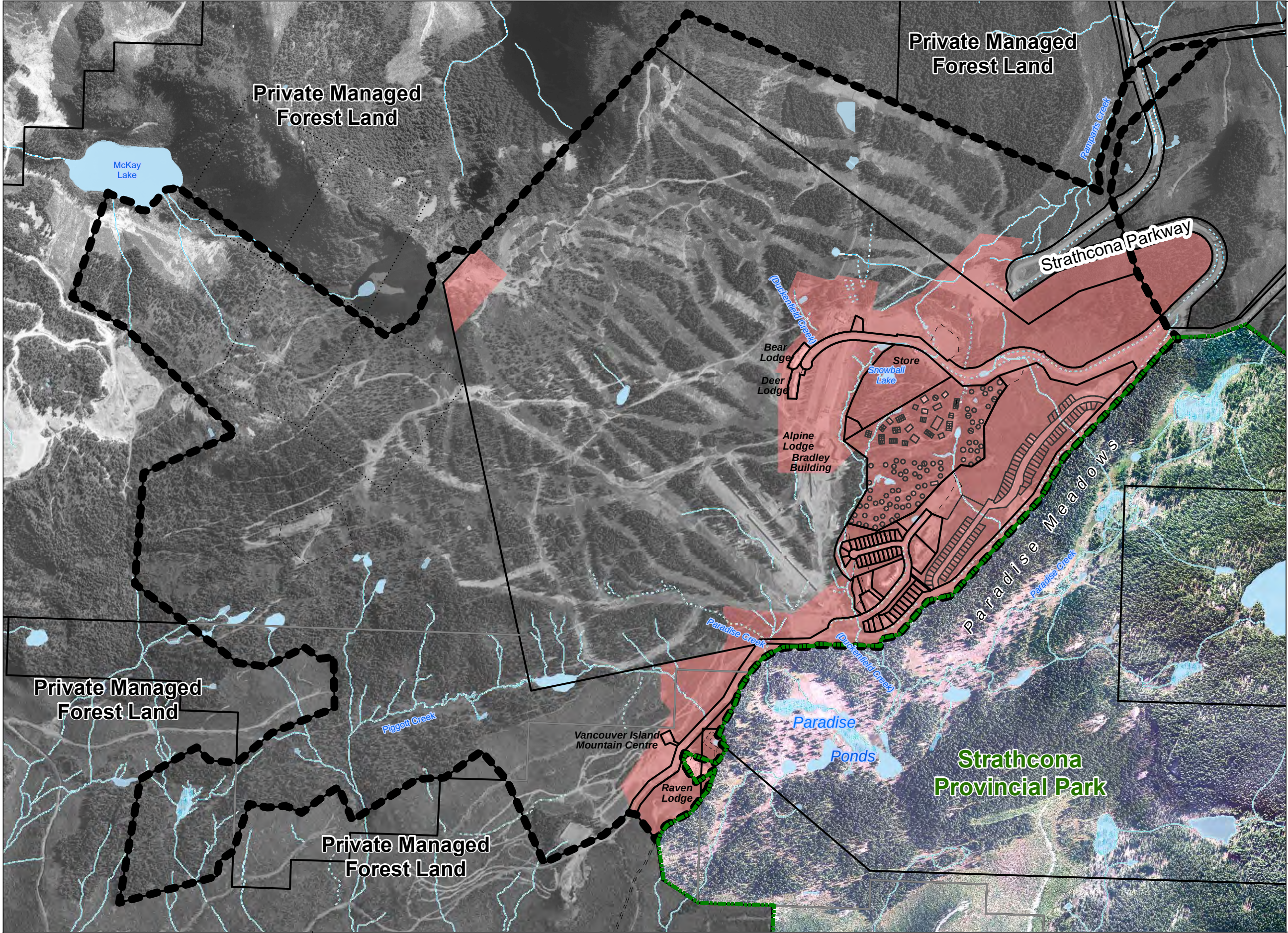
- Mt. Washington IRCP Boundary
- Village Centre
The commercial hub/'heart' will be established somewhere within this area
- Mixed Use Commercial
- Mixed Use Residential
- Potential Mixed Use Residential
- Resort Facilities
- Resort Recreation
- Resort Expansion Area
- Public Road- paved
- Strathcona Provincial Park



Map 2
Land Use Designation

Legend

-  Mt. Washington IRCP Boundary
-  Mixed use development (MUD) permit area
-  Strathcona Provincial Park



Map 3
Development Permit Area

This map was prepared by the CVRD for planning purposes only and is not a legal document. This map is a composite of different datasets that were developed from different methods and dates. This map should be used with caution. The CVRD is not responsible for any damages resulting from any omissions, deletions or errors.

Cadastral and Text, CVRD: August 2014
Development Permit Areas, CVRD: December 2012
Hydrology, MSRM/CVRD: 2001
Orthophoto, Ian Grady Consultants: Summer 2012

Appendix E: Saratoga Beach Local Area Plan

The document entitled *Saratoga Beach Local Area Plan*, attached hereto and forming part of this Bylaw, is hereby added as Appendix E to Schedule A of Bylaw No. 337, being the “Rural Comox Valley Official Community Plan Bylaw No. 337, 2014.”