



VILLAGE OF MONTROSE

OFFICIAL COMMUNITY PLAN 2021

BYLAW NO.763



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EXISTING CONDITIONS

1 INTRODUCTION

1.1 OFFICIAL COMMUNITY PLAN SCOPE & VALUE

An Official Community Plan (OCP) is a critical community planning tool used to guide growth and protect community values. It applies to a specific geographical area, sets out a strategy for physical, economic, and social development objectives, and covers a long-term time horizon (typically 20 years). It has high level policy directives about planning, land use management, sustainability, transportation, infrastructure, and service provisions.

OCPs should be reviewed every five to ten years to ensure they are still current in relation to community context and responsive to local, regional, national, and global impacts. Where possible, an OCP should be integrated with other community strategies so that community planning and development can be approached in an integrated way.

This OCP is the result of a comprehensive update to the 2008 OCP (Bylaw No.669) and is intended to be used as a guide for Council, staff and citizens when making important decisions about their community including service provisions, budgets, and capital projects. It has been developed in consultation with the citizens of Montrose to provide clear direction on community growth outcomes, to protect community values, and to allow for flexibility when responding to changing circumstances and community contexts.

1.2 LEGISLATIVE AUTHORITY

This OCP has been prepared and adopted in accordance with the requirements of the *Local Government Act*. The Act specifies that an OCP must include statements and map designations for the area covered by the Plan respecting the following:

- a. The approximate location, amount, type, and density of residential development required to meet expected housing needs over a period of at least 5 years.
- b. The approximate location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses.
- c. The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction.
- d. Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development.
- e. The approximate location and phasing of any major road, sewer, and water systems.
- f. The approximate location and type of present and proposed public facilities, including schools, parks, waste treatment and disposal sites.
- g. Other matters that may, in respect of any plan, be required or authorized by the minister.

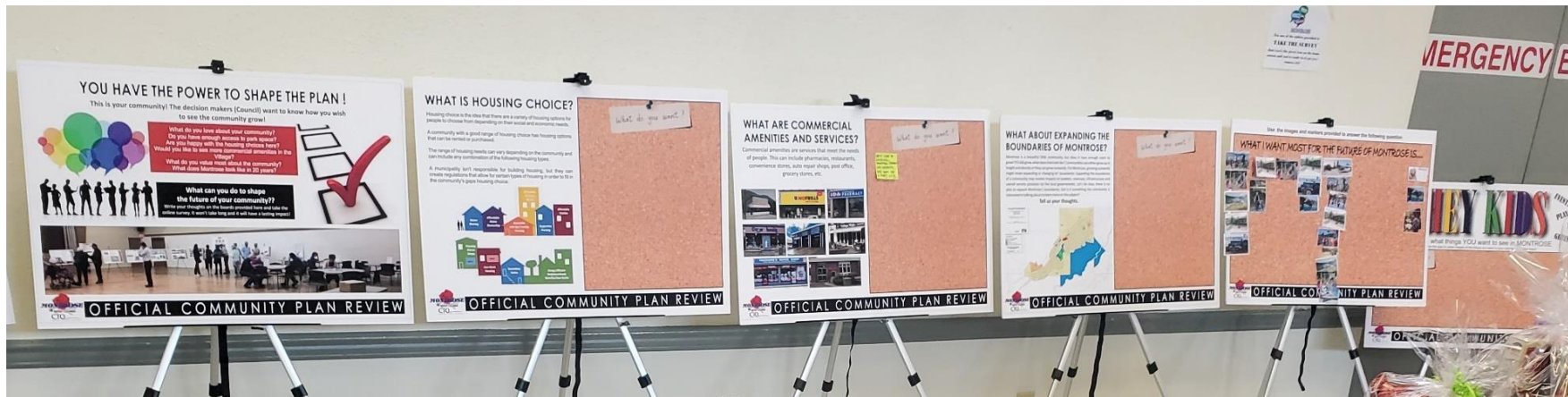
Additionally, the OCP must include:

- Policies respecting affordable, rental, and special needs housing; and
- Targets for the reduction of greenhouse gas emissions and policies and actions for achieving through targets.

1.3 COMMUNITY VISION

Montrose is an inclusive, safe, and family-friendly community. It offers a distinct and quiet residential lifestyle with access to the outdoors and recreational amenities. Quality of life is maintained through regional partnerships, strong environmental stewardship, and the active preservation of a low-density neighborhood character

The community vision is the foundational basis for the goals and objectives outlined in the Official Community Plan. It serves to provide citizens, developers and government officials with guidance when contemplating community planning and management decisions over the next 20 years. The vision was derived directly from values expressed by the citizens of Montrose and has been tested and verified by the Village's Community.



2 COMMUNITY CONTEXT



2.1 REGIONAL SETTING

Montrose is located within the Kootenay Boundary Regional District (RDKB), which encompasses approximately 8,200 sq km, consisting of five electoral areas and eight municipalities.

The RDKB operates an Emergency Management Program per an Agreement between the RDKB and several member municipalities, including Montrose. The Agreement ensures the operation of a Regional Emergency Plan, which outlines the policies and procedures for responding to and recovering from any emergency. The RDKB also works cooperatively with its member municipalities to coordinate land use strategies in urban fringe areas. The District also supports and promotes recreational and cultural opportunities and events, supports short and long-term economic initiatives and a variety of environmental services such as, solid waste management, invasive species control and climate change initiatives.¹ In these regards, the RDKB is an important partner to Montrose.

The Village's closest neighbours are Beaver Falls and Fruitvale to the northeast and Trail to the northwest where many of the residents obtain their social and commercial services and amenities. Between the last two census periods (2011 & 2016) there has been limited regional growth (1%)².

(1) – Regional District of Kootenay Boundary

(2) – Statistics Canada, Census Profile 2016 Census

2.2 COMMUNITY SETTING & CHARACTER

In approximately 1942 the area of Montrose was known as Woods Flats. The lands were primarily owned by C.M.S. Co. (now Teck) and the land was surveyed into lots. Thereafter, the Montrose Improvement Association was formed to provide entertainment, guidance, and fire protection for area residents. In the early part of the 1950s the Montrose Community Hall was constructed, and a fire brigade formed. By 1960 Montrose had its' first Fire Hall. Much of the community building was achieved to this point from energized and committed community volunteers. On June 22, 1956 Montrose was comprised of 250 residences, 707 citizens and officially became an incorporated Village. The Montrose Recreation Commission was formed soon after that and is still an important part of the Village's structure today.³

Today, Montrose is a small community with deep roots. With a population of 996 in 2016 and a land area of approximately 1.46 sq. km⁴, Montrose is an attractive bedroom community situated on a bench and slope above the Columbia River and at the entrance to the Beaver Valley. Many residents are current and former workers of area businesses such as the Kootenay Boundary Regional Hospital, Fortis BC, Teck, and other area businesses⁵. Highway 3B is a major Provincial highway running through the community and serves many residents within the Kootenay region. Any development within or adjacent to this Highway must follow Provincial requirements.

