



COLUMBIA SHUSWAP REGIONAL DISTRICT

Regular Board Meeting

LATE ITEMS AGENDA

Date: Friday, December 7, 2018
Time: 9:30 AM
Location: CSR D Boardroom
555 Harbourfront Drive NE, Salmon Arm

Pages

5. Correspondence

***5.3 Ministry of Forests, Lands, Natural Resource Operations and Rural Development (November 29, 2018)**

1

Letter from Garth Wiggill, Regional Executive Director, in response to Chair Martin's letter dated October 2, 2018 regarding funding a recreational land use planning pilot project in Electoral Area B.

Chair Martin's letter attached for reference.

***5.4 Southern Interior Local Government Association (SILGA) (December 1, 2018)**

4

Letter from Alison Slater, Executive Director, SILGA, regarding Call for Resolutions for the 2019 Convention

*Friday, March 1, 2019 deadline for receipt of resolutions

Motion

THAT: the correspondence contained on the December 7, 2018 Regular Board Meeting agenda be received for information.

7. Business General

***7.7 2019 Appointments to Committees and other External Boards/Agencies**

6

Report from Lynda Shykora, Deputy Manager, Corporate Administration Services dated December 3, 2018.

Motion

THAT: the Board endorse the listing of appointments to Committees, external Boards and Agencies for the year 2019, this 7th day of December, 2018.

9. Administration Bylaws

*9.3 MacArthur Heights/Reedman Heights Waterworks Service Amendment Bylaw No. 5793

18

Report from Jodi Pierce, Manager, Financial Services dated November 28, 2018. Proposed amendment to MacArthur Heights/Reedman Heights Waterworks Service Bylaw No. 5491 to increase the maximum parcel tax requisition.

*Corrected version of Bylaw No. 5793 attached to the Late Agenda.

Motion

THAT: "MacArthur Heights/Reedman Heights Waterworks Service Amendment Bylaw No. 5793" be read a first, second and third time this 7th day of December, 2018.

*10. IN CAMERA

*Section 90(1)(e) added to the Late Agenda.

Motion

THAT: pursuant to Sections 90(1)(a)(c) & **(e)**:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the regional district or another position appointed by the regional district;

(c) labour relations or other employee relations;

(e) the acquisition, disposition or expropriation of land or improvements, if the Board considers that disclosure could reasonably be expected to harm the interests of the regional district;

of the Community Charter, the Board move In Camera.

13. 1:00 PM - Business by Area

*13.1 Electoral Area B: Temporary Use Permit (TUP) No. 850-11 (Moore)

23

Report from Dan Passmore, Senior Planner dated November 16, 2018.
3108 Airport Way, South Revelstoke.

*One public submission attached to the Late Agenda.

Motion

THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 850-11 for Lot A, Section 14, Township 23, Range 2, W6M, KD, Plan NEP20670, be authorized for issuance this 7th day of December, 2018, for the temporary use of a 5 bedroom Bed and Breakfast operation within a single family dwelling proposed to be constructed on the property, subject to the applicant providing documentation fulfilling the following conditions:

- a) proof of an adequate sewer system for the proposed new development;
- b) water servicing documentation advising that the IHA has approved a small water system for the proposed development; and,
- c) that the TUP stipulate that proposed construction complies with Obstacle Limitation Surfaces for safety requirements involving both the outer surface and the take-off/landing surface of the Revelstoke aerodrome.



Reference: 244271

November 29, 2018

VIA EMAIL: jsham@csrd.bc.ca

Chair Rhona Martin
Columbia-Shuswap Regional District
PO Box 978
Salmon Arm, British Columbia
V1E 4P1

Dear Chair Martin:

Thank you for your letter of October 2, 2018, to Minister Doug Donaldson, regarding the Columbia-Shuswap Regional District's formal request to the province to initiate and fund a recreational land use planning pilot project. I have been asked to respond.

The Ministry of Forests, Lands, Natural Resource Operations and Rural Development welcomes the regional district's interest in the modernized land use planning initiative. The meeting with your directors during the 2018 UBCM Convention also provided our minister with a good understanding of the challenges that your agency encounters.

This initial year of implementing a modernized land use planning approach is focussed on program development and design. The ministry will be engaging with First Nations and others, including community organizations and industry, to identify and scope high priority projects across the province. Priority projects will then be ranked to determine those expected to commence in 2019/20. Selection of the initial areas of focus will be influenced by the interest and issues brought forward by organizations such as yours, as well as by funding availability and capacity to deliver within the respective regions. We do expect the current demand for land use planning projects to exceed our initial capacity and therefore some projects will require prioritization and may be postponed to future years.

In the near future, the ministry will be rolling out a renewed website for modernized land use planning information. As the program is designed, we will ensure relevant information is provided to communities and regional districts through the website, including specific information on how modernized land use planning is being undertaken in British Columbia. I encourage you to contact the Kootenay Boundary Natural Resource Region for updates and opportunities.

Page 1 of 2

Thank you for sharing your regional district's concerns and expressing interest in the new planning process. The ministry looks forward to building a coordinated strategy to support planning across southern British Columbia.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Wiggill', written in a cursive style.

Garth Wiggill
Regional Executive Director

pc: Honourable Doug Donaldson, Minister of Forests, Lands, Natural Resource
Operations and Rural Development
Paul Rasmussen, Assistant Deputy Minister, South Area
Gerry MacDougall, Regional Executive Director, Thompson-Okanagan Natural
Resource Region
Lyle Saigeon, Director, Strategic Initiatives, Kootenay-Boundary Natural
Resource Region



COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1
T: 250.832.8194 | F: 250.832.3375 | TF: 1.888.248.2773 | www.csr.bc.ca

October 2, 2018

File No: 0580-40

Sent via email: FLNR.Minister@gov.bc.ca

The Honourable Doug Donaldson
Minister of Forests, Lands, Natural Resource Operations & Rural Development
Victoria, BC

Dear Minister Donaldson:

Re: 2018 UBCM Convention – Meeting re Recreational Land Use Planning on Crown Lands

Thank you for taking the time to meet with CSRD Directors Loni Parker (Electoral Area B Director, Rural Revelstoke) and Mark McKee (Mayor, Revelstoke) to discuss back country recreation land use planning for their region. Regrettably, I was unable to attend the meeting, however both Director Parker and Director McKee expressed that the meeting went well.

As you know, the request made at the meeting in follow-up to the CSRD's letter was to confirm that the Ministry is receptive to fund and initiate a Land Use Planning process on Crown lands in Area B, CSRD and the City of Revelstoke. I understand from the reports of Directors Parker and McKee that a verbal request was made that the Ministry fund a pilot project for this planning process for their region. Please consider this letter to be the CSRD's formal request to approve funding and to move ahead with the project.

Once again, I apologize for not being in attendance at the meeting but feel very confident that Directors McKee and Parker were able to convey the message.

Thank you for the very informative and positive meeting with our Directors at UBCM and for listening to their concerns.

Yours truly,

COLUMBIA SHUSWAP REGIONAL DISTRICT

Per:

Rhona Martin
Chair

cc: CSRD Electoral Area B Director, Loni Parker
CSRD Director, Mark McKee, Mayor, City of Revelstoke

ELECTORAL AREAS

A GOLDEN-COLUMBIA
B REVELSTOKE-COLUMBIA

C SOUTH SHUSWAP
D FALKLAND-SALMON VALLEY

E SICAMOUS-MALAKWA
F NORTH SHUSWAP-SEYMOUR ARM

MUNICIPALITIES

GOLDEN
REVELSTOKE

SALMON ARM
SICAMOUS

SILGA Southern Interior Local Government Association

December 1, 2018

To: All SILGA Members

Call for Resolutions for 2019 Convention

The SILGA Annual General Meeting and Convention is scheduled to be held in Penticton from April 30th to May 3rd, 2019. The SILGA Constitution requires that resolutions to be considered at the Annual Meeting are to be received by the Secretary-Treasurer no later than 60 days prior to this meeting. Friday, March 1st, 2019 will be the deadline for receipt of resolutions.

If your local government wishes to submit a resolution for consideration at the 2019 SILGA Convention, please forward by email your resolution to yoursilga@gmail.com. Any background information on the resolution would be helpful. Each resolution should be endorsed by the sponsoring Member's Municipal Council or Regional Board. The resolution should be relative to regional issues and should not pertain to a finite local interest.

If you do not receive a confirmation email regarding your resolution, please contact the SILGA office at 250 851 6653.

For information on how to properly write a resolution please refer to the UBCM website below.

<http://www.ubcm.ca/EN/main/resolutions/resolutions/resolutions-procedures.html>

or go to the resolutions page on the SILGA website at

<http://www.silga.ca/convention/resolutions/>

Resolutions not received by March 1st, 2019 will be considered late resolutions and must go through the following procedures to be considered at the AGM.

Late Resolutions

- (1) Resolutions submitted following the expiry of the regular deadline noted in section 10.4 shall be considered "Late Resolutions" and shall comply with all other submission requirements, except that a copy of the resolution shall be provided to SILGA by noon on the Friday preceding the date of the Annual General Meeting. The resolutions committee will meet on the Tuesday preceding the Annual General Meeting to provide recommendations as to whether the late resolution(s) should be brought to the Members for inclusion in the resolution debate. All late resolutions must be adopted by a Special

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Dec 7, 2018	Ownership
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board		
<input type="checkbox"/> DS	<input type="checkbox"/> In Camera	25/95	File # 0390-20
<input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Other Mtg		
DEC 04 2018			
<input type="checkbox"/> Ec Dev	<input type="checkbox"/> Staff to Report	RECEIVED	
<input type="checkbox"/> IT	<input type="checkbox"/> Staff to Respond		
<input type="checkbox"/> Parks	<input type="checkbox"/> Staff Info Oly	Ask Sent:	
<input type="checkbox"/> SEP	<input type="checkbox"/> Dir Mailbox		
<input type="checkbox"/> HR	<input type="checkbox"/> Dir Circulate	<input type="checkbox"/> Fax <input type="checkbox"/> Mail <input type="checkbox"/> Email	
<input type="checkbox"/> Other			

Late Agenda
Corres.
Item.

SILGA *Southern Interior Local Government Association*

Resolution of the Member Representatives in attendance at the Annual General Meeting to be included in the discussion.

- (2) Late resolutions will be reviewed by the Resolutions Committee prior to the Meeting and only those of a subject matter which could not have been submitted by the normal deadline date outlined in section 10.4 will be considered.
- (3) Late Resolutions shall be available for discussion after resolutions printed in the resolutions book have been considered.
- (4) Late Resolutions admitted for plenary discussion shall be dealt with in the order presented in the Late Resolutions report.
- (5) In the event that a late resolution is recommended to be admitted for discussion, the sponsoring member of the late resolution shall produce sufficient copies for distribution to the Members at the Annual General Meeting.
- (6) The Late Resolution will, after reading, be properly before the meeting, and the regular procedures for handling resolutions will apply.

Alison Slater
Executive Director, SILGA



BOARD REPORT

TO: Chair and Directors

File No: 0530-01

SUBJECT: 2019 Appointments to Committees and other External Boards/Agencies

DESCRIPTION: Report from Lynda Shykora, Deputy Manager, Corporate Administration Services, dated December 3, 2018

RECOMMENDATION: THAT: the Board endorse the listing of appointments to Committees, external Boards and Agencies for the year 2019, this 7th day of December, 2018.

SHORT SUMMARY:

Annual appointments are needed to internal CSRD Committees and to external Boards and other agencies. The proposed listing for 2019 is attached for the Board's consideration and endorsement. These appointments are recommended by Chair Martin or as required through applicable legislation.

VOTING:	Unweighted Corporate	<input checked="" type="checkbox"/>	LGA Part 14 (Unweighted)	<input type="checkbox"/>	Weighted Corporate	<input type="checkbox"/>	Stakeholder (Weighted)	<input type="checkbox"/>
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BACKGROUND:

The Chair has advised Administration with the appointees suggested to Committees, external Boards and agencies for the 2019 year. Due to several new Board members, the Chair is recommending a modest change in appointees for the 2019 year in comparison to 2018. The proposed listing of Appointments is attached for reference.

As noted in the Policy section below, a number of appointments are pre-determined by jurisdiction and any establishment legislation, for example Hospital Districts, Okanagan Regional Library, Southern Interior Development Initiative Trust (SIDIT), to name a few.

POLICY:

Appointments are made pursuant to the Local Government Act, as required by Provincial statute or by CSRD bylaw/policy, or as set out in external legislation in the following three categories:

1. Appointment by the Chair. In accordance with Section 218 of the Local Government Act, the Chair is empowered to establish standing committees "for matters the Chair considers would be better dealt with by committee and may appoint persons to these committees."
2. Appointment to Committees and Positions by the Board. These appointments are required by Provincial Statute or by CSRD bylaw.
3. Appointment to Other Agencies/Boards. These appointments are made at the request of other bodies to which the Regional District has some affiliation or involvement in, most often financial in nature.

FINANCIAL:

Compensation for expenses to attend meetings, conferences or seminars relating to a Director's committee appointment or representation on an external agency is based on Director Remuneration Bylaw No. 5510. Starting in 2019, the attached Director Remuneration Bylaw No. 5786 applies.

KEY ISSUES/CONCEPTS:

The re-appointment of Director(s) to Committee(s)/Boards/external agencies provides continuity especially in a local government election year when an external Board or agency may be facing significant change where political representative(s) are not re-elected.

The appointment of new Directors to external agencies or Boards provides opportunity for new Directors to serve in their new role as a CSRD liaison and to become acquainted with the various agencies that are affiliated with the CSRD.

COMMUNICATIONS:

All external agencies/Boards will be advised in writing of the 2019 appointee(s) names and contact information. The approved 2019 Appointment listing will be communicated to the public through the CSRD website and social media. The listing will be circulated to CSRD Board Directors, Alternate Directors and staff.

Directors who are appointed to Committees and the various external Boards/agencies are requested to report back to the CSRD Board, either verbally or in writing, with relevant information pertaining to meetings that have been attended throughout the year. Many of the external agencies provide the CSRD with meeting minutes which are then either circulated to CSRD Board members or included on a CSRD Board agenda as a business item, report section.

DESIRED OUTCOMES:

That the Board endorse the appointments for 2019.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

Document Title:	2019 Committee and External Board-Agency Appointments.docx
Attachments:	- 2019 APPTS TO COMMITTEES BOARD EXTERNAL AGENCIES.pdf - BL5786 Director Remuneration Bylaw.pdf
Final Approval Date:	Dec 4, 2018

This report and all of its attachments were approved and signed as outlined below:

A handwritten signature in black ink, appearing to read 'C. Hamilton', with a stylized flourish at the end.

Charles Hamilton - Dec 4, 2018 - 3:42 PM



2019 ANNUAL APPOINTMENTS TO COMMITTEES, BOARDS AND EXTERNAL AGENCIES

COLUMBIA SHUSWAP REGIONAL DISTRICT COMMITTEES AND COMMISSIONS

Committee of the Whole	All Directors
Electoral Area Directors Committee	All Electoral Area Directors
Milfoil Control Planning Committee	Electoral Area C, D, E and F Directors City of Salmon Arm Directors District of Sicamous Director
Revelstoke Airport Management Committee	Electoral Area B Director City of Revelstoke Director
Revelstoke Economic Development Commission	Electoral Area B Director City of Revelstoke Director
Shuswap Economic Development Commission	Electoral Area C, D, E and F Directors
Shuswap Tourism Committee	Electoral Area C, D, E and F Directors City of Salmon Arm Director District of Sicamous Director
Parcel Tax Review Committee	Electoral Area C, D, E and F Directors

HOSPITAL DISTRICT BOARDS (Established by Hospital District Act)

Kootenay East (KERHD)	Electoral Area A Director (Area A Alternate Director)
North Okanagan/Columbia Shuswap (NOCSRHD)	Electoral Area B, C, D and E Directors City of Revelstoke Director City of Salmon Arm Directors District of Sicamous Director (Alternate Directors)
Thompson (TRHD)	Electoral Area F Director (Alternate Director)



2019 ANNUAL APPOINTMENTS TO COMMITTEES, BOARDS AND EXTERNAL AGENCIES

OTHER AGENCIES/BOARDS

BC Hydro Mica 5, Mica 6, Revelstoke 6 Projects	D. Brooks Hill
BC Hydro Water Use Plans	D. Brooks-Hill and K. Cathcart
Columbia River Treaty Local Governments Committee	
- Area B/Revelstoke	D. Brooks-Hill
- Area A/Golden	C. Moss
Columbia Basin Regional Advisory Committee (RAC)	K. Cathcart
	D. Brooks-Hill
	- In the absence of any of the two named above Directors: Alternate Directors for Electoral Area A and B
Fraser Basin Council (FBC)	
- Council	R Talbot (<i>NB Third consecutive 3 year term concludes Dec 31, 2019, per FBC</i>)
- Thompson Regional Committee	R. Talbot (Alternate: R. Martin)
Ktunaxa-Kinbasket Treaty Advisory Committee	Electoral Area A and B Directors
Municipal Finance Authority	Chair (Alternate: Vice Chair)
Municipal Insurance Association of BC (MIABC)	Chair (Alternate: Vice Chair)
Okanagan Regional Library Board	
- Golden/Area A	C. Moss (Alternate: K. Cathcart)
- Areas B, C, D, E and F	J. Simpson (Alternate: P. Demenok)
Salmon Arm Economic Development Society (non-voting)	<i>To Be Determined - per Chair Martin</i>
Shuswap Regional Airport Operation Committee	T. Rysz
Shuswap Regional Airport Commission	Electoral Area C, D and E Directors District of Sicamous Director
Sterile Insect Release (SIR) Board	C. Eliason (Alternate: K. Flynn)



2019 ANNUAL APPOINTMENTS TO COMMITTEES, BOARDS AND EXTERNAL AGENCIES

OTHER AGENCIES/BOARDS, cont'd.