The community has a range of land uses represented within the municipal boundaries with most developable lands serving single family housing needs. The centre of the Village has commercial lands, public and institutional uses that serves both local and area residents. Recreation holds significant value for residents, as is



clear by the many park spaces and recreational uses within the community. Land uses that are not a part of the fabric of Montrose include agricultural and industrial.

The citizens of Montrose value strong connections to family, friends, and the Montrose lifestyle. Residents are intergenerational and this provides a rich history and a strong commitment to the community. They describe their community as friendly, quiet, safe, and beautiful. Most residents appreciate that Montrose has a limited growth and density opportunities, however, still envision a future where young families bring increased vitality to the community and all residents are invested in the health and wellness of each other. While some residents have a smaller desire to see change on their community, some are also open to a future with greater housing choices and affordability, with small scale commercial development, provided it is done in a thoughtful manner.

(3) – Village of Montrose

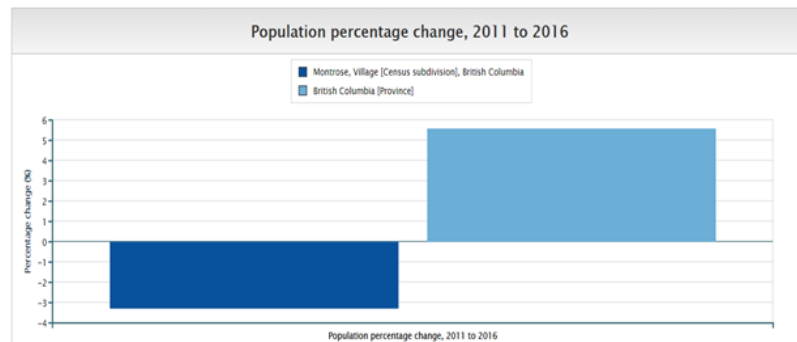
(4) – Statistics Canada, 2016 Census of Population

(5) – Columbia Basin RDI 2018 Community Profile Report

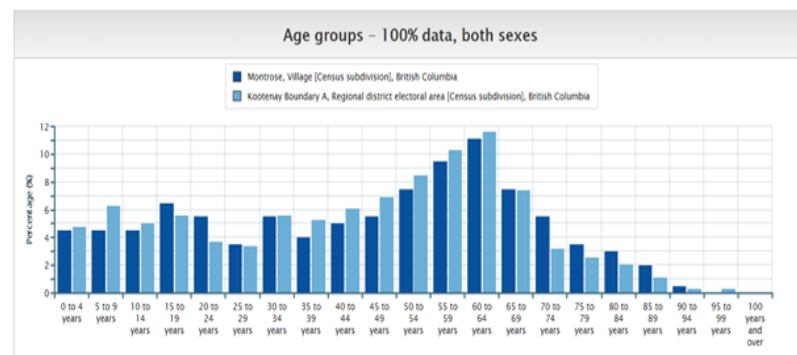
2.3 POPULATION

Montrose had a population of 1,030 in 2011, and 996 in 2016, which is a 3 % decline over a five-year period. Compared with both regional (Kootenay Boundary Regional District) and provincial (British Columbia) trends which experienced growth of 3% and 6% respectively between the same five-year period. ⁶

(6) -Statistics Canada, 2016 Census of Population



Age distribution among the citizens of Montrose compared to the Kootenay Boundary Regional District is consistent.



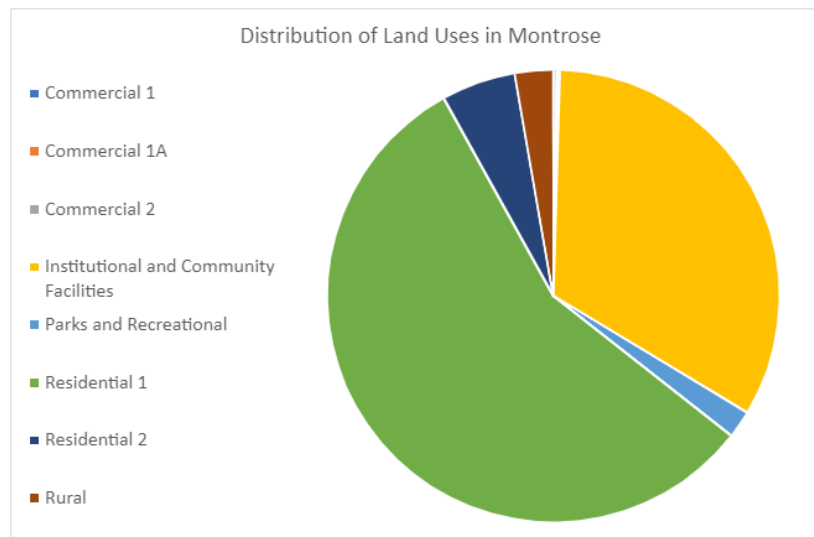
While many of the communities within the Kootenay Boundary Regional District are expected to experience a decline in population between 2019 and 2031, some communities will see a slight increase and Montrose is among them.



2.4 COMPOSITION OF LAND USES

Existing land uses serve primarily residential and institutional users. Commercial services and amenities are fewer in number, as residents travel to larger communities in proximity, such as Trail.

Residential 1 zoning (being 451 parcels) depicted in green in the chart is single family housing, while Residential 2 zoning (being 14 parcels) depicted in dark blue is low density multiple family housing.



2.5 HOUSING

Information contained in the latest census data (2016) reveals that the Village's housing stock exists primarily in the form of single detached dwellings (96%) constructed prior to 1991 (91%)⁷.

(7) – Applied research & Innovation Center, Selkirk College & the Columbia Basin DRI, 2018 Community Profile Report Montrose (2020)

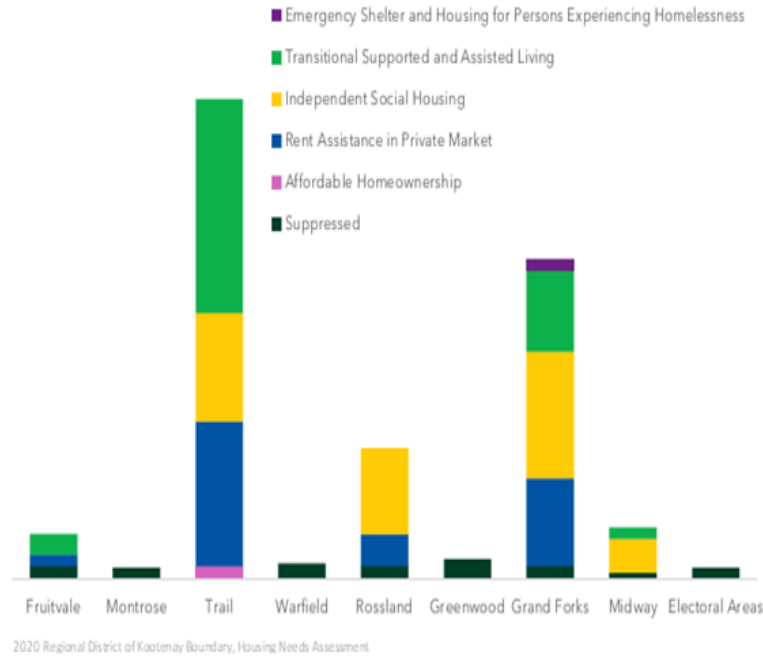
Dwellings by Structure

	Montrose (2016)	British Columbia (2016)
Total number of occupied private dwellings	425	1,881,970
Single-detached house	410	830,660
Apartment in a building that has 5 or more storeys	0	177,830
Other attached dwelling	15	824,190
Semi-detached house	0	830,660
Row house	5	147,830
Apartment or flat in duplex	0	230,075
Apartment in a building that has fewer than 5 storeys	10	385,140
Other single-attached house	0	3,755
Moveable dwelling	0	49,290

Applied Research & Innovation Center, Selkirk College & the Columbia Basin DRI, 2018 Community Profile Report Montrose

Figure 9: Non-market Housing Units, RDKB (2019)⁸

Source: BC Housing, 2019



The Housing Needs Assessment supplies a high-level summary of findings on the current state of housing for each community within the region.⁸ The findings for Montrose include:

(8) – RDBK 20202 Housing Needs Assessment

- Overall, Montrose is a community with high-incomes, affordable housing prices, and homes in good condition.
- While affordable for families, the community does have its housing challenges for seniors and individuals looking to downsize or age in place and remain in the community.

- Groups facing the greatest challenge finding affordable and accessible housing include seniors and low-income renters of all demographics.
- Housing gaps include low-end of market rental, non-market rental; accessible seniors-oriented housing, diverse housing typologies including ground oriented multi-unit housing or apartments.
- One small affordable housing project in Montrose could have significant impact on the overall affordability and livability of the community.⁹

(9)– RDKB 20202 Housing Needs Assessment



2.6 EMPLOYMENT & ECONOMY

Most residents who are employed work outside of the Village in adjacent communities, such as Trail. A small number of residents are self-employed and/or work from home.



OBJECTIVES AND POLICIES

3 GROWTH MANAGEMENT

Managing growth is key to ensuring that existing and future community needs can be met, and community values protected and enhanced where appropriate. Montrose is a small, largely residential community with limited land opportunities to easily accommodate community needs. It is therefore very important that the Village manages growth strategically to encourage and channel development where required.

3.1 ENVIRONMENTAL STEWARDSHIP

Montrose is a quiet and attractive community surrounded by scenic sloping grasslands, forests and valley views. This is an important aspect of the quality of life offered to residents.



3.1 OBJECTIVES

- Recognize the importance and value of Montrose's natural environment and protect the community's natural assets, including the area's scenic character, wildlife habitat, water quality and other ecological features and functions.
- Create a local culture of environmental stewardship and conservation.

3.1 POLICIES

- Consider the impact of land use on the Village's natural assets and aesthetic value of the landscape.
- Explore opportunities to protect valuable natural assets and environmentally sensitive lands.
- Incorporate opportunities to educate and engage citizens of all ages in local environmental stewardship and conservation when undertaking in community planning.
- Continue efforts to achieve long-term reforestation of the hillside slopes to the north of the Village.



3.2 HOUSING DIVERSITY

Ensuring housing diversity is a vital part of community planning that aims to address a range of citizen needs and life stages. It is necessary for sustaining the health and well-being of families and accommodating aging populations.

3.2 OBJECTIVES

- Attract development necessary to fill existing housing gaps such as, assisted living facilities and supportive housing for seniors.

3.2 POLICIES

- Consider programs and policies to incentivize the creation of different forms of housing needed in the community to meet existing needs and accommodate future growth.
- Encourage the sensitive integration of development that supports a greater diversity of housing types and uses to proactively meet the community's housing needs.
- Encourage and incentivize the creation of affordable senior's housing in the community.
- Encourage aging in place and housing forms to reflect the needs of seniors.



3.3 TRANSPORTATION

Community mobility comes in multiple forms and serves a variety of purposes. A well-functioning transportation network aims to serve the needs of all citizens regardless of age or ability. The OCP's transportation objectives and policies are consistent with the scale of the community.



3.3 OBJECTIVES

- Provide safe and effective mobility throughout the community.
- Improve mobility linkages between Montrose and adjacent communities, especially between those providing services to Montrose residents.

3.3 POLICIES

- Collaborate with the Ministry responsible for management of Highways to ensure that Highway 3B is a safe and efficient route for both vehicles and pedestrians.
- Explore alternatives to sidewalks that offer safe separation between pedestrians and vehicular traffic.

- Consider opportunities to create routes for bicycles and pedestrians using both roadways and trail networks.
- Work in partnership to achieve adequate transit service to meet the needs of citizens.
- Discourage direct highway access, unless highway access cannot be avoided, in which case shared accesses should be encouraged.



3.4 PARKS and RECREATION

Parks and recreational opportunities offer immense community benefits. They contribute to the health and well-being of residents and the surrounding environment. They provide opportunities for both passive and active recreation, serve as gathering spaces, can serve to improve non-vehicular mobility and can increase surrounding property values. Access to and preservation of parks and recreational opportunities is highly valued in Montrose.

3.4 OBJECTIVES

- Ensure citizens have continued access to parks and recreational opportunities.
- Create attractive parks and public spaces that meet the diverse needs of citizens.

3.4 POLICIES

- Consider opportunities to enhance parks and recreational opportunities when engaged in community planning.
- Support regional initiatives and partnerships that improve access to a variety of recreation opportunities.
- Pursue funding opportunities to support local parks and recreation initiatives.

3.5 FRINGE AREAS

Montrose shares jurisdictional boundaries with communities where fringe development may occur. This has the potential to result in unintended urban patterns and impacts.

3.5 OBJECTIVES

- Strive to cooperatively plan fringe area development with adjacent communities.
- Manage the interface between Montrose and adjacent communities to protect local citizens from negative impacts resulting from development next to Montrose.

3.5 POLICIES

- Actively engage in regular and meaningful communication with adjacent communities to coordinate fringe development and transportation routes.
- Consider the expansion of municipal boundaries only where there is a desire to preserve and protect the natural environment.

- Cooperatively plan fringe areas where there is a strong community desire to increase available land to serve the needs of the community and where expansion does not result in negative environmental, social, or fiscal impacts to the Village.

4 NATURAL ENVIRONMENT, HAZARDS & EMERGENCY PREPAREDNESS

The beauty and natural setting that is Montrose is an important aspect of the quality of life enjoyed by residents. A primary focus of this plan is to protect the area's scenic character, ecological features, and natural assets.

4.1 SLOPES

4.1 OBJECTIVES

- Manage development in areas of steep slopes to minimize risks to public health, safety, property, and the environment.