Southern Interior Development Initiative Trust (SIDIT)

- | | |
|--|--|
| <ul style="list-style-type: none"> - Kootenay-Columbia Regional Advisory Council (RAC) - Thompson Okanagan Regional Advisory Council (RAC) | <p>Electoral Area A and B Directors;</p> <p>Chair, CSR (per legislation)</p> |
|--|--|

Shuswap Watershed Council (established CSR Bylaw No. 5705, 2016) (Standing Committee) Appointed by Chair, CSR:

- Electoral Area C, D, E and F Directors
- In the absence of any of the above Directors: Alternate Directors for Electoral Area C, D, E and F

City of Salmon Arm (1) representative – as
selected by City Council

District of Sicamous (1) representative – as
selected by District Council

Thompson Nicola Regional District (2)
representatives - as *selected by TNRD*

Regional District of North Okanagan (1)
representative (Area F) - as *selected by RDNO*

Regional District of North Okanagan (1)
representative (City of Enderby) - as
selected by RDNO

Shuswap Nation Tribal Council (1)
representative - as *selected by Shuswap
Nation Tribal Council*

Syilx Okanagan Nation Alliance (2)
representatives - as *selected by the Syilx
Okanagan Nation Alliance*

BC Ministry of Environment (1) staff
representative - as *selected by BC Ministry
of Environment*

*Public representatives: Three (3)
members appointed by the Chair, CSR –
May 3, 2016 to term expiring Dec 31, 2018:
Lorne Hunter; Randy Wood; Ray Nadeau.

BC Ministry of Agriculture (1) staff
representative - as selected by BC Ministry
of Agriculture

**Note: The public appointees will be made
by the Chair, CSR, in early 2019, upon
recommendation from the Shuswap
Watershed Council*



2019 ANNUAL APPOINTMENTS TO COMMITTEES, BOARDS AND EXTERNAL AGENCIES

CSR D SIGNING AUTHORITY

Chair
Vice Chair
Chief Administrative Officer
Manager, Financial Services
Deputy Manager of Corporate Administration Services
Deputy Treasurer
Manager, Operations Management

COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5786

A bylaw to provide for payment of remuneration to Directors and Alternate Directors

WHEREAS the Board of the Columbia Shuswap Regional District wishes to provide for the payment of remuneration to the Directors and Alternate Directors and for reimbursement for reasonable expenses incurred in connection with attendance at meetings of the Board, committee meetings or business of the Regional District specifically authorized by the Board;

NOW THEREFORE in an open meeting assembled, the Board of Directors of the Columbia Shuswap Regional District enacts as follows:

REPEAL:

1. Bylaw No. 5510, cited as "Directors Remuneration Bylaw No. 5510", and amendments thereto, are hereby repealed on December 31, 2018.

PRINCIPLES:

2. Directors' remuneration shall be structured as follows:
 - a) to ensure fair and reasonable compensation for elected officials in recognition of workload and time requirements;
 - b) to provide reasonable incentive to attract and retain quality individuals for these positions; and
 - c) to ensure fiscal responsibility and ensure optimization of taxpayer dollars.

DEFINITIONS:

3. Key definitions in this Bylaw:
 - a) "Conducting local business" means all meetings that are a result of electoral area business including but not limited to meetings with area constituents and community associations, public appearances, meetings with Regional District staff related to area business and other duties in office.
 - b) "Consumer Price Index increase" means the British Columbia, All-Items CPI year-over-year percentage change, as reported by Statistics Canada.
 - c) "Core meeting" means meetings required for those Regional District Committees and Commissions to which Directors are appointed by Board Resolution.

- d) "Discretionary meeting" means all other meetings, conferences and workshops relating to CSRD business not covered elsewhere in this Bylaw.
- e) "Public Hearing" means a meeting on planning and land use bylaws that are required as per the *Local Government Act*.
- f) "Regularly scheduled meeting" means the twelve (12) Regular Board meetings, two (2) Budget/Committee of the Whole meetings and up to five (5) Electoral Area Director Committee meetings held each year. Should the Board elect in the future to separate the Planning and Land Use portion of the Regular Board meetings to another day, this portion is still considered to be part of the twelve (12) Regular Board meetings and no additional compensation will be paid.
- g) "Special meeting" means a duly convened meeting of the Board of Directors other than a regular meeting and includes additional unscheduled Committee of the Whole meetings, Board orientation meetings and strategic planning sessions.
- h) "Specified conferences" means Union of BC Municipalities (UBCM), Southern Interior Local Government Association (SILGA), Association of Kootenay and Boundary Local Governments (AKBLG), Local Government Leadership Academy (LGLA) annual conferences and Federation of Canadian Municipalities (FCM).

DIRECTOR STIPEND:

4. Electoral Area Directors:

Electoral Area Directors will be paid an annual base stipend that includes:

- i. a portion (\$17,800) that is for conducting local business in the area; and
- ii. a portion (\$5,200) that is for attending the regularly scheduled meetings. The Electoral Area Director per meeting rate for Regular Board, Budget/Committee of the Whole and Electoral Area Director meetings is \$270.

If an Electoral Area Director does not attend a regularly scheduled meeting under section 4 (ii) above, \$270 will be deducted from the Director's base stipend.

5. Municipal Directors:

Municipal Directors will be paid an annual base stipend that includes:

- i. a portion (\$12,000) that is for representing the municipality on the Regional District Board; and,
- ii. a portion (\$3,000) that is for attending the regularly scheduled meetings (excludes Electoral Area Director Committee meetings). The Municipal Director per meeting rate for Regular Board and Budget/Committee of the Whole meetings is \$215.

If a Municipal Director does not attend a regularly scheduled meeting under section 5 (ii) above, \$215 will be deducted from the Director's base stipend.

6. Special Meetings:

In the event of additional special meetings scheduled by the Board on a day other than a regularly scheduled meeting, the meeting rate for all Directors will be \$270 per day in addition to the annual base stipend noted in sections 4 and 5 above.

7. Board Chair:

An annual stipend of \$22,000 will be paid to the Board Chair in addition to the annual base stipend noted in sections 4 and 5 above.

8. Board Vice-Chair:

An annual stipend of \$3,200 will be paid to the Board Vice-Chair in addition to the annual base stipend noted in sections 4 and 5 above.

9. Core Meetings:

Core meetings shall be paid a meeting rate of \$110 per meeting not to exceed \$220 per day. Meeting agendas must be submitted in support of payment.

10. Public Hearings:

Directors who are delegated to attend Public Hearings in their area are entitled to a meeting fee of \$50 per public hearing. Payment for Directors attending a public hearing outside of their electoral area is subject to the approval of the Chair.

11. Specified Conferences:

A conference day rate of \$215 shall be paid to Directors attending specified conferences on behalf of the CSRD, and two (2) travel days shall be paid at the conference day rate.

Attendance at the Federation of Canadian Municipalities (FCM) Conference shall be limited to the Chair of the Board plus three electoral area directors annually.

12. Discretionary Meetings/Conferences:

Directors shall be paid a per meeting rate to attend discretionary meetings on behalf of the CSRD. Meetings and workshops will be paid one (1) meeting per day at a rate of \$110. Attending unspecified conferences will be paid one (1) conference day rate of \$215 per day.

Discretionary meetings and conferences within this annual allowance will not require Board Chair approval or Board resolution.

The maximum annual allowances for discretionary meetings/conferences are as follows:

Electoral Area Director	\$1,650
Municipal Director	\$550

13. Executive Appointments:

Appointments to the Board of UBCM or FCM, when ratified by the CSRD Board of Directors shall be paid a conference day rate of \$215 per day and two (2) travel days shall be paid at the conference day rate.

14. Alternate Directors:

Alternate Directors will be paid the meeting rate for attending in place of an absent regular Director in accordance with the type of meeting attended.

Where an Alternate Director attends a portion of a regularly scheduled meeting which the regular Director also attends but wishes to recuse him/herself for a portion of the meeting, the Alternate Director shall be paid \$50.

Alternate Directors, in addition to attending during a Director's absence, will be entitled to attend two (2) additional meetings per year with pay at their discretion. The pay shall be in accordance with the type of meeting attended.

TRAVEL REMUNERATION:

15. Directors and Alternate Directors will be paid for travel time to and from regularly scheduled meetings, special meetings and core meetings by way of compensation at the rate of \$0.20 per kilometer between home and the location of the meeting.
16. All reasonable travel and other expenses, including expenses where remuneration is provided within this Bylaw, incurred by Directors or Alternate Directors in the conducting of Regional District business shall be reimbursed upon the submission of expense vouchers and in accordance with the CSRD Travel and Expense Reimbursement Policy and Policy F-7 Meterage.

OTHER CONSIDERATIONS:

17. Effective January 1, 2020 and each January 1st thereafter, all remuneration amounts contained in this Bylaw will be adjusted to the nearest dollar to reflect the annual Consumer Price Index increase (if applicable). No adjustment will be made to decrease remuneration rates in a year when the CPI percentage change is negative.
18. In this bylaw, unless the context otherwise requires, the singular includes the plural.
19. The use of headings for parts and sections is for convenience of reference only and is not to affect the interpretation of this Bylaw.
20. This bylaw shall be reviewed by a Committee appointed by the Board six (6) months prior to a general Local Government Election.

FORCE and EFFECT

21. This bylaw takes effect on January 1, 2019.

CITATION

22. This bylaw may be cited as "Director Remuneration Bylaw No. 5786".

READ a first time this _____ 20th _____ day of _____ September _____, 2018.

READ a second time this _____ 20th _____ day of _____ September _____, 2018.


READ a third time this _____ 20th _____ day of _____ September _____, 2018.

AMENDED at third reading this _____ 20th _____ day of _____ September _____, 2018.

ADOPTED this _____ 20th _____ day of _____ September _____, 2018.



CHIEF ADMINISTRATIVE OFFICER



CHAIR

CERTIFIED a true copy of Bylaw No. 5786
as adopted..

Deputy Manager of Corporate
Administration Services



BOARD REPORT

TO:	Chair and Directors	File No: Bylaw No. 5793
SUBJECT:	MacArthur Heights/Reedman Heights Waterworks Service Amendment Bylaw No. 5793	
DESCRIPTION:	Report from Jodi Pierce, Manager, Financial Services dated November 28, 2018. Proposed amendment to MacArthur Heights/Reedman Heights Waterworks Service Bylaw No. 5491 to increase the maximum parcel tax requisition.	
RECOMMENDATION:	THAT: "MacArthur Heights/Reedman Heights Waterworks Service Amendment Bylaw No. 5793" be read a first, second and third time this 7 th day of December, 2018.	

SHORT SUMMARY:

Through the budget process, it has been determined that the MacArthur Heights/Reedman Heights Waterworks capital reserve account is seriously underfunded and even though the maximum parcel tax has been requisitioned each year, the amount going into the capital reserves is not adequate for a water system of this size and age. The current maximum parcel tax requisition limit is the lowest of all CSR D water systems. In order to maintain the ongoing sustainability of the water system, the maximum parcel tax requisition needs to be increased to allow for additional contributions to the capital reserve account.

VOTING:	Unweighted Corporate	<input checked="" type="checkbox"/>	LGA Part 14 (Unweighted)	<input type="checkbox"/>	Weighted Corporate	<input type="checkbox"/>	Stakeholder (Weighted)	<input type="checkbox"/>
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BACKGROUND:

A parcel tax's maximum requisition amount can only be increased once every five years to a maximum of 25% without Inspector approval. Through discussion with staff from the Ministry of Municipal Affairs and Housing, the CSR D staff has learned the maximum requisition amount can be amended for an amount in excess of 25% as long as we obtain Inspector approval.

The MacArthur Heights/Reedman Heights Waterworks Reserve Fund is underfunded considering the size of the water system. Staff is recommending the maximum requisition limit be increased to \$100,000 for the parcel tax requisition in the MacArthur Heights/Reedman Heights Waterworks service area to allow for additional contributions to the capital reserve. Implementation of the increase will happen over a number of years and the parcel tax per property will be increased 15% in the first year, and 5% per year thereafter for the foreseeable future. An increased maximum will allow for constant manageable increases for users of the water system as determined through the budget process.

POLICY:

In accordance with the Local Government Regulation 113/2007 (Regional District Establishing Bylaw Approval Exemption), the tax requisition for a service may be increased by 25% of the baseline every five years without requiring public assent, however, Inspector approval is required for increases beyond 25% or those within the five year window.

FINANCIAL:

In 2018, MacArthur Heights/Reedman Heights property owners paid a parcel tax in the amount of \$189 per property (including the provincial collection fee), resulting in total parcel taxes of \$26,250. Staff is recommending a 25% increase to the parcel tax in 2019 resulting in property owners paying a parcel tax of approximately \$237. A further increase of 5% would take place in 2020 and then an estimated 5% increase in each year subsequent until such time that the capital reserve fund is adequately funded for infrastructure replacement in accordance with asset management plans. The current balance of the capital reserve fund for the MacArthur Heights/Reedman Heights Waterworks is approximately \$55,000. Additionally, past practice has been to implement a 25% increase every five years and apply that increase to taxpayers all in one year. The recommended amendment would allow for gradual increases to the parcel taxes over time so the taxpayers would not see such a significant increase at one time.

Additionally the parcel tax and user fees for the MacArthur Heights/Reedman Heights Waterworks is within the average for all the CSRD owned water systems at a combined total of \$709 annually. The average combined parcel tax/user fee amount in CSRD systems is currently \$701 annually.

KEY ISSUES/CONCEPTS:

Increases to parcel taxes and user fees are necessary to maintain the ongoing sustainability of the water system.

IMPLEMENTATION:

Upon third reading, the Bylaw will be forwarded to the Ministry of Municipal Affairs and Housing for Inspector approval. Upon receipt of Inspector approval, the Bylaw will be brought to a subsequent Board meeting for adoption. Upon adoption, the 2019 budget will include a parcel tax requisition in the amount of \$32,813 or approximately \$237 per parcel.

COMMUNICATIONS:

The Electoral Area C Director has consented to the increase. The MacArthur Heights/Reedman Heights property owners will be advised of the increase in the mailout that accompanies the annual utility bills which are distributed in February.

DESIRED OUTCOMES:

That the Board approve the recommendation to amend the bylaw.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

Document Title:	2018-12-07_Board_FIN_MacArthur Reedman Heights Waterworks.docx
Attachments:	
Final Approval Date:	Nov 28, 2018

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Lynda Shykora was completed by assistant Jennifer Sham

Lynda Shykora - Nov 28, 2018 - 11:13 AM

No Signature - Task assigned to Charles Hamilton was completed by workflow administrator Portal Administrator

Charles Hamilton - Nov 28, 2018 - 11:24 AM

COLUMBIA SHUSWAP REGIONAL DISTRICT**BYLAW NO. 5793**

A bylaw to amend MacArthur Heights/Reedman Heights Waterworks
Service Area Bylaw No. 5491

WHEREAS a service area has been established by the Columbia Shuswap Regional District by MacArthur Heights/Reedman Heights Waterworks Service Area Bylaw No. 5491 for the purpose of providing water to the MacArthur Heights and Reedman Heights areas within Electoral Area C;

AND WHEREAS an amendment is required to allow for an increase to the requisition limit for this service;

AND WHEREAS the Director for Electoral Area C has consented, in writing, to the adoption of this bylaw;

NOW THEREFORE in open meeting assembled, the Board of Directors of the Columbia Shuswap Regional District enacts as follows:

1. Section 4 of Bylaw No. 5491 is hereby deleted and replaced with the following:
 - “4. The annual operating and debt servicing costs shall be recovered by one or more of the following:
 - a) the requisition of money to be collected by a parcel tax in an amount not to exceed \$100,000 per year;
 - b) the imposition of fees and other charges that may be fixed by separate bylaw for the purpose of recovering these costs;
 - c) revenues received by way of agreement, enterprise, gift, grant or otherwise.”
2. This Bylaw may be cited as the “MacArthur Heights/Reedman Heights Waterworks Service Area Amendment Bylaw No. 5793”.