4.1 POLICIES

- Discourage development on steep slopes more than 30%.
- Ensure that development does not negatively affect environmental features valued by community members.
- Ensure development does not negatively affect other private properties especially in the areas of stormwater management and overland drainage.

4.2 WILDFIRES



4.2 OBJECTIVES

- Actively manage existing and potential wildfire interface hazards.

4.2 POLICIES

- Protect community infrastructure from natural threats, such as wildfire.
- Educate community members on 'FireSmart' guidelines.
- Collaborate with local groups, organizations, regional partners, and senior levels of government to cooperatively address wildfire hazards in fringe areas.

4.3 WATER SOURCE



4.3 OBJECTIVES

- Protect water quality and drainage routes from development and human activity.

4.3 POLICIES

- Ensure that development does not negatively affect water quality and drainage routes.
- Collaborate and cooperate with regional partners and senior levels of government to cooperatively support and protect common water resources.

4.4 EMERGENCY MANAGEMENT



4.4 OBJECTIVES

- Minimize emergency related risks to public safety, health, and the environment.

4.4 POLICIES

- Actively assess and monitor emergency related risks to enhance community resiliency.
- Collaborate and coordinate with regional partners and senior levels of government to cooperatively plan, prepare, and manage emergencies.
- Pursue funding opportunities to build local capacity to plan for and provide support services.

5 SUSTAINABILITY MEASURES

The Village of Montrose is one of many BC local governments that have signed onto the B.C. Climate Action Charter. As a Climate Action signatory, the Village agreed to the pursuit of reduced emissions and carbon neutrality. With the adoption of the Local Government (Green Communities) Statutes Amendment Act (2008), local governments must include targets, policies, and actions to reduce GHG emissions in their OCPs.

In 2015, the community completed the *Imagine Montrose Integrated Community Sustainability Plan (ICSP)*. The Plan aims to serve as a road map to achieving sustainability in the longer-term and includes indicators to measure performance related to ICSP recommended goals. The OCP aligns with the intent of the BC Climate Action Charter, The Green Communities Statutes Amendment Act and the ICSP.

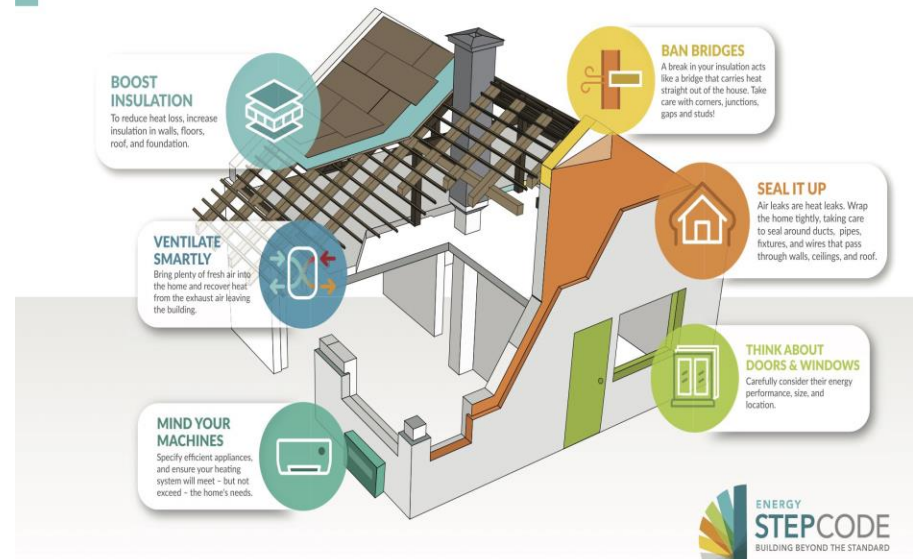
5.1 GREENHOUSE GAS (GHG) EMISSIONS

5.1 OBJECTIVES

- Explore tools to measure and report on the community's GHG emissions.
- Consider opportunities to reduce the community's climate change impacts.

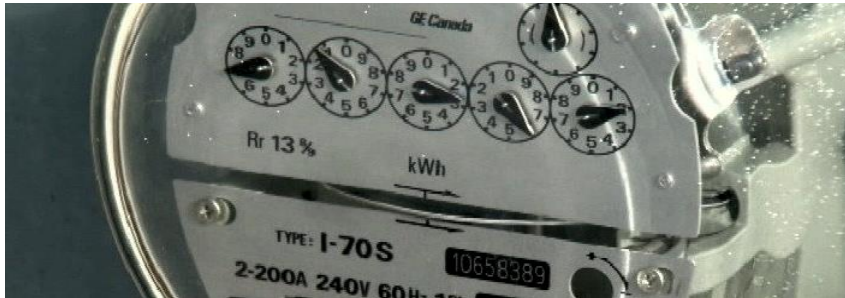
INSIDE THE STEP 3 HOME

Six strategies to boost energy-efficiency performance



5.1 POLICIES

- Create community awareness of climate change and promote community wide emissions reductions.
- Promote the BC Energy Step Code for new buildings and renovations.
- Pursue funding opportunities to support opportunities to reduce community GHG emissions.
- Consider climate change impacts and adaptation measure when making decisions on long-term planning initiatives.



5.2 ENERGY USE REDUCTION

5.2 OBJECTIVES

- Consider Community programs that support citizen's collective reduction of energy use through conservation and improved efficiency.
- Improve efficiency in the heating of municipal buildings and facilities where possible.

5.2 POLICIES

- Support provincial and educational programs to educate homeowners in green buildings and offer guidance on the pursuit of grants associated with reducing their energy use.
- Consider retrofits of municipal and public buildings to improve building performance.
- Encourage property owners to explore and pursue energy efficiency in new construction and renovations.
- Educate property owners on Provincial opportunities to improve building efficiencies and reduce energy consumption.
- Pursue funding opportunities to support opportunities to reduce the community's energy consumption.

5.3 WATER MANAGEMENT

5.3 OBJECTIVES

- Protect water quality to support the health of residents and the environment.
- Consider community programs that support citizen's collective reduction of water use and build capacity for water conservation.



5.3 POLICIES

- Promote water management and conservation.
- Collaborate with regional partners to protect, conserve, and support reliable drinking water resources.
- Explore opportunities to enhance the Village's maintenance and improvement of community drinking water such as, improved data collection, long-range planning, and avoidance of water loss through negative environmental impacts and inefficient systems.



5.4 GREEN BUILDING DESIGN & SMART GROWTH

5.4 OBJECTIVES

- Create awareness and educate the community on the benefits of green building design and smart growth principles.
- Protect and promote housing diversity within the community.

5.4 POLICIES

- Consider new ways to use the community's land base to meet the needs of the population to maximize housing choices, increase housing affordability and use existing infrastructure efficiently.
- Protect and support the provision of small-scale amenities within the community to reduce the need to travel to meet daily needs.

5.5 ADAPTABLE HOUSING

5.5 OBJECTIVES

- Support a range of housing choices for persons with disabilities, seniors, and low-income households.
- Support housing that is adaptable and meets the needs of a variety of households and reduces the cost of future renovations to accommodate people with special needs and disabilities.

5.5 POLICIES

- Encourage housing options that incorporate universal design approaches such as wide doors, floating vanities, storage spaces for wheelchairs, walkers and other construction methods that support aging in place, special needs, and people with disabilities.
- Encourage new housing construction to incorporate adaptable housing elements including the ability to upgrade, expand, and divide housing into extra units or uses for a variety of purposes throughout its life.
- Pursue funding opportunities and partnerships that support adaptable housing and housing choice.



5.6 COMMUNITY HEALTH & WELL BEING

5.6 OBJECTIVES

- Support opportunities to increase access to recreation and active living for all ages, incomes, and abilities.
- Foster local and regional partnerships, policies and programs that strengthen and improve the well-being of citizens.
- Ensure opportunities for residents to meaningfully take part in civic affairs.
- Promote safe and walkable streets.

5.6 POLICIES

- Bring high speed internet service to all homes and businesses in Montrose.
- Explore opportunities to facilitate and participate in partnerships that result in enhanced community well-being.
- Pursue grant funding to support opportunities to improve community health and well-being.
- Collaborate with regional partners and/or internet providers to include Montrose in the Columbia Basin Broadband network.



6 LAND USE

Montrose is primarily a low-density residential community with complimentary land uses intended to serve residents. The community's land base is consumed by development or kept in its natural state for reasons related to environmental preservation. Most development opportunities exist in the form of subdivision, infill, or redevelopment.

6.1 RESOURCE

6.1 OBJECTIVES

- Recognizing that all mining and mineral exploration activities fall under the authority of the BC provincial government, express objection to and non-support of any proposals for resource extraction in Montrose.



6.1 POLICIES

- Discourage proposals for mining and mineral exploration activities in the community, as they are not conducive to existing land use patterns and would negatively affect the quality of life of citizens.

6.2 RESIDENTIAL



6.2 OBJECTIVES

- Maintain and enhance the residential character and liveability of the community.
- Support a range and mix of housing options for residents of all ages, incomes, and abilities.

6.2 POLICIES

- Encourage infill and/or the redevelopment of existing serviced residential parcels to meet housing needs.
- Support opportunities to create infill housing on parcels zoned for single family housing in the form of two-family homes, secondary suites, and carriage houses.
- Multiple family development should be ground-oriented with at-grade entrances.
- All multiple family development should use pedestrian scale massing and form.

6.3 INDUSTRIAL

6.3 OBJECTIVES

- Protect the community's residential character and lifestyle from the impacts of industrial development

6.3 POLICIES

- Discourage proposals for rezoning of lands to allow industrial uses, as they are not conducive to existing land use patterns and would negatively affect the quality of life of citizens.



6.4 COMMERCIAL

6.4 OBJECTIVES

- Commercial activities should complement a quiet residential lifestyle.
- Focus all commercial development within the centre of the community.



6.4 POLICIES

- Improve the form and character of existing and future commercial developments.
- Limit commercial development to the area north of 10th Avenue and between 5th and 6th Streets.
- Encourage new commercial development to include residential uses on upper floors.
- Support the redevelopment of under-utilized commercially zoned parcels to meet the small-scale amenity needs of the community (e.g., restaurant, café, small grocery store).



6.5 PARKS & OPEN SPACE

6.5 OBJECTIVES

- Maintain and enhance existing parks and recreation facilities.

- Support opportunities to increase local park space and recreational facilities.

6.5 POLICIES

- Support regional recreational opportunities that meet the needs of local citizens.
- Consider opportunities, such as developer contributions and land acquisitions, to acquire added land to meet increased recreational needs.
- Continue to strive for the enhancement and creation of a connected system of public open space integrating the community trail system, land and potential future park and trail areas.
- Collaborate and coordinate with community groups to meet the park and recreational needs of the community.

6.6 INFRASTRUCTURE

Community infrastructure refers to the assets used to provide water, manage stormwater, collect, and manage solid waste and collect and treat wastewater. Proper land use and infrastructure planning will decide how efficient and sustainable water, wastewater, and energy systems will be. The Village ensures a range of municipal services for its citizens including community water and sewer, roads, drainage, fire protection and garbage collection. In general, much of the Village's infrastructure has been managed to ensure the delivery of high quality and reliable municipal services. It is essential to sustain an elevated level of service to support the overall functionality of the Village and ensure support for future growth needs.



6.6 OBJECTIVES

- Ensure quality and reliable municipal services.

6.6 POLICIES

Optimize existing municipal infrastructure while endeavouring to increase the financial and environmental sustainability of these services.

- Provide services in a cost-effective and efficient manner.
- Manage capital assets using an asset management approach that is reviewed on a regular basis to ensure maximum value to the community.
- Encourage development that aims to maximize existing infrastructure through efficient land use.
- Protect and utilize natural drainage patterns as the primary storm drainage system.
- Work proactively and collaboratively with community and regional partners to ensure services provided in partnership and/or not provided locally meet the needs of citizens.

- Explore funding opportunities and arrangements for fair cost sharing of service upgrades and extensions.
- Ensure high standards for community servicing are met by new developments.

6.7 CIVIC & INSTITUTIONAL



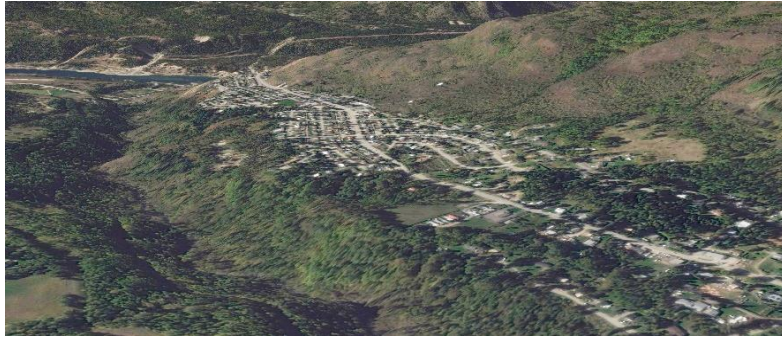
6.7 OBJECTIVES

- Maximize opportunities for civic and institutional uses to meet the needs of citizens.

6.7 POLICIES

- Maintain and enhance community owned civic and institutional facilities to best serve the needs of citizens.
- Direct new development of civic and institutional uses within the core area of the community.
- When designing and enhancing civic and institutional facilities consider opportunities to maximize space to encourage social interaction.
- Consider joint use opportunities where appropriate to maximize community benefit of civic and institutional facilities.

6.8 DEVELOPMENT PERMIT AREAS



Local governments are granted the authority under the *Local Government Act* to establish Development Permit Areas (DPAs). Development Permit Areas exist to guide the planning and design of development of lands through the establishment of specific guidelines to both safeguard development sites and protect other properties from negative development impacts. DPAs are designated for specific purposes and within specific areas. Development Permit Areas in Montrose exist to:

- Protect people and property from hazardous conditions.
- Establish minimum standards for the form and character of commercial uses; and
- Establish minimum standards for the form and character of multiple-family residential uses.