READ a first time this _____ day of _____, 2018.

READ a second time this _____ day of _____, 2018.

READ a third time this _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2019.

CHIEF ADMINISTRATIVE OFFICER

CHAIR

CERTIFIED a true copy of
Bylaw No. 5793 as read a third time.

CERTIFIED a true copy of
Bylaw No. 5793 as adopted.

Deputy Manager of Corporate
Administration Services

Deputy Manager of Corporate
Administration Services



BOARD REPORT

TO:

Chair and Directors

File No: TUP 850-11 PL20180150
--

SUBJECT:

Electoral Area B: Temporary Use Permit (TUP) No. 850-11 (Moore)

DESCRIPTION:

Report from Dan Passmore, Senior Planner dated November 16, 2018.
 3108 Airport Way, South Revelstoke.

RECOMMENDATION:

THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 850-11 for Lot A, Section 14, Township 23, Range 2, W6M, KD, Plan NEP20670, be authorized for issuance this 7th day of December, 2018, for the temporary use of a 5 bedroom Bed and Breakfast operation within a single family dwelling proposed to be constructed on the property, subject to the applicant providing documentation fulfilling the following conditions:

- a) proof of an adequate sewer system for the proposed new development;
- b) water servicing documentation advising that the IHA has approved a small water system for the proposed development; and,
- c) that the TUP stipulate that proposed construction complies with Obstacle Limitation Surfaces for safety requirements involving both the outer surface and the take-off/landing surface of the Revelstoke aerodrome.

SHORT SUMMARY:

The applicant is applying for a 3 year Temporary Use Permit (TUP) to allow a 5 bedroom Bed and Breakfast operation on the subject property. The property is currently vacant, and the Bed and Breakfast is proposed to be in a proposed new single family dwelling. A Home Occupation use is also proposed to be contained within a garage/accessory building on the property. The home occupation would consist of an 88 m² yoga studio in the second floor of the garage.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

☐
BACKGROUND:
PROPERTY OWNER:

Curtis Moore and Michelle De Agrela

ELECTORAL AREA:

B

CIVIC ADDRESS:

3108 Airport Way, South Revelstoke

LEGAL DESCRIPTION:

Lot A, Section 14, Township 23, Range 2, W6M, KD, Plan NEP20670

PID:

018-355-552

SIZE OF PROPERTY:

0.43 ha

DESIGNATION:

Electoral Area B Official Community Plan Bylaw No. 850
RR2 Rural Residential 2

ZONE:

Electoral Area B Zoning Bylaw No. 851
RR2 Rural Residential 2

CURRENT USE:

Vacant

PROPOSED USE:

Single Family Dwelling with a 5 bedroom bed and breakfast and a future garage with second storey 88 m² yoga studio as a home occupation

SURROUNDING LAND USE PATTERN:

North: Small Holdings, Vacant

South: Small Holdings, ALR, Residential

East: Residential, RR2

West: Airport Way/City of Revelstoke/Columbia River/Airport

AGRICULTURAL LAND RESERVE:

11% (a strip of ALR along the south property boundary)

See "Maps_Plans_TUP850-11.pdf" attached.

POLICY:**Agricultural Land Commission Act**

Permitted uses for land in an agricultural land reserve

3(d) bed and breakfast use of not more than 4 bedrooms for short term tourist accommodation or such other number of rooms as specified in a local government bylaw, or treaty first nation government law, applicable to the area in which the parcel is located.

(Note: the proposed B & B is not sited on the portion of the property in the ALR.)

Electoral Area 'B' Official Community Plan Bylaw No. 850

RR2 Rural Residential 2

See "BL850_BL851_Excerpts_TUP850-11.pdf" attached.

Electoral Area 'B' Zoning Bylaw No. 851

RR2 Rural Residential 2

See "BL850_BL851_Excerpts_TUP850-11.pdf" attached.

RR2 zone permits a 3 bedroom B&B as a secondary use. The RR2 zone also permits a home occupation as a secondary use, including a yoga studio. The following is Section 3.14 of the general Regulations dealing with Bed and Breakfast:

3.14 BED AND BREAKFAST

- (1) A *bed and breakfast* must comply with the following regulations:
 - (a) there may be a maximum of one (1) *bed and breakfast* on a *parcel*;
 - (b) a *bed and breakfast* shall not be operated in conjunction with a *vacation rental*;
 - (c) a maximum of three (3) bedrooms in a *single family dwelling* may be used for a *bed and breakfast* and no more than six (6) guests are permitted in a *bed and breakfast* at any one time;
 - (d) a *bed and breakfast* must be operated by a permanent resident of the *single family dwelling* with which it relates;
 - (e) a maximum of one (1) person who is not a resident of the *single family dwelling* may be on the *parcel* at any one time to assist a resident in the operation of a *bed and breakfast*;
 - (f) a *bed and breakfast* shall not produce a nuisance for surrounding residents, including but not limited to noise, light or traffic that is disruptive to surrounding residents quiet and enjoyment of their property;
 - (g) meet all provincial and Interior Health requirements regarding water and sewer servicing; and
 - (h) total signage (excluding framing) used for the purpose of advertising the *bed and breakfast* on each *parcel* shall not exceed 0.5 m² in area. *Signs* shall have a minimum setback of 1 m from *parcel* lines.

FINANCIAL:

There are no financial implications to the CSRD with regard to this application.

KEY ISSUES/CONCEPTS:

According to the applicant, a Bed and Breakfast operation needs to have 5 bedrooms to accommodate 10 guests to be financially viable. The yoga studio would be constructed at some future date.

Water Supply and Sewage Disposal

The single family dwelling with the 5 bedroom bed and breakfast is proposed to be constructed on the subject property. The applicant is proposing an 8 bedroom single family dwelling. As a requirement of issuance of a Building Permit, the owner is required to provide documentation that the sewerage system

will be designed and constructed to be adequate for the proposed use. As a result staff are confident that sewerage issues will be accommodated, or the building permit will not be issued.

With respect to water servicing, Columbia Shuswap Regional District Building Bylaw No. 660 (Bylaw No. 660) requires the owner to provide an affidavit that a source of potable water will be provided.

Staff have included a condition in the Temporary Use Permit that information is required from the property owner regarding a water source. In response the applicant has submitted some information about a well installed on the property to satisfy subdivision requirements. No current testing of this well exists. This information is available. See "Well_Records_TUP850-11.pdf", attached.

The applicant has indicated that he is amenable to providing documentation regarding the drinking water source and required/proposed treatment systems to provide adequate water for his family and guests.

Interior Health Authority (IHA)

The IHA sent a revised referral response regarding this proposal. The revised referral response omitted a paragraph regarding compliance with BC Food Premises Regulation (BC Reg 210/99) upon the owner contacting IHA about their proposed operation.

The IHA advised that the proposal would need to be serviced with an On-site Wastewater Disposal System (OWDS) adequate for the proposal.

Finally, the IHA advised that the level of operation will require that the proposed groundwater source meets the definition of a water supply system under the BC Drinking Water Protection Act, and that the following approvals would be required from IHA:

- New drinking water source assessment or approval
- Waterworks Construction Permit from a Public Health Engineer
- Water System Operating Permit from a Drinking Water Officer

The conditions for issuance of the TUP reflect that documentation of these approvals is provided to CSRD Development Services staff.

Access and parking

Access to the subject property is off Airport Road. The owner has provided a site plan indicating that the required 10 parking spaces can be accommodated on the site. A referral was sent to Ministry of Transportation and Infrastructure (MoT) for them to determine if an access permit is required for this proposed use. They have indicated that residential access requirements are adequate for the proposed use and that no access permit is therefore required.

Revelstoke Airport

The subject property is located just off the runway for the Revelstoke Airport which is on the west side of Airport Way. As such the proposed development on the subject property could interfere with airport flight activities, depending on the proposed height of the structures.

Operations Management, Team Leader Community Services provided the following referral comments:

"2 storey structure may interfere with glide path to airport runway. Details of house location and house plans require review by airport manager. Obstacle survey currently in progress at the airport. 11.5 m structure may become an obstacle. Concerns regarding small jets approaching airport will create noise for homeowner who should be advised."

Aerodrome operations involve a number of safety oriented impacts that would restrict the proposed height of structures as they impact flight operations, such as glide paths and approach paths. As a result the Federal Government publishes a set of guidelines to ensure safe flight operations. The guidelines are the TP 1247 E Aviation - Land Use in the Vicinity of Aerodromes publication, which can be obtained from staff upon request.

To map out the aerodrome obstacle surfaces and hazards, based on this publication, the CSRD has retained a consultant to map out the relevant obstacle limitation surfaces around the airport. Staff has provided the relevant map to the applicant who will have a surveyor determine the elevation of the ground at the location of the proposed structures, and advise if the required obstacle limitation surfaces impose any constraints on the proposed height of the structures. Since the TUP places a condition on the height of the proposed structure, the proposed building will be required to comply with this height limitation.

South Revelstoke policies within the OCP discuss flight plan options and the need to consider safety of approaches as well as the impact of the airport operations on neighbours (noise).

There are no current restrictions in the Electoral Area 'B' Zoning Bylaw No. 851 that would limit the maximum height of new buildings and structures to comply with Federal guidelines, as previously mentioned, and attached. In future, this would need to be addressed either by zoning, or in a separate airport bylaw.

Agricultural Land Reserve

A small strip of land on the south side of the property is currently shown within the Agricultural Land Reserve. The proposed development on the property will not be situated on the ALR portion.

Electoral Area B Advisory Planning Commission

The Advisory Planning Commission (APC) met on November 7, 2018, the following is a record of the meeting:

"APC members expressed concern that TUP's were not intended for new development but for a change of use on existing developments. Members felt the use of a TUP for this development wasn't appropriate and a formal re-zoning application to meet the proposed use would be necessary. Since the use does not meet residential zoning, the zoning would need to be commercial and meet such requirements from Interior Health. Also the 5 bedroom B&B was beyond the approved 3 bedroom maximum in the bylaws.

Concerns for adequate drinking water supply, septic management, and potential impacts of a large development on the neighboring properties was also expressed. Precedent for future developments of larger B&B's was also of concern.

The Airport flyway was also discussed and the need for height restrictions needed to be identified and adapted by the City and the CSRD.

- Moved by M Cummings, second by J. Maitre and resolved that:

The Board of the Columbia Shuswap Regional District be advised that:

To not approve TUP 850-11 as TUP's were not designed for new development and that 5 bedroom B&B is not an approved residential use.

for the motion 6
opposed 0"

Electoral Area B Official Community Plan Bylaw No. 850 - TUPs

Section 14 of the OCP provides staff direction with respect to considering Temporary Use Permits. The APC expressed concerns that the Temporary Use Permit was not intended to be for new development, and therefore would not be appropriate. While staff appreciate this concern, it is not explicitly expressed in the OCP, and therefore when an application for a TUP for new development is proposed, staff do not have the policy discretion to simply not consider the application.

However, the APC also raised the issue of the proposed size of the single family dwelling (8 bedrooms) which was felt would not be in keeping with development existing in the neighbourhood. A policy guideline in the OCP speaks to not creating an unacceptable level of impact on surrounding permanent uses. Staff have considered this guideline with respect to neighbouring airport flight operations and required the buildings comply with safety provisions, but do not feel that the large single family dwelling with 5 bedrooms used for bed and breakfast with owner/occupation would trigger this policy on the basis of the use. It should be noted, the current RR2 zone currently permits an 8 bedroom single family dwelling, with three bedrooms used as a Bed & Breakfast.

Staff have expressed concerns to the owner regarding the location of the proposed development and the current level of operations of the airport, and the likely increase of these operations, as the Revelstoke area experiences tourism destination growth, and the impact these operations may have on the use and enjoyment of the property. It appears that it is the proximity to the airport and the nearby ski hill which the owner feels will be a benefit to the business operation.

Electoral Area B Official Community Plan Bylaw No. 850 – B&B Use

OCP Policy 4.3.31 supports Bed and Breakfast use as a home occupation, and home occupations in general, however, draws a line between what is considered a B&B residential operation (3 bedrooms or less) and a Resort B&B (more than 3 let units to a maximum of 15 units). OCP Policy 4.3.33 only supports resort B&Bs when situated on a major highway (TCH, Hwy 6, Hwy 23 South or Hwy 31). This TUP is for a resort B&B that is not situated on a major highway, but is in close proximity to a major transport hub (Revelstoke Airport).

Where considering a Resort B&B Bylaw No. 850 states that the B&B has good highway visibility and approved access; buildings and structures are to be setback a minimum of 10.0 m from neighbourhood properties; comply with ALC regulations (for ALR properties); be subject to local health authority requirements; and have a minimum parcel size of 4 ha.

Through the conditions of approval recommended by staff, servicing factors will be dealt with. The MoT have advised that they do not require enhanced access, beyond that for a single family dwelling, so this issue is also addressed.

The small size of the property 0.43 ha. and the narrow width of the lot (36.6 m) do not comply with these policy considerations. However, the issuance of Temporary Use Permits need not conform with either an OCP Bylaw or a Zoning Bylaw, in terms of use or density, as long as the conditions of issuance considered by the Board factor in such considerations and are either reflected in the permit conditions or in the decision to authorize issuance.

City of Revelstoke

The City of Revelstoke recommended not approving the TUP for the following reasons:

- The development has poor interface with the surrounding rural neighbourhood and ALR lands. The scale of the development would disrupt the rural character of the neighbourhood, and potentially have an impact on how the nearby property owners use and enjoy their property, including those within municipal limits;
- The City of Revelstoke cannot support commercial development on the municipal boundary, given the current rural land use on the fringe;
- The development will generate substantially more traffic than a normal single-family home, with those staying at the B&B taking vehicle trips into town, and those visiting the yoga studio making trips from town to the site, utilizing almost entirely municipal roads. Engineering estimates that this could account for approximately 50-60 vehicle trips per day, which will not be covered by any additional municipal revenue;
- The size of the septic system has not yet been determined. Given that there will be two commercial activities on site, a comprehensive septic plan would be necessary. The City is concerned that it could be responsible for the provision of sanitary services in the future;
- There is a lack of a conducive and coordinated policy for land-use planning between the City of Revelstoke and the Columbia Shuswap Regional District. Given the proximity to the municipal boundary, it would be ideal to have coordinated policies in place before larger-scale development occurs with respect to the proposed land use; and,
- The City is concerned with the use of short-term vacation rentals, given the overwhelming feedback received at City Hall with regard to their direct and indirect impacts on the community. The proximity to the municipal boundary would likely mean that these effects are felt by residents within city limits. At this time, the City is reviewing its policies and procedures for short-term vacation rentals, and until such time as a policy framework is in place, cannot endorse the proposal.

SUMMARY:

Staff is recommending that the Board authorize for issuance this 3-year Temporary Use Permit, subject to the applicant fulfilling the following 3 conditions:

- a) proof of an adequate sewer system for the proposed new construction;
- b) water servicing documentation advising that the IHA has approved a small water system for the proposed development; and,
- c) that the TUP stipulate that proposed construction complies with Obstacle Limitation Surfaces for safety requirements involving both the outer surface and the take-off/landing surface of the Revelstoke aerodrome.

Documentation resolving these servicing issues will address some of the APC concerns, with the proposal, as well as satisfying OCP policies and City of Revelstoke servicing concerns.

Staff have some concerns with this proposed resort B&B approval conforming with current policy requirements, but note that the proposal exceeds what is allowed in the OCP and Zoning Bylaw by only 2 bedrooms (4 guests) and would not, in any event be considered a commercial operation as it is proposed to be operated out of a single family dwelling. While the single family dwelling is proposed to be larger, or as large as others in the area, it would not otherwise be out of keeping with neighbouring development. If this were a vacation rental situation and not an owner/operated B&B operation, the same could not be said.

IMPLEMENTATION:

If the Board authorizes issuance of TUP 850-11, the owners will be notified of the decision and advised of the conditions of issuance. Once the documentation is provided to staff, staff will issue the permit and documentation will be forwarded to the Land Title Office for registration against the title of the property. The 5 bedroom bed and breakfast operation would be permitted for a 3-year period from date of issuance of the TUP. The permit may be extended only for one additional period up to 3 years in duration, upon application and subsequent approval by the CSRD Board of Directors.

COMMUNICATIONS:

Neighbouring property owners first became aware of this application when a sign was posted on the subject property, in accordance with Section 7.2 of the Development Services Procedures Bylaw No. 4001 as amended. As of the date of this report, no written submissions have been received. Further, as per Section 466 and 494 of the Local Government Act, local government must give notice to owners and tenants within 100 m of the subject property, and must publish a notice in a newspaper at least 3 days prior to Board consideration of this TUP.

Agency referral responses have been included in "Agency_referral_Responses_TUP850-11.pdf"

Written submissions regarding this proposal will be forwarded to the Board.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

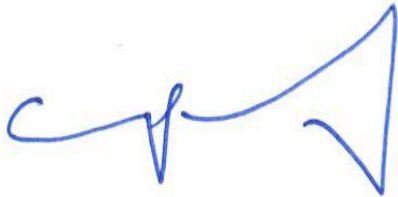
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area B Official Community Plan Bylaw No. 850
2. Electoral Area B Zoning Bylaw No. 851
3. TP 1247 E Aviation - Land Use in the Vicinity of Aerodromes publication

Report Approval Details

Document Title:	2018-12-07_Board_DS_TUP850-11_Moore.docx
Attachments:	<ul style="list-style-type: none">- TUP850-11.pdf- BL850_BL851_Excerpts_TUP850-11.pdf- Well_Records_TUP850-11.pdf- Agency_Referral_Responses_TUP850-11.pdf- Maps_Plans_TUP850-11.pdf
Final Approval Date:	Nov 23, 2018

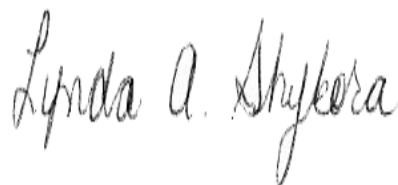
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 22, 2018 - 3:27 PM



Gerald Christie - Nov 22, 2018 - 5:10 PM



Lynda Shykora - Nov 23, 2018 - 11:07 AM



Charles Hamilton - Nov 23, 2018 - 3:30 PM



TEMPORARY USE PERMIT NO. 850-11

Registered Owner: Curtis Moore
Michelle De Agrela



1. This Temporary Use Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below:
Legal Description: Lot A, Section 14, Township 23, Range 2, West of the 6th Meridian, Kootenay District, Plan NEP20670
PID: 018-355-552
which property is more particularly shown on the map attached hereto as Schedule 'A'.
3. The owner of the subject property has applied for a Temporary Use Permit for a 5 bedroom Bed and Breakfast operation in the new proposed single family dwelling on the subject property. The bed and breakfast operation will be conducted in the single family dwelling at 3108 Airport Way, as shown on the site plan attached hereto as Schedule 'B'.
4. The use authorized by this Temporary Use Permit may be carried out only in accordance with the terms and conditions set out herein.
5. If the terms of this permit are not adhered to, this permit may be revoked prior to the expiry date of the permit.
6. In addition to Section 3.14 Bed and Breakfast regulations and the permitted uses in the RR2 Rural Residential 2 Zone in the Electoral Area 'B' Zoning Bylaw No. 851, the subject property may be used for a 5 bedroom, maximum 10 guest bed and breakfast operation subject to compliance with the following conditions:
 - a) Limited to the single family dwelling proposed to be constructed at 3108 Airport Way.
 - b) The owner is required to provide documentation that a sustainable source of drinking water is available to support the use intended, including but not limited to an analysis of the source to provide information regarding water quality, and confirmation of a system of treatment that will ensure the health of the owner and guests.
 - c) The owner is required to provide documentation from an Authorized Person, under the Sewerage System Regulation that the proposed development on the site is able to be serviced with an On-site Wastewater Disposal System.

- d) Documentation is provided illustrating that all construction proposed on the site complies with Obstacle Limitation Surfaces for safety requirements involving both the outer surface and the take-off/landing surface of the Revelstoke aerodrome.
 - e) Maximum number of guests is 10.
 - f) Quiet time is from 10 PM to 6 AM daily.
 - g) Bed and Breakfast signage shall be limited to one sign.
 - h) All parking must be accommodated on site; no parking shall occur on Airport Way.
 - i) The owner is wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by the operation of the bed and breakfast.
7. This Temporary Use Permit is issued subject to the owner residing within the proposed single family dwelling. The owner has the responsibility of remedying non-compliance with the TUP conditions or any other issues at the property.
 8. This Temporary Use Permit is not a Building Permit, nor shall it be construed as providing warranty or assurance that the property or any of the structures complies with the BC Building Code or any other applicable enactments.
 9. Issuance of a Temporary Use Permit does not relieve the property owner of the responsibility to comply with applicable acts, regulations, or bylaws of the CSRD, or other agencies having jurisdiction under an enactment (e.g. Interior Health, Ministry of Transportation).
 10. The owner acknowledges and agrees that the proposed Bed and Breakfast operation is within the outer surface and the take-off/landing surface of the Revelstoke Airport which is an active regional aerodrome and noise related to aircraft activities is a byproduct of the operation of the aerodrome. It is anticipated that air traffic activities at the Revelstoke Airport will continue to increase over time. The owner acknowledges and agrees that airport related activities may have an impact on the residential and business use of the property, and on the occupants and visitors of the Bed and Breakfast.
 11. The owner hereby releases and will indemnify the Columbia Shuswap Regional District, the operator of the Revelstoke Airport, and their respective officials, officers, employees, agents, nominees and delegates from and against all loss, damage, costs, expenses, actions, suits, debts, accounts, claims and demands (including, without limitation business losses, costs of development, costs of noise mitigation, costs of insurances, legal costs, consultant cost, governmental orders and directives, claims resulting from property damage and claims resulting from personal injury or death) that may be suffered or incurred by the owner, or by any third parties as a result of, or related to, noise, vibration, light, odours or other disturbances associated with Airport operations.
 12. The owner will be fully responsible for advising customers, employees, tenants, agents and occupants of the property and the proposed Bed and Breakfast of all disturbances associated with Airport operations, and for mitigating all impacts of the Airport operations on the property and its uses.

13. This permit, issued as per Section 493 of the Local Government Act, is valid for a 3 year period. This permit may be extended only for one additional period up to 3 years in duration, upon application and subsequent approval by the CSRD Board of Directors.

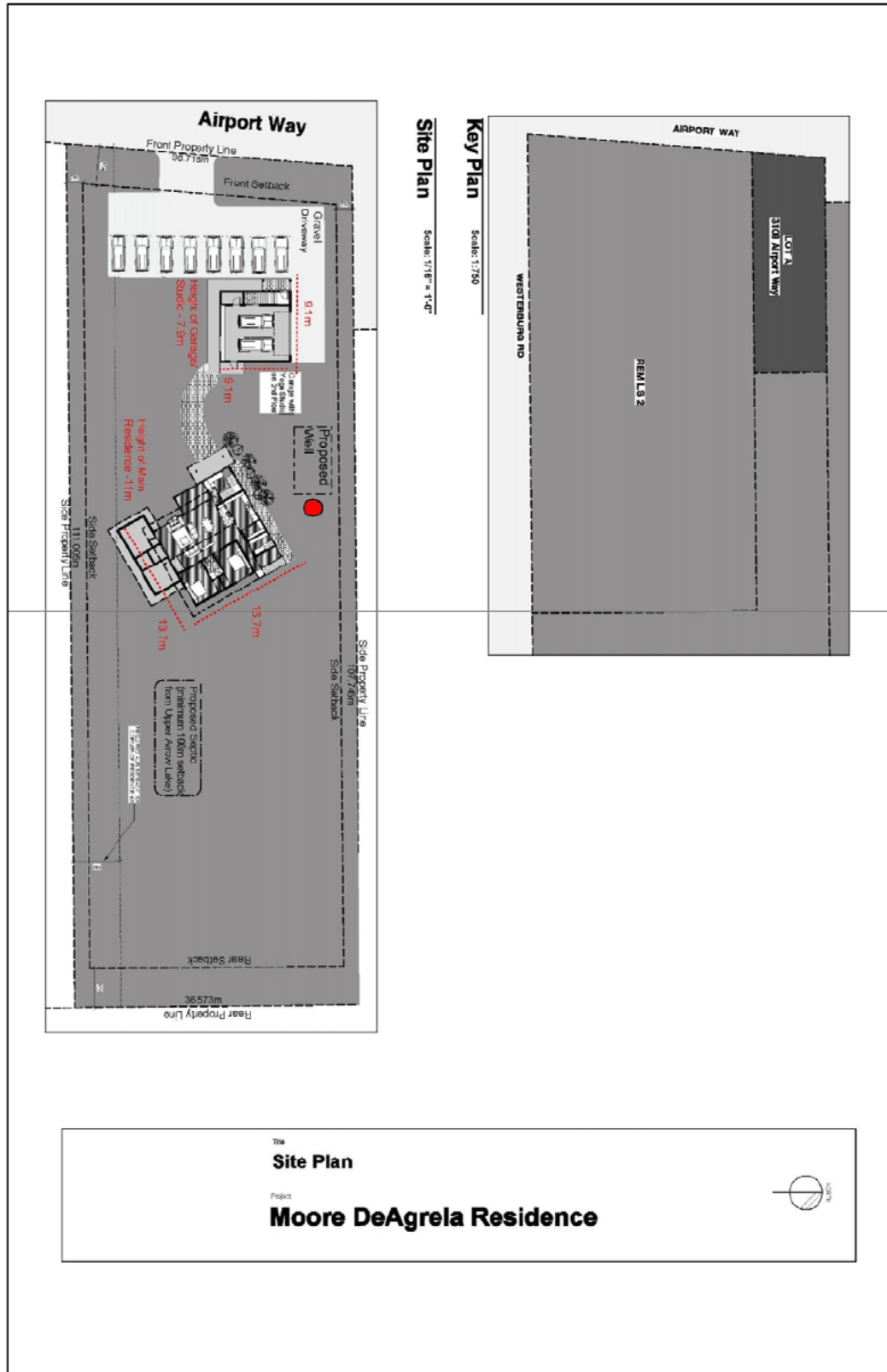
14. This permit is valid from _____, 2018, and shall expire on _____, 2021.

AUTHORIZED AND ISSUED BY the Columbia Shuswap Regional District Board on the ____ day of _____, 2018.

CORPORATE OFFICER



TUP850-11
Schedule 'B'



**Relevant Excerpts from Electoral Area B Official Community Plan Bylaw No. 850
and Electoral Area B Zoning Bylaw No. 851**

(See Bylaw No. 850 and Bylaw No. 851 for all policies and land use regulations)

Electoral Area B Official Community Plan Bylaw No. 850

2.1 Growth Patterns

South Revelstoke

The South Revelstoke area is the area east of the Arrow Lakes reservoir and south of the Revelstoke municipal boundary. At present the South Revelstoke area has a rural character that is highly valued by the residents. The area contains a mixture of lot sizes from small half acre parcels to large agricultural acreages. There is abundant forested upland area framing the valley and providing context for the proposed ski resort. The developed area is also bordered by large areas of the river ecosystem that supports recreational activities and open space when the Arrow Lakes reservoir elevation is low.

The settled area contains a mixture of housing types and sizes but the majority of development is single family residential. There are some properties that are within the Agricultural Land Reserve but there is little active farming taking place.

Residents in this area expressed a desire to retain the environmental quality and the rural residential character. Residents also noted that while their objective was to retain a country living atmosphere, they recognized that their close proximity to the ski resort could significantly alter their lifestyle.

In reviewing the South Revelstoke area it is evident that the lands closest to the resort (Upper Bench) have the greatest potential to be impacted by resort development. The Upper Bench, adjacent to the core of the RMR development, but not part of the resort land holdings, has not been integrated into the City of Revelstoke land use planning process. The relationship between the resort and the privately held lands in the rural residential area is complex and raises numerous planning and servicing issues. While it is recognized that the resort wishes to initially concentrate on launching its own development initiatives, there must also be a time for planning partnerships involving the Upper Bench landowners, the City of Revelstoke, the CSRD and Revelstoke Mountain Resort. The municipality does not have any responsibility for servicing lands in the Regional District, however, it is likely that any future servicing in this general area will be led by the municipality as they service lands in the municipality. In the process of planning for servicing to this general area, it would be appropriate for an active dialogue between the Regional District and the City of Revelstoke. With an estimated 150 parcels and an approximate population of 300 persons, South Revelstoke will be dwarfed by the 16,000 bed units proposed for the Revelstoke Mountain Resort community. Specific policies related to the ultimate development of the South Revelstoke area are articulated in Section 4.4.

The Revelstoke Airport is located in Revelstoke, immediately north of the South Revelstoke neighbourhood. The airport is owned by the CSRD. Numerous flight path options are available as approaches to the airport and these need to be considered in future planning exercises both

in terms of the safety of the approach (e.g. structure height) and the impacts of the airport on neighbours.

Residential

4.1 Community Context

The majority of new residential development in Electoral Area 'B' is to be “rural” residential development. Rural residential development will occur in a variety of settings including: with agricultural operations; in existing rural communities (e.g. Trout Lake); on rural acreages (e.g. Begbie Bench); near the proposed Revelstoke Mountain Resort (RMR); and in recreational areas (e.g. Galena Bay).

Residential policies acknowledge that there will be a number of demographic trends that will influence housing needs. In particular, the overall aging of the population has generated an increased demand for recreational housing opportunities and second homes in the British Columbia interior. Additionally, the attractive natural environment and low density, dispersed settlement pattern continues to appeal to existing and new residents seeking a “wilderness” lifestyle experience. Within the plan area there are also local development initiatives, such as the Revelstoke Mountain Resort project, that are influencing growth patterns. Planning for the future of this area requires the balancing of growth demands with protection of the natural environment to ensure that the area retains the attractive natural context and integrates a variety of housing types and lifestyle needs.

The OCP recognizes that there are a number of unique development areas and provides plan policies that are tailored to specific local conditions, community visions and development pressures for these areas. The residential designations are:

<i>Land Use Designation</i>	<i>Minimum Parcel Size (hectares)</i>
Neighbourhood Residential (NR)	0.2 ha
Rural Residential 2 (RR2)	2 ha
Small Holdings (SH)	4 ha
Residential Cluster Development (CD)	n/a

The majority of the residential development in the plan area is low density, single family development set in a rural context on large lots. This product is expected to continue to be the dominant housing form, with high density development encouraged to locate in urban areas where full servicing can be provided. The only exception will be site specific Residential Cluster Development projects (Section 4.3.25).

4.2 Objectives

There are several important objectives that form a framework for the residential policies.

- 4.2.1 Ensure that development is sustainable, with appropriate infrastructure (water and sewer) and utilities (telephone, power) and not costly to maintain and support. Developments are to provide potable water that meets the Canadian Drinking Water Guidelines.
- 4.2.2 Encourage the concentration of new development into existing developed areas.
- 4.2.3 Support the policies of the City of Revelstoke to concentrate growth in their serviced, sustainable urban centre.
- 4.2.4 Support the preservation of buildings and features that have significant heritage values.
- 4.2.5 Ensure comprehensive analysis and a co-ordinated review as part of subdivision application process, including addressing “Environmental Best Management Practices for Urban & Rural Development”, Ministry of the Environment.
- 4.2.6 Provide for a choice of housing types while recognizing single family housing as the dominant housing form.
- 4.2.7 Maintain and encourage support of the rural character and the social and cultural diversity of the plan area and ensure environmental integrity is addressed.

4.3 Land Use & Density Policies

General

- 4.3.1 The future residential use of land shall be consistent with the residential designations provided on Schedules B and D and include:
 - Neighbourhood Residential (e.g. Trout Lake);
 - Rural Residential 2;
 - Small Holdings;
 - Residential Cluster Development on a site specific basis;

Encourage land use compatibility and preserve open space by:

- clustering development;
- incorporating buffers;
- using setbacks;

- density bonusing;
- open space covenants; and
- landscape techniques.

- 4.3.2 High Density Residential uses are encouraged to locate in serviced urban areas (e.g. Nakusp, Revelstoke).
- 4.3.3 Mobile Home parks are discouraged in rural areas because they place unacceptably high pressures on the rural area for provision of public facilities and services such as parks, schools and water and sewer utilities.
- 4.3.4 When considering new residential development ensure that Regional District Park and open space functions are addressed.
- 4.3.5 Support a range of residential dwelling types.
- 4.3.6 Development of accessory buildings on lots prior to establishment of a principal use shall be permitted subject to size limitations as identified in zoning.
- 4.3.7 New development shall meet the standards set out in the CSRD Subdivision Servicing Bylaw.
- 4.3.8 On land outside the Agricultural Land Reserve, zoning shall regulate subdivision pursuant to Section 946 of the *Local Government Act*.
- 4.3.9 Support a process to initiate implementation of a Building Inspection Process.
- 4.3.10 One primary dwelling unit and one secondary dwelling unit shall be permitted in the primary dwelling in all residential zones subject to the relevant parking requirements, the requirements of the Agricultural Land Commission Act, and the BC Building Code. Once building permits are mandatory and the requirements of the BC Building Code can be addressed, sewage disposal systems must be designed or upgraded to accommodate the total combined number of bedrooms to be serviced by the system.
- 4.3.11 There are several parcels in Area 'B' where, prior to the adoption of this bylaw, landowners have developed their property to a density that is non-conforming to the proposed land use pattern. For these properties, the CSRD recognizes this existing commitment to land uses and density and will work with the landowner to address non-conforming density through the zoning bylaw (e.g. north of Halcyon).