The areas in which these Development Permit Areas have been mapped are illustrated on Schedule 'C' attached to this document. Lands contained within a Development Permit Area require Village consideration and approval prior to the

alteration of any lands, or additions to and construction of any lands, or additions to and construction of any buildings or structures.

Alterations include any removal of vegetation, grubbing of earth, excavations, removal or deposits of soil or fill. Minor alterations or additions may not require formal Village approval, provided Village Officials confirm that the proposed minor alteration or addition are limited, compatible with the scale, form, and character of surrounding uses, and do not result in hazardous conditions or negative environmental impacts.

STEEP SLOPES DPA



PURPOSE

The purpose of the Steep Slopes Development Permit Area is to protect people and property from hazardous conditions and ensure that development on steep slopes does not result in negative visual impacts or undue damage to the natural environment.

JUSTIFICATION

Several constraints can be present where steep slopes exist. These include steep topography more than 20 percent, ground water flows, areas of exposed bedrock, and potential for land slip or rock fall hazards.

EXEMPTIONS

Applications for the following shall not be required to apply for a Steep Slope Development Permit:

1. Building renovations that do not impact the building footprint or any required off-street parking or related structure.
2. The proposed development area does not include areas of 20 percent or greater, as approved by a qualified professional or to the satisfaction of Village staff.
3. The property has permanent protection of slopes greater than 20 percent.

GUIDELINES

Monitoring

1. A qualified environmental professional will be required to complete a report detailing site conditions, proposed site works, that the proposed development is safe for the intended use and to monitor development activities during the construction process.

Site Design

2. Development on hillside areas should be designed to fit the site. This includes measures to:
 - a. Areas in excess of 30 percent should remain free of development, in their natural state and protected by a 'no-build, no disturb' covenant.
 - b. Carefully consider parcel configuration at time of subdivision to reflect the natural site contours.
 - c. Limit the alteration of grades, the creation of cuts and fills and the removal of vegetation.
 - d. Modified contours and gradients should resemble naturally occurring terrain.
 - e. Hillside roads may be designed and constructed to an alternate standard, as approved by the Village.
 - f. Where appropriate, buildings and structures should be clustered or staggered to ensure maximum preservation of natural hillside areas and to reduce visual impacts to the hillside.

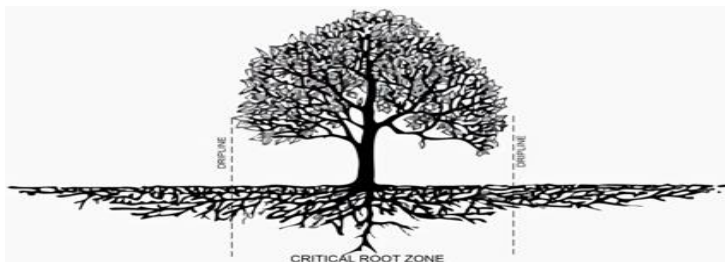
Grading and Retaining



3. Where site disturbance is unavoidable and approved by the Village, a plan detailing proposed retaining structures and site re-naturalization is required.
4. Site preparation should not occur within the drip line area of trees, to protect their roots.
5. Protect 'non disturbance areas' during the construction phase.
6. Control sediment during construction, including mitigative measures to avoid the deposit of materials onto adjacent properties, on roadways or flowing into the Village infrastructure systems.
7. Rock cuts may be an acceptable alternative to retaining structures with consideration of visual impacts.
8. The need for retaining structures should be minimized.
9. Ensure any necessary grading adjacent to existing parcels aims to establish a seamless transition by minimizing changes in height between parcels.

Drainage

10. Impervious surfaces should be minimized to aid in storm water infiltration.
11. Pre-development drainage patterns shall be maintained post development.



CORE COMMERCIAL DPA

PURPOSE

The purpose of the Core Commercial Development Permit Area is to ensure that commercial and mixed-used commercial development occurs in a manner that is sensitive to the existing built form, while encouraging high-quality design.

JUSTIFICATION

Commercial and mixed-use developments can have significant impacts to the areas in which there are existing and adjacent properties. Where commercial or mixed-use development occurs, it is important to ensure that the existing 'contemporary village' character is preserved, the design of the building establishes an interactive streetscape that considers the pedestrian experience and adequate landscape provisions are incorporated to soften the impact of buildings and beautify the area.

EXEMPTIONS

Applications for the following shall not be required to apply for a Core Commercial Development Permit:

1. Internal alterations that do not affect the exterior of the building.
2. Minor exterior alterations, such as roof repairs, window replacements and replacement of exterior cladding, that do not change the building footprint or the general form and character of the building, as determined by Village staff.



GUIDELINES

Form and Character

1. The massing of buildings should not exceed three storeys in height, exclusive of minor architectural features added to provide interest.
2. Ensure a pedestrian-friendly streetscape through:
 - a. Creating spaces where pedestrians feel safe to walk from one place to the next (e.g., from the parking area to the building and along the frontage adjacent to the building).
 - b. Avoidance of long expanses of blank walls.
 - c. Consideration of window size and placement to reduce massing and define the first floor.
 - d. Appropriate scale of design elements on the building's façade.

Building Materials

3. Buildings should incorporate variations in rooflines, colours and building materials to break up mass. Larger buildings will be expected to take extra measure to incorporate a greater degree of variations.
4. Acceptable exterior finishes include materials and colours that are harmonious with existing landscape and community character.

Landscaping

5. Landscaping should be comprised of vegetation that is native to the area and requiring minimal irrigation.
6. Sites should be landscaped to soften hard surfaces and define areas in the following locations:
 - a. Along parcel boundaries.
 - b. Along the perimeter of parking areas.
 - c. Adjacent to buildings; and
 - d. Defining pedestrian travel routes.



7. Screening (quality fencing, plantings, or a combination of both) should be used around:
 - a. Outdoor storage areas, waste and recycle containers/areas, heating and cooling equipment, loading bays and other service areas.
 - b. Between commercial and residential uses.
 - c. To define the boundaries of outdoor seating areas

Signage and Materials



8. Signage should be located within landscaped areas and be visually unobtrusive.
9. Materials, colours, and shapes should complement the surrounding area
10. Lighting and movement that is disruptive or distracting is discouraged.

MULTIPLE UNIT DPA



PURPOSE

The purpose of the Multiple Unit Development Permit Area is to ensure that multiple unit developments occur in a manner that is sensitive to the existing low density, single-family built form and establishes a high-quality design.

JUSTIFICATION

Multiple unit residential infill development should complement existing neighbourhood character to ensure seamless integration into the 'contemporary village' character that incorporates high-quality design and sensitive siting compared to adjacent uses. This Development Permit Area applies to multiple unit residential developments comprised of three or more units.