Rural Residential 2

- 4.3.17 The principal use shall be residential.
- 4.3.18 One primary dwelling and one secondary dwelling unit shall be permitted per parcel.
- 4.3.19 The minimum parcel size shall be 2 ha.

Home Occupations

4.3.29 The Regional District supports Home Occupation uses in all residential and agricultural areas as a means of accommodating independent employment and encouraging entrepreneurship and small business incubation opportunities.

4.3.30 Policies for Home Occupation Uses include:

- a. accessory to residential use and the residential character of the property is maintained;
- b. home occupations that use excessive amounts of groundwater shall be specifically prohibited;
- c. the home occupation shall not generate waste, vibration, glare, fumes, odours, illumination or electrical interference beyond that generated normally by a single residence;
- d. noise abatement techniques and appropriate siting for activities generating noticeable levels of noise shall be encouraged;
- e. home occupations within the Agricultural Land Reserve shall comply with all applicable regulations of the Agricultural Land Commission Act; and
- f. home occupations must be approved by the appropriate agencies prior to operating. Spas, for example, may require health approval for water supply and wastewater disposal systems.

Bed & Breakfast

4.3.31 Bed and Breakfast Residential operations are supported in residential areas, are considered as home occupations, and are regulated through the zoning bylaw.

4.3.32 Policies for Bed and Breakfast Residential operations include:

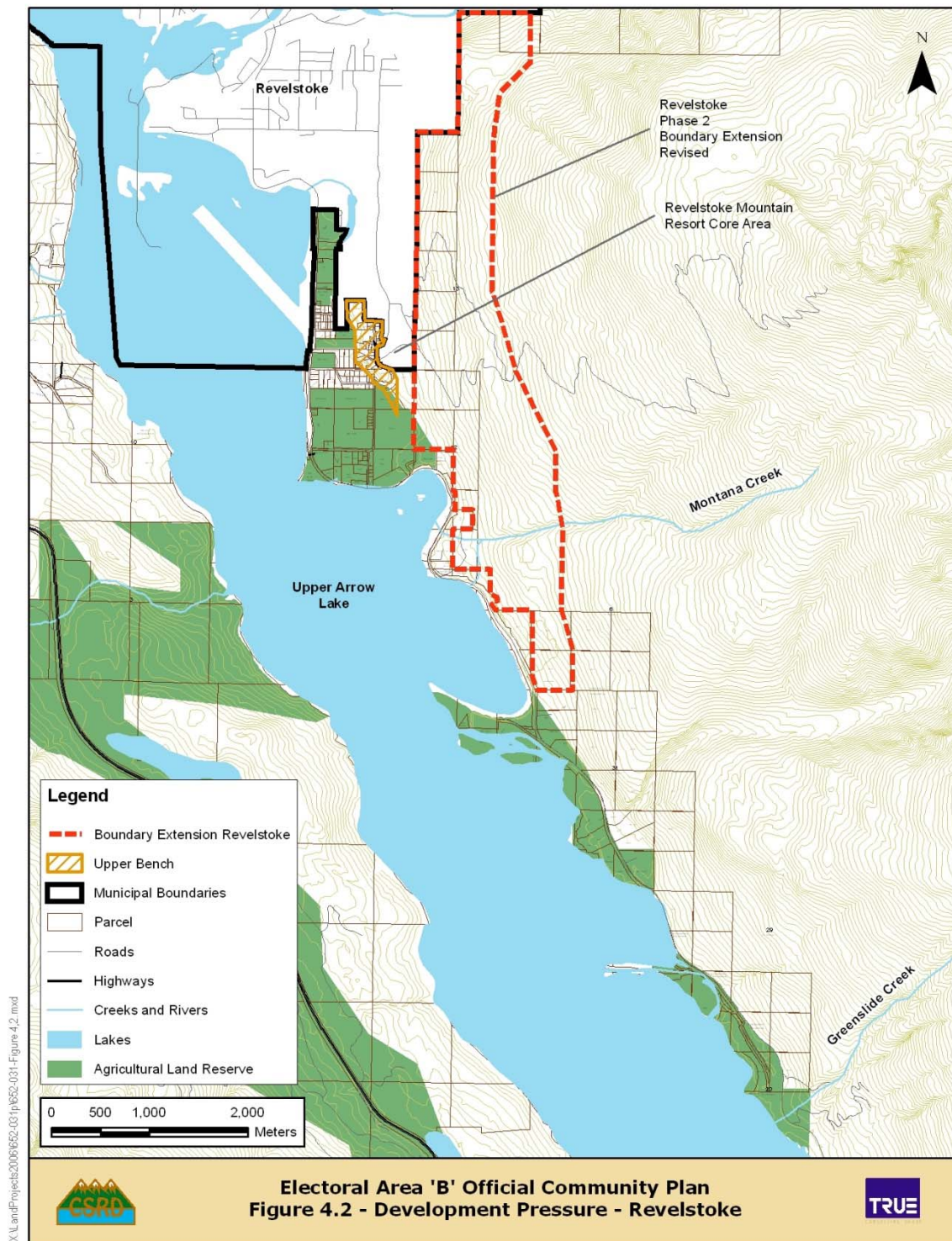
- a. should be limited to a maximum of 3 let rooms accommodating up to 2 persons per room per single family dwelling;
- b. the residential character of the site is maintained;
- c. subject to the local health authority requirements;
- d. located in the principal structure only;
- e. when located within the Agricultural Land Reserve shall comply within all applicable regulations of the Provincial Agricultural Land Commission; and
- f. advertised by only one small 0.5m² on-site sign.

4.3.33 Bed and Breakfast Resorts, accommodating more than 3 let units to a maximum of 15 units shall be supported in residential areas on a major highway (Trans-Canada Highway, Highway 6, Highway 23 South or Highway 31) where the Bed & Breakfast Resort:

- a. has good highway visibility and approved access;
- b. buildings and structures are setback a minimum of 10 m from neighbourhood properties;
- c. development is subject to local health authority requirements;
- d. for properties located in the ALR, businesses meet the regulations of the Agricultural Land Reserve (max. 10 units);
- e. let units may be located in principal or accessory structures; and
- f. a minimum parcel size of 4 hectares.

South Revelstoke

- 4.4.8 As shown on *Figure 4.2*, South Revelstoke contains an Upper Bench area that adjoins the planned core of Revelstoke Mountain Resort. The Upper Bench will be impacted by future activity in the resort core and will not sustain its present rural character. Recognizing the nature of future development pressures, the CSRD supports the following strategy for the Upper Bench.
- a. As Revelstoke Mountain Resort develops, the future land uses considered for the Upper Bench should be urban and resort development;
 - b. development to higher resort densities should be consistent with the overall direction of the Resort Master Plan, and will require neighbourhood planning and design guidelines to achieve consistency and use compatibility;
 - c. development to higher density cannot be accomplished without improved servicing. The terms of servicing, phasing, timing and partnerships shall be considered as part of a detailed planning process; and
 - d. when there is a clear strategy to integrate development on the Upper Bench with the overall Revelstoke Mountain Resort Master Plan, these lands may be more appropriately administered as properties within the City of Revelstoke and the CSRD could support a Phase 3 boundary extension process that considers the private lands on the Upper Bench and how they should be serviced.



4.4.9 The Regional District recognizes the development pressure currently being experienced on the ALR lands below the Revelstoke Mountain Resort; however the ALC has indicated that it does not support a review of these lands for exclusion from the ALR. The ALC has indicated that it would only consider a review under the following conditions.

- specific information is provided as to the capacity of non ALR land in the City of Revelstoke to accommodate growth (i.e. more land is required to service growth pressures); and
- the land is proposed for incorporation into the City of Revelstoke.

Recognizing the current ALR status, lands within the ALR south of Revelstoke are to be designated Small Holdings (SH).

4.4.10 Residential properties in the south Revelstoke area that are not in the ALR will be designated for Rural Residential 2 use with a minimum parcel size of 2 ha from the City of Revelstoke to Montana Creek. Residential properties south of Montana Creek are designated as Small Holdings and intended for large lot rural residential and agricultural use. Properties in the South Revelstoke area, including those south of Montana Creek, which are excluded from or subdivided within the ALR, may be considered for redesignation to Rural Residential 2

4.4.11 Parcels in all areas south of Revelstoke will be independently serviced with water and sewer. Minimum parcel sizes 2 ha can only be achieved where provincial water and sewer servicing standards can be met.

4.4.12 Consider supporting the South Revelstoke Ratepayers Association as a registered non-profit society through the Electoral Area Grant Process.

Agriculture

10.1 Community Context

Agricultural lands in Electoral Area 'B' are primarily located in the Arrow Lakes Valley. While a detailed agricultural inventory and assessment has not been prepared as part of this plan, it is evident that agricultural opportunities are limited by such factors as market, climate and topography. The area's agricultural limitations were recognized by the ALC when it discontinued support of an agricultural function in the City of Revelstoke. The Regional District recognizes that for similar reasons, some lands in the Electoral Area 'B', particularly in South Revelstoke may also have limitations for agriculture; however, the ALC is not supportive of ALR exclusions at this time.

Although there is limited evidence of existing agricultural activity in the plan area there is a history of agriculture, particularly in the river valleys. The CSRD recognizes this history and the role of the ALC and the plan is supportive of agriculture, particularly where agriculture can contribute to sustainability and local food production.

10.2 Objectives

- 10.2.1 To support the preservation of the agricultural land base where lands have continuing value for agriculture.
- 10.2.2 To promote options for the production and marketing of locally grown foods.
- 10.2.3 To minimize conflicts between agriculture and other land uses.

10.3 Policies

- 10.3.1 The Regional District supports the preservation, maintenance and enhancement of lands for agricultural use within the Agricultural Land Reserve. Current Agricultural Land Reserve designations are inventoried in Schedule C.
- 10.3.2 When considering applications for intensive agriculture in the ALR the Regional District commits to working with the appropriate agencies to ensure that conflicts over odour, dust and noise are minimized.
- 10.3.3 Agriculture, including but not limited to agricultural food production, forage crops, livestock operations and accessory commercial uses, is permitted in the Rural Resource, Small Holdings, and Rural Residential 2 designations.
- 10.3.4 Second dwellings for farm help are supported in association with agricultural land use in the ALR.
- 10.3.5 The Regional District supports small local market garden enterprises, including on-site sales as a means of encouraging local food production.
- 10.3.6 The CSRD will encourage the Ministry of Agriculture to implement an area-specific education program dealing with environmental protection from agricultural activity.
- 10.3.7 The CSRD will encourage the Ministry of Environment to enforce the provisions of the Waste Management Act and Environmental Protection Regulation in case where poor agricultural practices have a proven effect on a watercourse, groundwater or lake.
- 10.3.8 The CSRD will support the agricultural community in its applications for grant funding for study and/or implementation of area-specific, environmentally sound agricultural practices.

Utilities

13.1 Community Context

South Revelstoke

The only community water system in the South Revelstoke area (Thomas Brook Community Water System) services approximately 10 properties. The watershed protection area for Thomas Brook is within the Revelstoke Mountain Resort development area. Most of the remaining properties rely on private wells and other surface stream intakes. Watershed protection is therefore necessary. As part of the Revelstoke Mountain Resort development, the Resort Agreement, Schedule I, includes conditions to recognize the need for long access to quality domestic water supplies as follows.

- If the Development (Revelstoke Mountain Resort) shall adversely affect the domestic water supply (to the extent of the existing quality and quantity) of those regional residential properties which have been identified in the Utility Consultant Reports, then the Developer shall, at the developer's cost, cure the difficulty to that extent by removing the cause or by providing the affected residents with a new water supply.

Water supply has been a significant factor limiting future development in this area. Local residents voiced their concerns about these issues throughout the OCP review process and as part of the public process for the Revelstoke Mountain Resort development approvals. Future development strategies will likely require either connection to a community system or maintenance of large parcel sizes to provide sufficient area for independent on-site wells. Provision of fire protection is also a challenge for this area. The Regional District offers a rural fire suppression service to this area through a contract with the City of Revelstoke. The City will need to be consulted should further subdivision be contemplated in this area. Within this area there are opportunities for boundary adjustments (e.g. City of Revelstoke versus Electoral Area 'B'). A boundary adjustment would present new service delivery strategies.

The CSRD currently offers a rural fire suppression service to the area around Revelstoke through a contract with the City of Revelstoke. This service is recognized and is 911 compliant.

Temporary Use Permits

Temporary use permits may be considered by the Regional Board to allow specific land uses to occur for a short period of time. The permit can contain very detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions.

14.1 Objectives

There are important objectives that form a framework for the policies.

- 14.1.1 Allow opportunity for the consideration of the issuance of a temporary use permit in order to permit a temporary use to continue while a more suitable location for the use is determined or a rezoning application is completed.
- 14.1.2 Allow opportunity for the consideration of interim activities such as gravel extraction prior to development.
- 14.1.3 Ensure that temporary permits are not considered a substitute for a rezoning application.

14.2 Policies

The specific policies are:

- 14.2.1 Consider the issuance of temporary use permits based upon the following general conditions:
 - a. The use must be clearly temporary or seasonal in nature;

- b. The temporary use should not create an unacceptable level of impact on surrounding permanent uses;
- c. In the case of the discovery of a use already underway that does not conform with zoning regulations, there is either an undertaking to initiate a rezoning application, or, an outline provided of when and how the temporary use in that location will be ended.

14.2.2 Consider applying conditions in the temporary permit such as, but not limited to; the buildings to be used, the area of use, the hours of use, appearance, site rehabilitation, noise control, and means of ensuring compliance.

14.2.3 The issuance of temporary use permits can be considered in all Official Community Plan designations.

Electoral Area B Zoning Bylaw No. 851

3.14 BED AND BREAKFAST

- (1) A *bed and breakfast* must comply with the following regulations:
 - (a) there may be a maximum of one (1) *bed and breakfast* on a *parcel*;
 - (b) a *bed and breakfast* shall not be operated in conjunction with a *vacation rental*;
 - (c) a maximum of three (3) bedrooms in a *single family dwelling* may be used for a *bed and breakfast* and no more than six (6) guests are permitted in a *bed and breakfast* at any one time;
 - (d) a *bed and breakfast* must be operated by a permanent resident of the *single family dwelling* with which it relates;
 - (e) a maximum of one (1) person who is not a resident of the *single family dwelling* may be on the *parcel* at any one time to assist a resident in the operation of a *bed and breakfast*;
 - (f) a *bed and breakfast* shall not produce a nuisance for surrounding residents, including but not limited to noise, light or traffic that is disruptive to surrounding residents quiet and enjoyment of their property;
 - (g) meet all provincial and Interior Health requirements regarding water and sewer servicing; and
 - (h) total signage (excluding framing) used for the purpose of advertising the *bed and breakfast* on each *parcel* shall not exceed 0.5 m² in area. *Signs* shall have a minimum setback of 1 m from *parcel* lines.

3.17 HOME OCCUPATION

- (1) A *home occupation* must comply with the following regulations:
 - (a) a *home occupation* must be on the same *parcel* as the *single family dwelling* with which it relates;
 - (b) all *home occupations* on a *parcel*, in total, must be accessory to the *single family dwelling* and the maximum size will be determined in Part 5 of this *Bylaw*;
 - (c) a *home occupation* shall not produce, discharge or emit: smoke (except smoke produced from the heating of the home occupation space), dust, litter, vibrations; odorous, toxic or noxious matter or vapours; heat; glare; radiation; electrical or television interference; or sufficient noise, congestion or traffic to constitute a nuisance offensive to the community;

- (d) a *home occupation* must be compatible with the character of the area and not present a potential conflict with surrounding properties;
- (e) a *home occupation* is subject to the provisions of the Agricultural Land Commission Act;
- (f) outdoor storage and processing associated with the *home occupation* must be completely screened from adjoining properties and highways at a minimum height of 1.8 m, with the exception of daycares and parking;
- (g) a *home occupation* must be operated by a permanent resident of the *single family dwelling* with which the *home occupation* relates;
- (h) a maximum of two persons who are not residents of the *single family dwelling* may assist a resident in the operation of all the *home occupations* on the *parcel*;
- (i) the area used for the display and sale of retail and *wholesale* goods on a *parcel* is limited to 25% of the *floor area* used for the *home occupation* and must be auxiliary and incidental to the *home occupation*;
- (j) total signage (excluding framing) used for the purpose of advertising the *home occupation* on each *parcel* shall not exceed 0.5 m² in area and 2 m in height if *free standing*. *Signs* shall have a minimum setback of 1 m from *parcel* lines;
- (k) have all parking associated with the *home occupation* shall be on-site. One *parking space* shall be provided:
 - (i) per 75 m² of area used for the *home occupation*;
 - (ii) per non-resident employee;
 - (iii) in compliance with the dimensions and access requirements as set out in Part 4 of this *Bylaw*, and;
- (l) a home occupation does not include:
 - (i) asphalt batch plant;
 - (ii) *bed and breakfast*, boarding house or any kind of accommodation to the public;
 - (iii) *kennel*;
 - (iv) *medical marihuana production facility*;
 - (v) *restaurant* or similar *use* involving the serving of prepared food or drink;
 - (vi) sand and gravel processing;
 - (vii) *vehicle repair* or maintenance of any kind; or
 - (viii) *vehicle wrecking yard*.

5.6 RURAL RESIDENTIAL 2 - RR2

Principal Uses

- (1) The *uses* stated in this subsection and no others are permitted in the Rural Residential 2 zone as *principal uses*, except as stated in Part 3: General Regulations:
 - (a) *agriculture*
 - (b) *day care*
 - (c) *horticulture*
 - (d) *single family dwelling*
 - (e) *standalone residential campsite*

Secondary Uses

- (2) The *uses* stated in this subsection and no others are permitted in the Rural Residential 2 zone as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *bed and breakfast*
- (c) *home occupation*
- (d) *residential campsite*
- (e) *secondary dwelling unit*

Regulations

- (3) On a *parcel* zoned Rural Residential 2, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	2 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single family dwellings</i> per <i>parcel</i> (subject to Section 3.7 of this <i>Bylaw</i>)	One
(e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i> (subject to Section 3.15 of this <i>Bylaw</i>)	One
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and structures ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 8 m
(g) Maximum <i>gross floor area</i> of <i>secondary dwelling unit</i>	Less than 60% of the <i>floor area</i> of the principal <i>dwelling unit</i> .

(h) Maximum <i>gross floor area</i> of an <i>accessory building</i>	150 m ²
(i) Maximum <i>gross floor area</i> of an <i>home occupation</i>	100 m ²
(j) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding <i>secondary dwelling unit</i> or <i>home occupation</i>) ▪ <i>interior side parcel boundary</i> ▪ <i>interior side parcel boundary</i> for a <i>secondary dwelling unit</i> or <i>home occupation</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m ▪ 5 m

COLUMBIA SHUSWAP REGIONAL DISTRICT

WELL TEST FORM

Instructions to complete the Well Test Form

1. Depth to water is to be measured from the top of the casing of the well.
2. The well test must be conducted for a two hour period, recording the depth to water every fifteen minutes.
3. Draw Down is the accumulative total, recorded every fifteen minutes.
4. Recovery Time starts as soon as the pump is shut off, the depth to water at the end of two hours is the same as the depth to water at the start of recovery.
5. Recovery time is recorded every fifteen minutes for two hours, then hourly for the next five hours or until the water reaches the same height at the start of the well test, which ever is sooner.
6. Record a description of the well include the total depth of the well, size of the casing (well diameter), how the well was constructed, the pump rate the name of the Well driller and provide a sketch showing location of well.
7. Once the test is completed and recorded, have the information verified correct in front of a Notary Public or Commissioner for Affidavits.
8. When completed return to the Columbia Shuswap Regional District Office.

Date of test May 22/93 Site / Legal Description

LOT A PL: NE 19135
SEC 14 TWP 26E 23
2W6M.

Name of Well Driller

COLIN HOREL

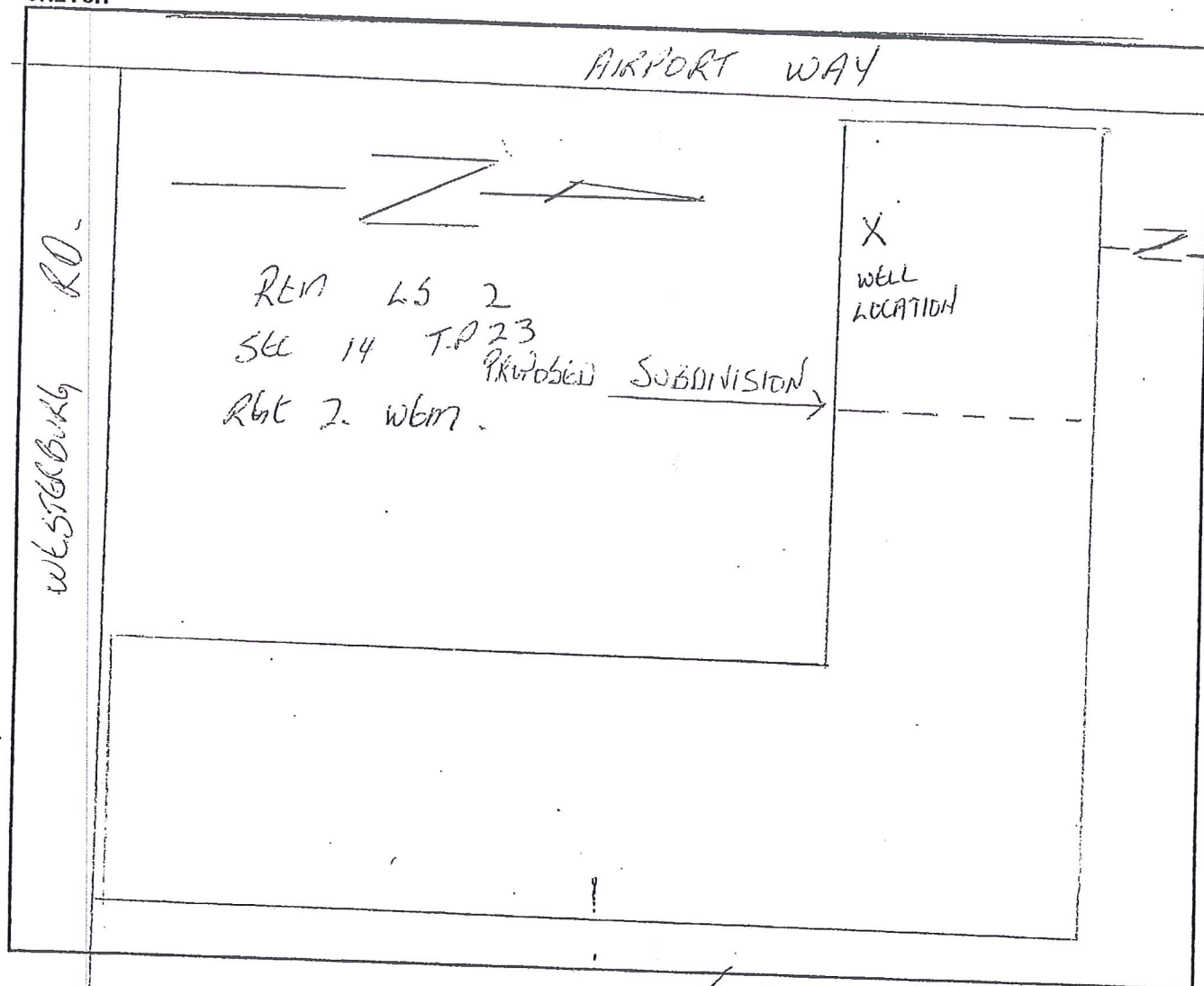
Pump Flow Record

Start Time	Depth to Water	Draw Down
10:00	26'	5'
10:15	SAME	SAME
10:30		
10:45		
11:00		
11:15		
11:30		
11:45		
12:00	✓ 26'	✓ 5'

Depth of Well 7.6'
 Size of Casing 2"

Pump Rate 2 gal/min
 Type of Construction GRAVEL POINT.

SKETCH



Signature of Well Driller

C. Spurl

Statutory Declaration

The above information is true to the best of my knowledge.

C. Spurl

No advice requested or given - attested

C. Spurl
 A Commissioner for taking Affidavits

October 15, 2018

Dan Passmore, Senior Planner
Columbia Shuswap Regional District
555 Harbourfront Drive NE
PO Box 978
Salmon Arm BC V1E 4P1
dpassmore@csrd.bc.ca

Dear Dan Passmore

RE: Temporary Use Permit for TUP850-11

Thank you for the opportunity to provide comments on the above referenced Temporary Use Permit application from the viewpoint of our policies and regulations governing onsite sewerage dispersal systems and water supply.

The applicant is applying for a 3 year Temporary Use Permit to allow a 5 bedroom Bed and Breakfast operation in a proposed new single family dwelling and a yoga studio in the second floor of the garage. The operations will be serviced by onsite water and septic.

An internal file search produced no documentation of any existing or proposed on-site sewage disposal system. As such, this office recommends that the applicant provide documentation to support that the proposed construction will not conflict with any proposed septic systems and reserve areas. If no such documentation is readily available, it is recommended that the applicant retain the services of an Authorized Person under the Sewerage System Regulation (BC Reg. 326/2004) to produce evidence that no such conflict will occur. The Sewerage System Standard Practice Manual Version 3 requires that an increase in daily design flow necessitates an “upgrade” to the system meaning that it must meet all current standards of the manual.

Furthermore, the proposal suggests a well source will serve as the drinking water supply. This water supply is considered a water supply system under the B.C. Drinking Water Protection Act (SBC 2001, c.9).

Should the applicant continue with the plan to supply the proposed operations with a small water system, the following approvals will be required from Interior Health:

- New drinking water source assessment or approval
- Waterworks Construction Permit from a Public Health Engineer
- Water System Operating Permit from a Drinking Water Officer

Dan Passmore, CSRD
October 15, 2018

Page 2 of 2

Please note that the definition of a bed and breakfast for the interpretation of the BC Food Premises Regulation (BC Reg. 210/99) is “an owner-occupied private residence with 4 or fewer bedrooms for rent with food service limited to a morning meal to the guests of those hired rooms”. In this application, the establishment does not strictly meet this definition, and thus all the provisions of the Public Health Act (SBC 2008, c.28) and the Drinking Water Protection Act (SBC 2001, c.9) will apply.

If you have any questions, concerns or require additional explanation, please email HBE@InteriorHealth.ca or phone toll free at 1-855-744-6328, then choose the HBE option.

Sincerely,



Carol Leung
Environmental Health Officer – Environmental Management

Copy sent by email

Columbia Shuswap Regional District Electoral Area 'B' Advisory Planning Commission Minutes

Date: 7 November, 2018

Time: 12:00 PM

Location: Revelstoke Community Centre

Members Present:

B. Gadbois	Chairperson (intern secretary)
M. Cummings	Vice Chair
K. Wiley	Member
J. Maitre	Member
J. Hooge	Member
A. Parkin	Member

Members Absent: none

Staff: Dan Passmore
Erica Hartling

Guests: L. Parker Regional Director
D. Brooks-Hill Regional Director Elect

Call to Order: 12:00 PM

Additions to the Agenda: Cory Paiement – letter to APC – Re: Vacation Rentals

Application: Zoning Amendment Bylaw 851-14 (Revelstoke Backcountry Guides)

Delegation: None

Discussion: Erica provided background information on the application and request for rezoning approximately 0.07 hectares of crown land to accommodate a backcountry lodge and associated structures.

Much of the APC discussion surrounded the concern that commercial tenure was being authorized by the MoFLNRORD within the City of Revelstoke Greeley Creek Community Watershed. This would be in conflict with Section 3.3.4 of the OCP which states: "limit development activity and human access within designated community watersheds". There is a need to protect this watershed from human caused impacts to water quality.

Concerns were also expressed as to the current rapid expansion of backcountry recreation without first developing a master planning process to identify suitable, compatible, and environmentally acceptable growth within the recreation sector. Numerous examples of conflicting uses between recreation groups and environmental attributes were brought forward.

Concerns were also stated that the number of helicopter flights identified was probably less than would occur and that the ski-out options may not be viable or may impact on

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input type="checkbox"/> DS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda <input type="checkbox"/> Reg Board <input type="checkbox"/> In Camera <input type="checkbox"/> Other Mtg	Ownership: File #		
<h3 style="margin: 0;">NOV 13 2018</h3>				
<input type="checkbox"/> Ec Dev <input type="checkbox"/> IT <input type="checkbox"/> Parks <input type="checkbox"/> SEP <input type="checkbox"/> BR <input type="checkbox"/> Other	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; padding: 2px;">RECEIVED</th> </tr> <tr> <td style="padding: 2px;"> <input type="checkbox"/> Staff to Report <input type="checkbox"/> Staff to Respond <input type="checkbox"/> Staff Info Only <input type="checkbox"/> Dir Mailbox <input type="checkbox"/> Dir Circulate </td> </tr> </table>	RECEIVED	<input type="checkbox"/> Staff to Report <input type="checkbox"/> Staff to Respond <input type="checkbox"/> Staff Info Only <input type="checkbox"/> Dir Mailbox <input type="checkbox"/> Dir Circulate	Ask Sent: <input type="checkbox"/> Fax <input type="checkbox"/> Mail <input type="checkbox"/> Email
RECEIVED				
<input type="checkbox"/> Staff to Report <input type="checkbox"/> Staff to Respond <input type="checkbox"/> Staff Info Only <input type="checkbox"/> Dir Mailbox <input type="checkbox"/> Dir Circulate				

the Greeley Watershed. Vaguely worded commitments such as “incidental use” and “emergency egress” need to be better defined and monitoring and enforcement requirements should be identified.

Human waste management was also of concern as there is no provision for documentation of fly out barrels, chain of command, receivership, or treatment.

Seasonal use was also of concern as definitions are poorly stated and use may expand into other than the stated winter season.

- Moved by J. Maitre, second by K. Wiley and resolved that:

The Board of the Columbia Shuswap Regional District be advised that:

APC recommendation to the Board

To approve zoning amendment bylaw 851-14 conditional on -

- Winter use only with specific dates identified
- Requirement for documentation of fly out waste disposal and receivership.

# for the motion	5
# opposed	1

The Member opposed felt that enforcement of conditions would be lacking and that use of the Greeley Creek Watershed was inappropriate.

Application: Temporary Use Permit 850-11 – 5 bedroom Bed and Breakfast

Delegation None

Discussion Dan provided background information on the proposed development of the vacant lot and construction of a single family home with a 5 bedroom bed and breakfast.

APC members expressed concern that TUP's were not intended for new development but for a change of use on existing developments. Members felt the use of a TUP for this development wasn't appropriate and a formal re-zoning application to meet the proposed use would be necessary. Since the use does not meet residential zoning, the zoning would need to be commercial and meet such requirements from Interior Health. Also the 5 bedroom B&B was beyond the approved 3 bedroom maximum in the bylaws.

Concerns for adequate drinking water supply, septic management, and potential impacts of a large development on the neighboring properties was also expressed. Precedent for future developments of larger B&B's was also of concern.

The Airport flyway was also discussed and the need for height restrictions needed to be identified and adapted by the City and the CSRD.

- Moved by M Cummings, second by J. Maitre and resolved that:

The Board of the Columbia Shuswap Regional District be advised that:

APC recommendation to the Board

To not approve TUP 850-11 as TUP's were not designed for new development and that 5 bedroom B&B is not an approved residential use.

# for the motion	6
# opposed	0

Topic – Vacation Rentals and Corey Paiement e-mail to APC – 13 Sept.2018

Discussion - Members and the residents of Area B continue to express concern that the past initiative to bring illegal vacation rentals into compliance has not achieved the desired outcome. Currently there is over 27 illegal rentals while 4 or 5 have applied for TUP's but only 1 or 2 have meet the conditional requirements of the TUP and are currently operating within the bylaws of the CSRD. Residents feel this illegal use of residential housing is causing strife within neighborhoods and diminishing neighborhood values and their rural lifestyle. The lack of enforcement has also made it unfair for the few that are now in compliance and have spent the time, effort, and funds to adhere to the TUP requirements. Opportunity for CSRD revenues through permitting, fines, and future increased taxation is also being lost.

- Moved by M Cummings, second by J. Maitre and resolved that:

The Board of the Columbia Shuswap Regional District be advised that:

APC recommendation to the Board

To make illegal vacation rentals a priority issue and follow-up with a strongly worded and enforceable letter to all known illegal vacation rentals with a commitment for fines and enforcement to bring all into compliance.

#for the motion	6
#opposed	0

Motion to adjourn, B. Gadbois, 14:10hrs.

Brian Gadbois – Intern Secretary


COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1

Telephone: 1-250-832-8194 Fax: 1-250-832-3375

Staff Contact: Dan Passmore
dpassmore@csrd.bc.ca

TUP No.: 850-11

DATE: October 5,
2018

RESPONSE SUMMARY

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw.

☐ Approval Recommended Subject to
Conditions Below.

☐ Approval not Recommended Due
To Reasons Outlined Below.