EXEMPTIONS

Applications for the following shall not be required to apply for a Core Commercial Development Permit:

1. Internal alterations that do not affect the exterior of the building.
2. Minor exterior alterations, such as roof repairs, window replacements and replacement of exterior cladding, that do not change the building footprint or the general form and character of the building, as determined by Village staff.
3. Construction of an accessory building, where existing multiple unit development exists.

GUIDELINES

Form and Character



4. Building massing should complement the surrounding area, exclusive of minor architectural features added to provide interest.
5. Provide sufficient setback treatment between multiple units and single-family developments.

6. Design should minimize overlook into neighbouring single family residential homes and yards through strategic placement of windows and balconies.
7. Where multiple unit buildings are adjacent to single family housing, roof lines should slope down and step back, if necessary, to meet the height of adjacent single-family structures.
8. Rooflines and architectural features should be sufficiently varied with peaks, gables, cornices, and other forms that help avoid long horizontal lines and uninterrupted planes.
9. Blank walls should be avoided. Larger buildings will be expected to take extra measure to incorporate a greater degree of variations.
10. Strive to create independent, ground-level entrances for each unit that is oriented towards the street.

Building Materials



11. Acceptable exterior finishes include materials and colours that are harmonious with existing landscape and community character.

Landscaping

12. Landscaping should be made up of vegetation that is native to the area and requiring minimal irrigation.
13. Sites should be landscaped to soften hard surfaces and define areas in the following locations:
 - a. Along parcel boundaries.
 - b. Along the perimeter of; and pathways into parking areas.
 - c. Adjacent to buildings; and
 - d. At ground-level entrances in a manner that defines each unit entrance.
14. Create outdoor space for each unit that includes privacy for residence and screening of stored items.
15. Where possible, create common area(s) of green space.
16. Screening (quality fencing, plantings, or a combination of both) should be used around outdoor storage areas, waste and recycle containers/areas and heating and cooling equipment.



Signage

17. Signage should be located within landscaped areas and be visually unobtrusive.
18. Materials, colours, and shapes should complement the design of the buildings.
19. Lighting and movement that is disruptive or distracting should be avoided.

6.9 TEMPORARY USE PERMITS

The entire Village is designated as an area where Temporary Use Permits (TUPs) may be considered based on a case-by-case basis. Temporary uses granted through TUP approval must:

1. Be clearly temporary or seasonal in nature.
2. Not result in noxious or undesirable impacts to surrounding permanent uses.
3. Not permanently alter the site upon which it is located; and
4. Be compatible with adjacent uses.

Council may impose specific conditions associated with approval of a Temporary Use Permit.





IMPLEMENTATION

7 IMPLEMENTATION

This Plan provides the Village with important policy directives that are framed within legislative contexts, based on community values and locational specifics, and positioned strategically with flexibility to carry the community into the best possible future for Montrose.

Achieving intended outputs from policy directives contained in the Plan will require joint efforts from Village staff and officials, community members and the private sector. Council will need to be steadfast in the adoption of bylaws and authorization of works that are consistent with the OCP if the Plan is to achieve its intended outcomes. As a living document, the OCP should be reviewed and revised every five to ten years.

7.1 LIVING DOCUMENT

Putting the Plan's vision into action requires continuous efforts to support the realization of community goals and objectives. Annual OCP performance monitoring and evaluation is a necessary part of these efforts and should form part of the Village's organizational action planning, financial planning, and Council's strategic planning. Doing so, will empower the Village to achieve implementable action plans that ensure accountability in the achievement of a high quality of life and service delivery for current and future citizens.

7.2 SUPPORTING BYLAWS & PLANS

The Village has bylaws in place regulating zoning, subdivision, and property maintenance and use. Upon adoption of this bylaw, review of these bylaws is necessary to ensure alignment with the community vision.

7.3 FINANCING

The policies of the Official Community Plan provide Council with a basis for formulating a five-year capital budget. In doing so, Council will use this Plan to name and prioritize major capital works supported by this Plan, decide methods of financing these works and seek revenue sharing aid from the Province and/or partners where applicable. Council may also use this Plan as a basis for setting up its annual budget and reviewing taxation policies to better pursue its goals and objectives.



ACKNOWLEDGEMENTS

CTQ Consultants Ltd. are proud to present the Village of Montrose Official Plan 2021. Our dedicated team of Planners and Urban Designers have taken great pride to create a plan which clearly reflects the future vision of the community.

CTQ Consultants would like to thank the below stakeholders whose involvement helped shape this plan:

- The Citizens of the Village of Montrose
- Village of Montrose Council
- Village of Montrose Administration Staff
- J.L. Crowe High School Grade 11 & 12 Leadership Class
- Fruitvale Elementary School Grade 6/7 Class