☐ No Objections

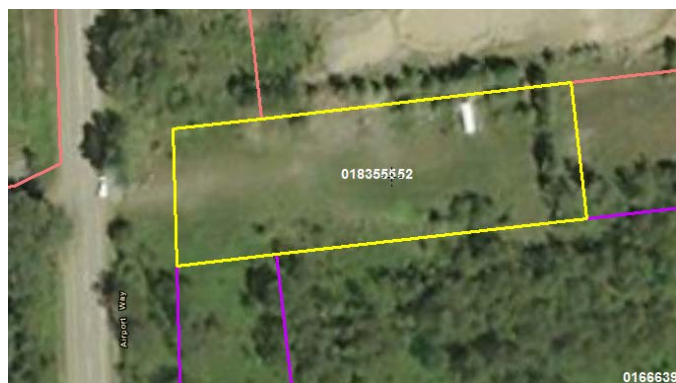
According to Provincial records there are no known archaeological sites recorded on the subject property.

There is always a possibility for unknown archaeological sites to exist on the property. Archaeological sites (both recorded and unrecorded) are protected under the Heritage Conservation Act and must not be altered or damaged without a permit from the Archaeology Branch. If any land-altering development is planned for the property, owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction.

Please review the screenshot of the property below (outlined in yellow). If this does not represent the property listed in the referral, please contact me.

Kind regards,

Diana


Signed By: Diana Cooper

Title Arch Site Inventory Info and Data Admin

Date: 11 October 2018

Agency Archaeology Branch

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

P.O. Box 978 SALMON ARM, BC V1E 4P1
 Telephone: 1-250-832-8194 Fax: 1-250-832-1083

FILE NO.

PL20180000150

DATE RECEIVED:

Oct 9, 2018

OPERATIONS MANAGEMENT**Comments:** Dan Passmore

Terry Langlois Team Leader Utilities	No concerns
Derek Sutherland Team Leader Protective Service	No concerns
Sean Coubrough Fire Services Coordinator	No concerns
Ben Van Nostrand Team Leader Environmental Health	No Concerns
Ryan Nitchie Team Leader Community Services	2 storey structure may interfere with glide path to airport runway. Details of house location and house plans require review by airport manager. Obstacle survey currently in progress at airport. 11.5m structure may become an obstacle. Concerns regarding small jets approaching airport will create noise for homeowner who should be advised.
Darcy Mooney Manager Operations Management	No concerns


COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1

Telephone: 1-250-832-8194 Fax: 1-250-832-3375

Staff Contact: Dan Passmore
dpassmore@csrd.bc.ca

TUP No.: 850-11

DATE: October 5,

2018

☐ CAO
☐ Works
☐ DS
☐ Fin/Adm

☐ Ag. Dev.
☐ Reg Board
☐ In Camera
☐ Other Mtg

Ownership:
File #

NOV 19 2018

☐ Ec Dev
☐ IT
☐ Parks
☐ SEP
☐ HR
☐ Other

RECEIVED
☐ Staff to Report
☐ Staff to Respond
☐ Staff Info Only
☐ Dir Circulate

Ask Sent:
☐ Fax
☐ Mail
☐ Email

RESPONSE SUMMARY

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Below.
- ☐ No Objections

☐ Interests Unaffected by Bylaw.

☒ Approval not Recommended Due To Reasons Outlined Below.

- The development has poor interface with the surrounding rural neighbourhood and ALR lands. The scale of the development would disrupt the rural character of the neighbourhood, and potentially have an impact on how the nearby property owners use and enjoy their property, including those within municipal limits;

- The City of Revelstoke cannot support commercial development on the municipal boundary, given the current rural land use on the fringe;

- The development will generate substantially more traffic than a normal single-family home, with those staying at the B&B taking vehicle trips into town, and those visiting the yoga studio making trips from town to the site, utilizing almost entirely municipal roads. Engineering estimates that this could account for approximately 50-60 vehicle trips per day, which will not be covered by any additional municipal revenue;

- The size of the septic system has not yet been determined. Given that there will be two commercial activities on site, a comprehensive septic plan would be necessary. The City is concerned that it could be responsible for the provision of sanitary services in the future;

- There is a lack of a conducive and coordinated policy for land-use planning between the City of Revelstoke and the Columbia Shuswap Regional District. Given the proximity to the municipal boundary, it would be ideal to have coordinated policies in place before larger-scale development occurs with respect to the proposed land use; and

- The City is concerned with the use of short-term vacation rentals, given the overwhelming feedback received at City Hall with regard to their direct and indirect impacts on the community. The proximity to the municipal boundary would likely mean that these effects are felt by residents within city limits. At this time, the City is reviewing its policies and procedures for short-term vacation rentals, and until such time as a policy framework is in place, cannot endorse the proposal.

Signed By: Michael Coulson

Title: Planning Technician

Date: November 16 / 2018

Agency: City of Revelstoke

From: [Razzo, Cliff TRAN:EX](#)
To: [Dan Passmore](#)
Cc: [Marianne Mertens](#)
Subject: Ministry of Transportation Referral Comments - TUP850-11 - Proposed B&B for 3108 Airport Way, Revelstoke BC (2018-05703)
Date: Thursday, November 01, 2018 1:12:32 PM

Hello Dan,

Thanks for the referral regarding the proposed Temporary Use Permit for a proposed 5 room bed and breakfast and yoga studio (88 m2) on the property legally described as,

Lot A Section 14 Township 23 Range 2 West of the 6th Meridian Kootenay District Plan NEP20670.

The Ministry has no objection to the proposed temporary use for a bed and breakfast and yoga studio. Residential access requirements are adequate for this proposed use. No access permit is required. I would like to refer the applicants to the Residential Driveway Information Guidelines if they are constructing or improving their access. Please note that the Ministry does not support on street parking.

http://www.th.gov.bc.ca/Development_approvals/driveways.htm

If you or the applicant have any additional questions or concerns, please don't hesitate to contact myself directly at (250) 426-1516.

Regards

Cliff Razzo

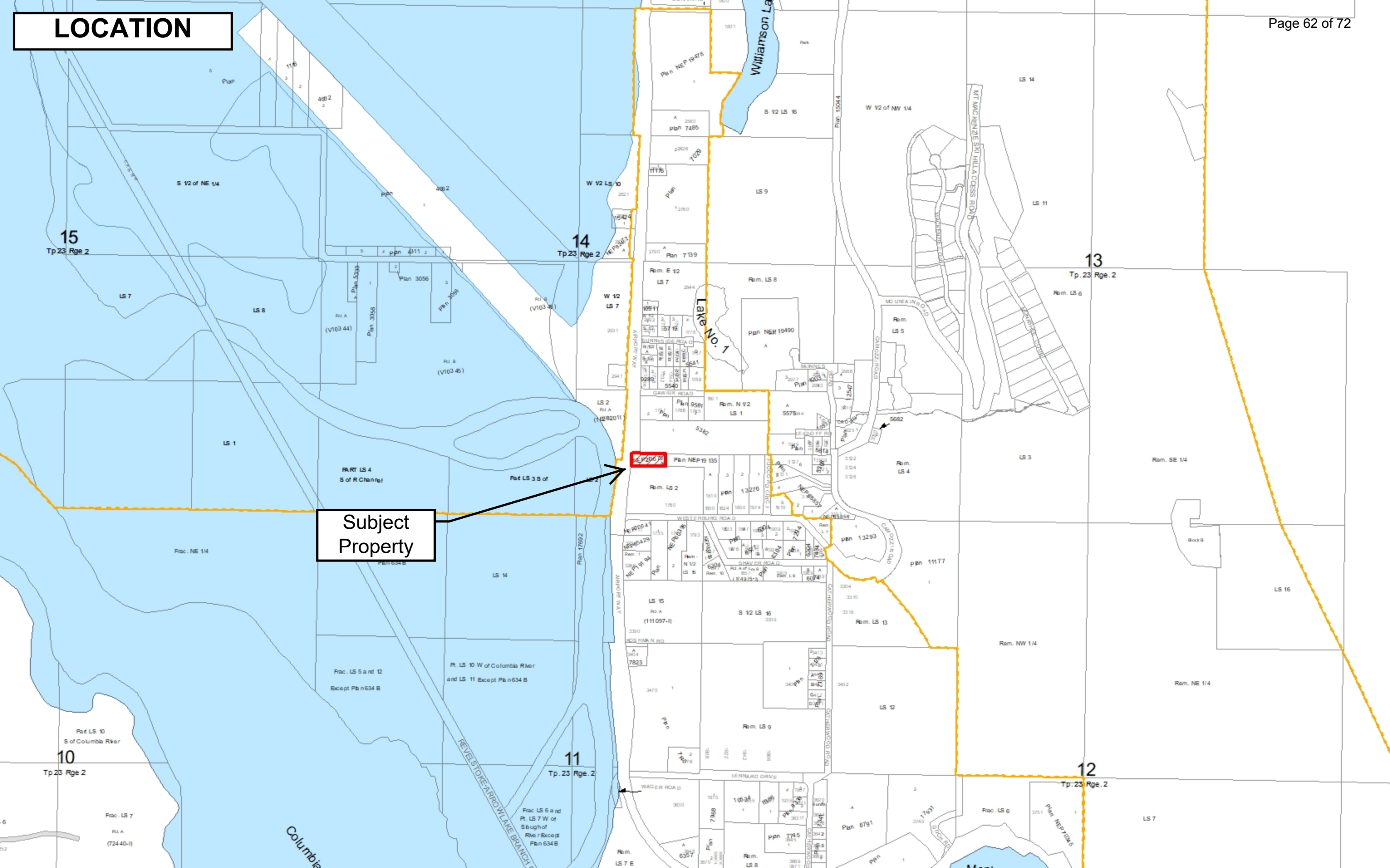
District Development Technician

Rocky Mountain District | BC Ministry of Transportation & Infrastructure

T - 250.426.1516

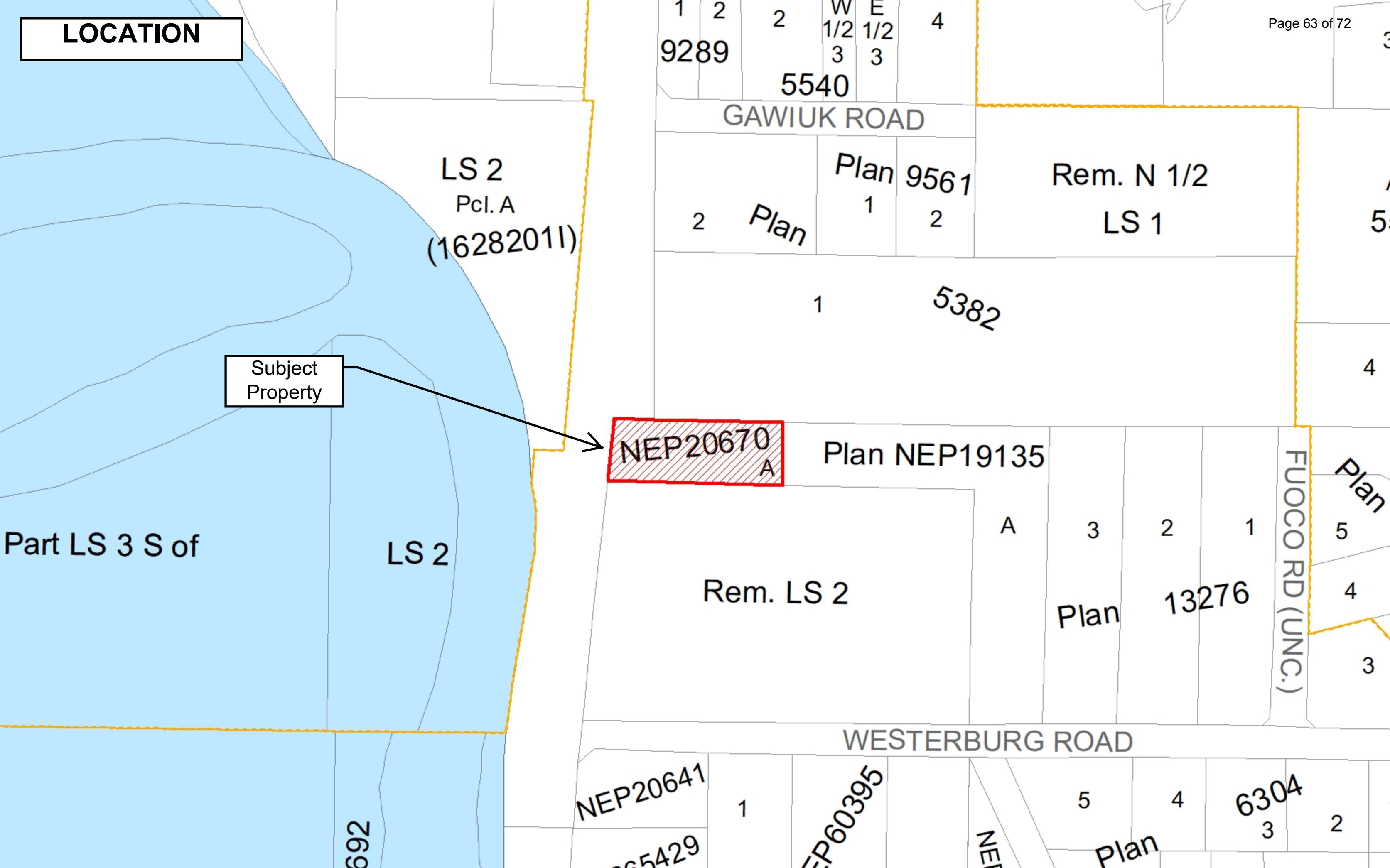
C - 250.919.1988

LOCATION



Subject
Property

LOCATION



ALR

2	2	W	E	4
1789	1732	1723	1723	1786
5540				

2	Plan	9561
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Rem. N 1/2
LS 1

Pcl. A

(16282011)

2 Plan

1

5382

Subject	Property
Mathematics	Quantitative
Science	Quantitative
History	Qualitative
Language Arts	Qualitative
Physical Education	Quantitative
Art	Qualitative
Music	Qualitative
Health	Qualitative
Environmental Studies	Qualitative
Computer Science	Quantitative
Business	Quantitative
Social Studies	Qualitative
Psychology	Qualitative
Philosophy	Qualitative
Religion	Qualitative
Law	Qualitative
Medicine	Quantitative
Nursing	Quantitative
Engineering	Quantitative
Architecture	Qualitative
Design	Qualitative
Journalism	Qualitative
Communications	Qualitative
Public Administration	Qualitative
Political Science	Qualitative
Sociology	Qualitative
Anthropology	Qualitative
Geography	Qualitative
Environmental Science	Quantitative
Biotechnology	Quantitative
Chemical Engineering	Quantitative
Mechanical Engineering	Quantitative
Electrical Engineering	Quantitative
Computer Engineering	Quantitative
Software Engineering	Quantitative
Systems Engineering	Quantitative
Industrial Engineering	Quantitative
Operations Management	Quantitative
Marketing	Qualitative
Finance	Quantitative
Accounting	Quantitative
Management	Qualitative
Human Resources	Qualitative
Business Law	Qualitative
International Business	Qualitative
Global Studies	Qualitative
Area Studies	Qualitative
Interdisciplinary Studies	Qualitative
Liberal Arts	Qualitative
General Education	Qualitative
Core Curriculum	Qualitative
Electives	Qualitative
Special Programs	Qualitative
Continuing Education	Qualitative
Distance Education	Qualitative
Online Learning	Qualitative
Hybrid Learning	Qualitative
Micro-credentials	Qualitative
Stackable Credentials	Qualitative
Industry Certifications	Qualitative
Professional Licenses	Qualitative
Academic Degrees	Qualitative
Advanced Degrees	Qualitative
Research Degrees	Qualitative
Professional Degrees	Qualitative
Executive Education	Qualitative
Corporate Training	Qualitative
Leadership Development	Qualitative
Management Development	Qualitative
Technical Training	Qualitative
Soft Skills Training	Qualitative
Language Training	Qualitative
Mathematics Training	Quantitative
Science Training	Quantitative
History Training	Qualitative
Language Arts Training	Qualitative
Physical Education Training	Quantitative
Art Training	Qualitative
Music Training	Qualitative
Health Training	Qualitative
Environmental Studies Training	Qualitative
Computer Science Training	Quantitative
Business Training	Quantitative
Social Studies Training	Qualitative
Psychology Training	Qualitative
Philosophy Training	Qualitative
Religion Training	Qualitative
Law Training	Qualitative
Medicine Training	Quantitative
Nursing Training	Quantitative
Engineering Training	Quantitative
Architecture Training	Qualitative
Design Training	Qualitative
Journalism Training	Qualitative
Communications Training	Qualitative
Public Administration Training	Qualitative
Political Science Training	Qualitative
Sociology Training	Qualitative
Anthropology Training	Qualitative
Geography Training	Qualitative
Environmental Science Training	Quantitative
Biotechnology Training	Quantitative
Chemical Engineering Training	Quantitative
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Electrical Engineering Training	Quantitative
Computer Engineering Training	Quantitative
Software Engineering Training	Quantitative
Systems Engineering Training	Quantitative
Industrial Engineering Training	Quantitative
Operations Management Training	Quantitative
Marketing Training	Qualitative
Finance Training	Quantitative
Accounting Training	Quantitative
Management Training	Qualitative
Human Resources Training	Qualitative
Business Law Training	Qualitative
International Business Training	Qualitative
Global Studies Training	Qualitative
Area Studies Training	Qualitative
Interdisciplinary Studies Training	Qualitative
Liberal Arts Training	Qualitative
General Education Training	Qualitative
Core Curriculum Training	Qualitative
Electives Training	Qualitative
Special Programs Training	Qualitative
Continuing Education Training	Qualitative
Distance Education Training	Qualitative
Online Learning Training	Qualitative
Hybrid Learning Training	Qualitative
Micro-credentials Training	Qualitative
Stackable Credentials Training	Qualitative
Industry Certifications Training	Qualitative
Professional Licenses Training	Qualitative
Academic Degrees Training	Qualitative
Advanced Degrees Training	Qualitative
Research Degrees Training	Qualitative
Professional Degrees Training	Qualitative
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Corporate Training Training	Qualitative
Leadership Development Training	Qualitative
Management Development Training	Qualitative
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Design Training Training	Qualitative
Journalism Training Training	Qualitative
Communications Training Training	Qualitative
Public Administration Training Training	Qualitative
Political Science Training Training	Qualitative
Sociology Training Training	Qualitative
Anthropology Training Training	Qualitative

NEP20670

Plan NEP19135

A

3

2

1

Plan
3131
5

Part LS 3 S of

LS 2

Rem. LS 2

1760

1810

Plan

13276

4

3
1910

1800

1824

1850

1874

FUOCO RD (UNC.)