PUBLISHING INFORMATION

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S U P P O R T I N G M A P S

The Village of Montrose

Official Community Plan

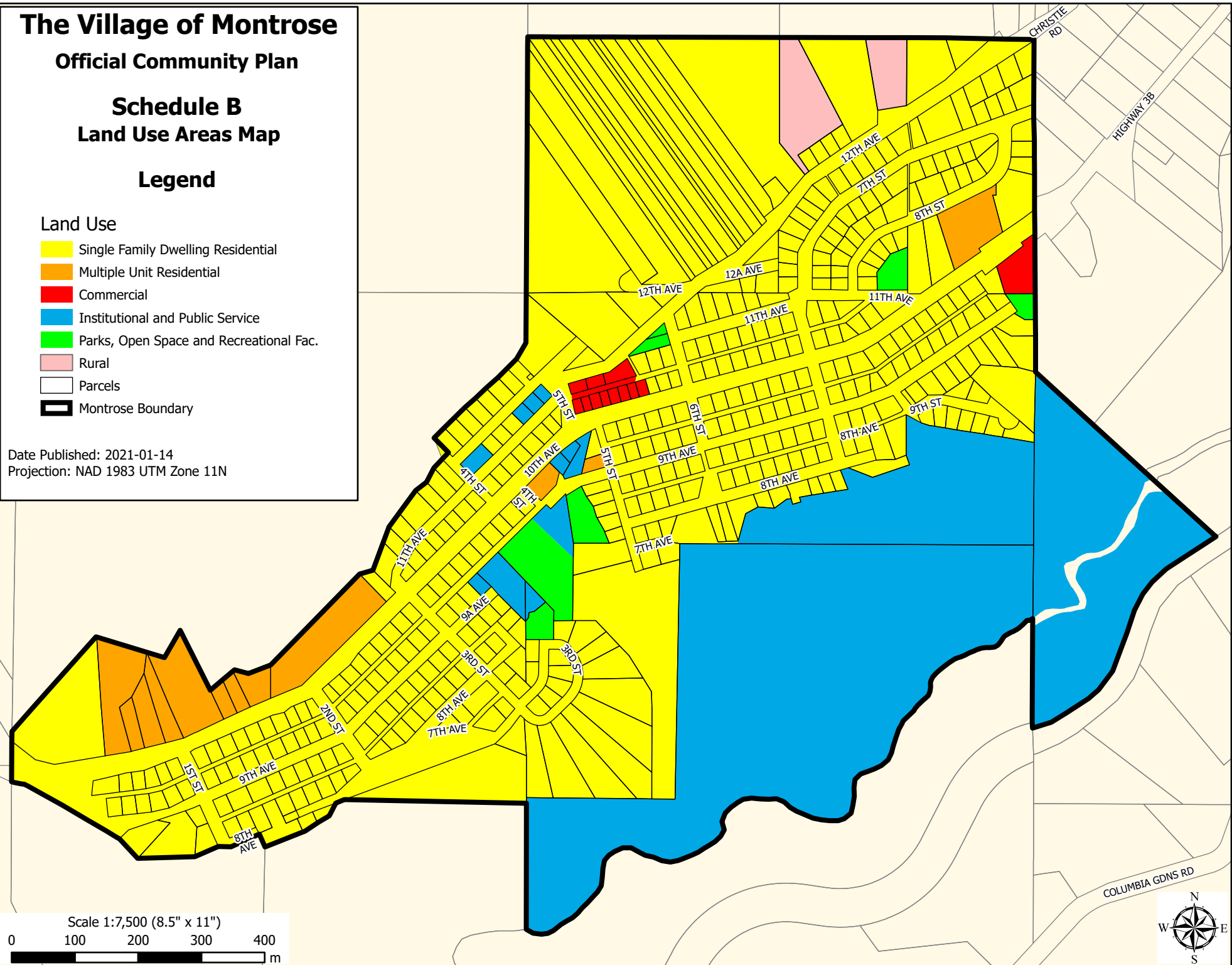
Schedule B Land Use Areas Map

Legend

Land Use

- Single Family Dwelling Residential
- Multiple Unit Residential
- Commercial
- Institutional and Public Service
- Parks, Open Space and Recreational Fac.
- Rural
- Parcels
- Montrose Boundary

Date Published: 2021-01-14
Projection: NAD 1983 UTM Zone 11N



The Village of Montrose

Official Community Plan

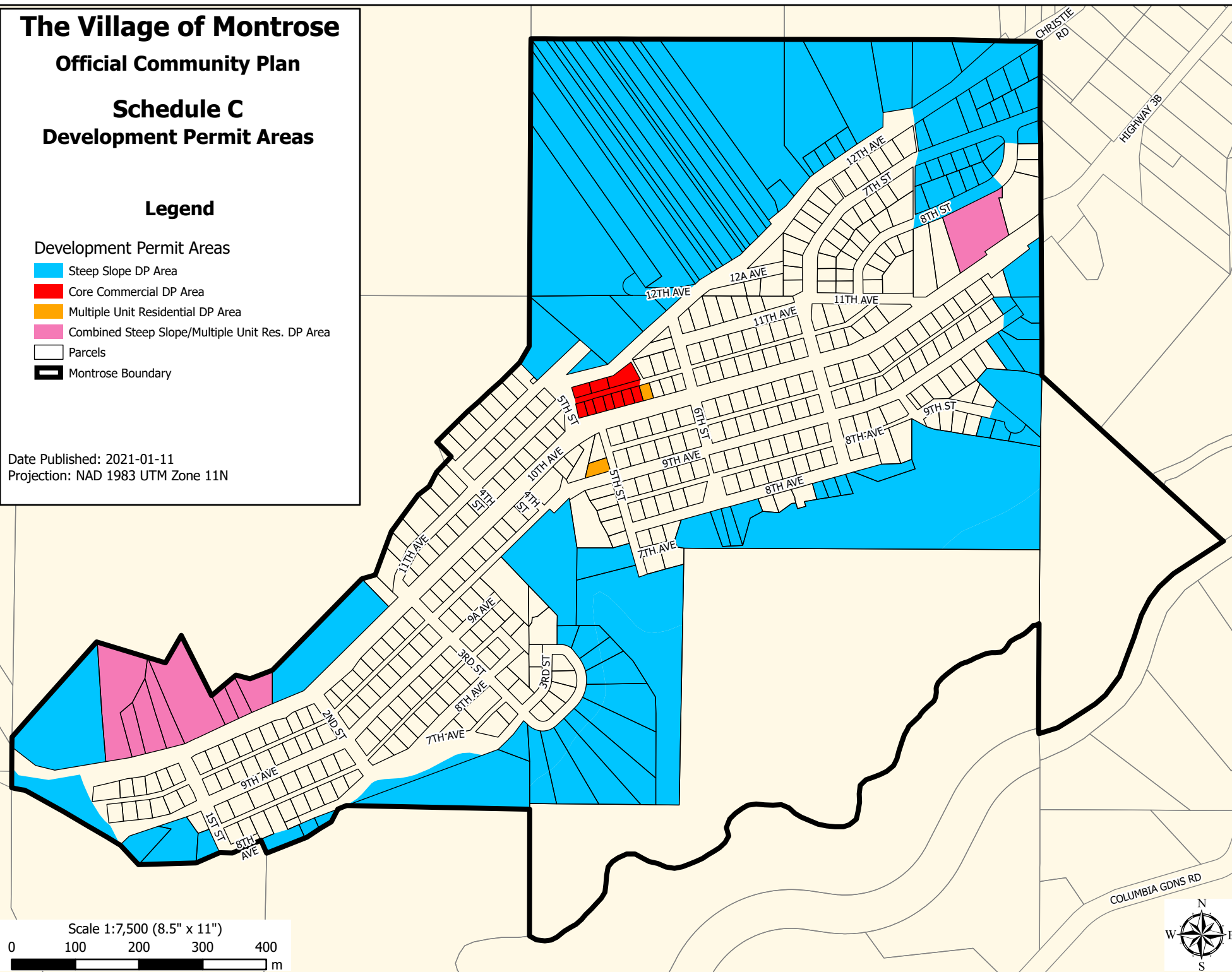
Schedule C Development Permit Areas

Legend

Development Permit Areas

- Steep Slope DP Area
- Core Commercial DP Area
- Multiple Unit Residential DP Area
- Combined Steep Slope/Multiple Unit Res. DP Area
- Parcels
- Montrose Boundary

Date Published: 2021-01-11
Projection: NAD 1983 UTM Zone 11N


















The Village of Montrose

Official Community Plan Schedule D

Municipal Services, Major Roads, Public Facilities, and Parks

Legend

-  Municipal Hall and Workshop
-  Community/Recreation Hall
-  Water System Reservoir
-  Pump Station
-  Lift Station
-  Water Mains
-  Sanitary Lines
-  Trails
-  Highway / Major Arterial Road
-  Collector Road
-  Sewage Treatment Plant
-  Parks, Open Space and Recreational Facilities
-  Major Intersections
-  Parcels
-  Montrose Boundary

Date Published: 2021-01-11

Projection: NAD 1983 UTM Zone 11N