WESTERBURG ROAD

NEP20641

1735

EP 60395

1793

1833

1847

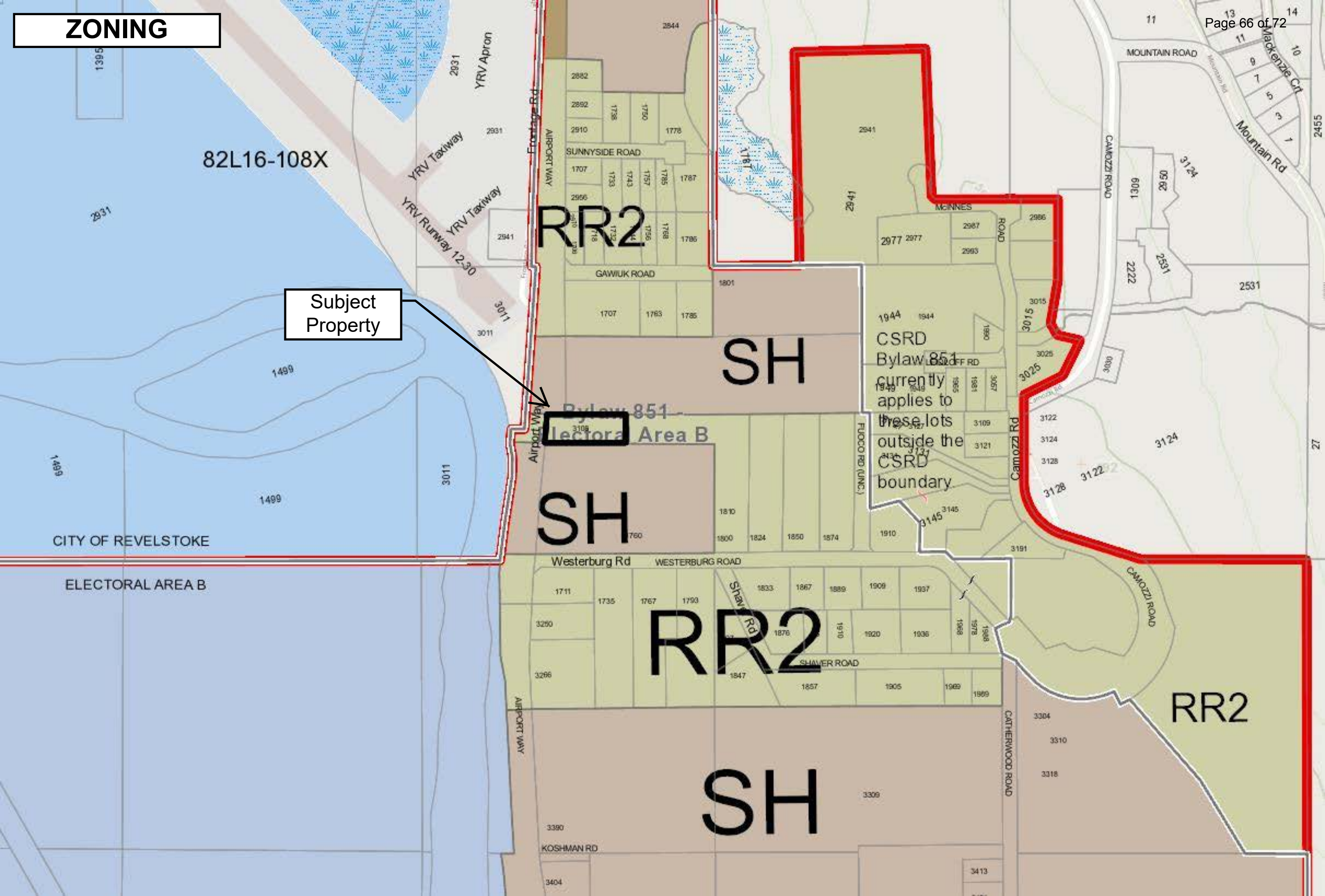
18630

1909

plan

692

ZONING



Subject
Property

Frontage Rd

Airport Way

Gawiuk Rd

GAWIUK ROAD

WESTERBURG ROAD

Westerburg Rd

SHAYER ROAD

SHAYER ROAD (H.N.C.)

LEIDLO

3108

1760

1810

1800

1824

1850

1874

1910

314

1849

1944

2972

1786

1768

1756

1744

1732

1718

1706

2941

2941

3011

3011

3011

1498

1489

2931

YRV Runway 12-30

3250

1711

1735

1767

1793

1833

1867

1880

1909

1937

1867

1876

1890

1910

1920

1936

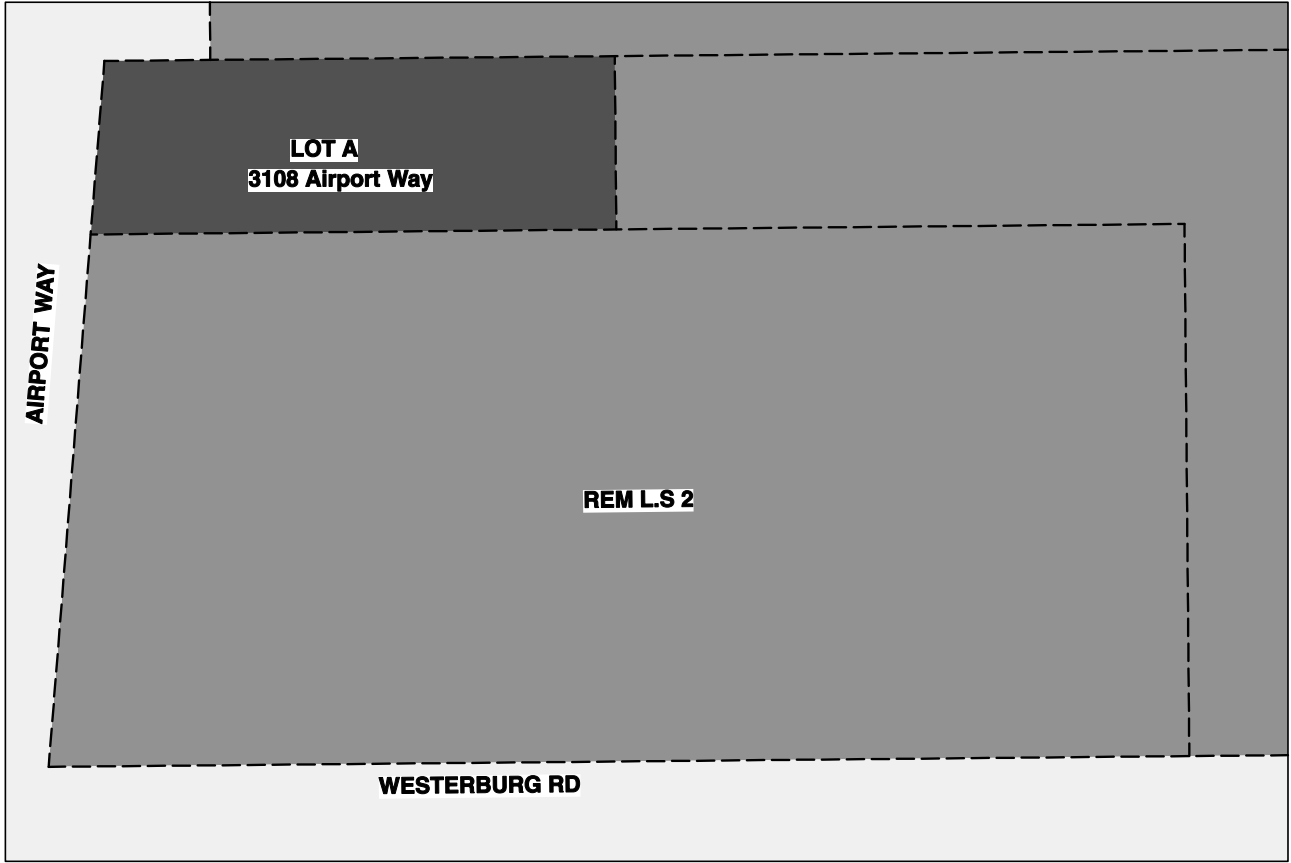
Shayer Rd

3108

Airport Way

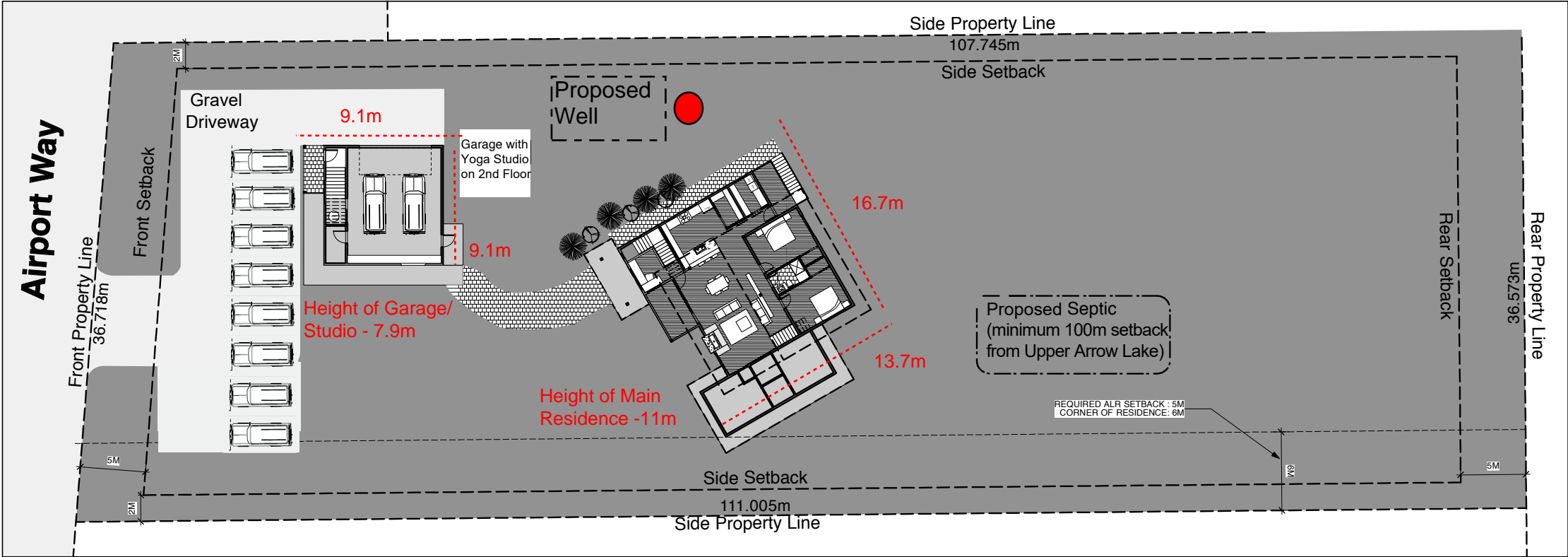
3011

SITE PLAN



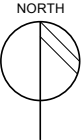
Key Plan Scale: 1:750

Site Plan Scale: 1/16" = 1'-0"



Title
Site Plan

Project
Moore DeAgrela Residence



RUNWAY OBSTACLE SURVEY PLAN



TABLE OF OBSTACLES

ID#	CODE	ELEV.	ZONE	AOI	NORTH	EAST
144	DECID	468.66	460.96	7.70	5645515	417577
145	DECID	466.73	459.55	7.18	5645537	417549
147	PINE	460.35	458.29	2.06	5645830	417415
148	CEDAR	474.48	477.59	-3.11	5645894	417487
149	PINE	461.95	456.18	5.77	5645814	417414
150	PINE	463.14	454.80	8.34	5645804	417413
159	DECID	464.27	451.84	12.43	5645671	417328
160	BIRCH	459.65	448.56	11.09	5645705	417314
161	DECID	454.94	447.77	7.17	5645717	417310
162	DECID	456.01	447.98	8.03	5645722	417299
163	DECID	455.67	447.48	8.19	5645728	417296
164	DECID	454.56	448.18	6.38	5645733	417285
165	PINE	463.90	465.99	-2.10	5645485	417433
166	DECID	467.82	459.01	8.81	5645509	417499
167	DECID	454.36	450.30	4.06	5645720	417406
168	DECID	451.79	451.70	0.09	5645645	417377
169	PINE	460.77	460.51	0.26	5645847	417416
170	PPOLE	455.59	452.31	3.28	5645777	417418
171	SHRUB	451.33	449.56	1.77	5645748	417409
172	BIRCH	454.27	450.98	3.29	5645770	417415
173	FPOST	449.25	449.58	-0.33	5645735	417396
175	DECID	460.58	451.53	9.05	5645688	417311
179	CEDAR	472.86	470.07	2.79	5645324	417706
180	CEDAR	473.56	469.69	3.87	5645348	417718
181	CEDAR	477.82	473.03	4.79	5645315	417805
182	EVERGRN	475.90	470.19	5.71	5645358	417747
183	LOMBARDI	479.02	473.36	5.66	5645273	417772
184	PINE	466.71	459.67	7.04	5645482	417505
185	EVERGRN	463.68	458.69	4.99	5645504	417482
186	PINE	465.30	461.07	4.23	5645486	417469
190	FIR	465.63	451.12	14.51	5645719	417435
191	EVERGRN	464.82	453.28	11.54	5645756	417440
192	DECID	466.87	450.82	16.05	5645732	417438
193	SPRUCE	462.40	451.60	10.80	5645709	417442
197	DECID	464.40	452.95	11.45	5645676	417456
198	DECID	469.20	453.27	15.93	5645677	417469
199	DECID	471.56	454.03	17.53	5645678	417498
200	DECID	460.98	453.35	7.63	5645666	417460
201	DECID	463.00	454.46	8.54	5645657	417491
202	FIR	481.93	471.60	10.33	5645628	417652
203	FIR	475.87	466.49	9.38	5645607	417636
204	FIR	476.25	466.63	9.62	5645599	417643
209	FIR	471.03	464.75	6.28	5645598	417632
210	FIR	472.18	462.85	9.33	5645589	417627
211	DECID	483.74	475.04	8.70	5645517	417758
212	DECID	482.33	473.06	9.27	5645506	417754
213	DECID	480.84	471.68	9.16	5645471	417772

TABLE OF OBSTACLES

ID#	CODE	ELEV.	ZONE	AOI	NORTH	EAST
214	CEDAR	476.28	470.04	6.24	5645447	417780
215	CEDAR	472.30	465.53	6.77	5645481	417708
216	CEDAR	474.21	468.23	5.98	5645437	417760
217	DECID	467.87	461.11	6.75	5645335	417604
218	DECID	471.39	463.03	8.36	5645500	417637
219	DECID	468.90	462.76	6.14	5645501	417628
220	DECID	466.47	461.69	4.78	5645516	417605
221	DECID	466.63	460.63	6.00	5645528	417579
222	FIR	460.88	458.26	2.62	5645568	417535
223	PINE	459.97	457.90	2.07	5645573	417527
224	DECID	465.85	459.83	6.02	5645535	417557
225	DECID	465.54	459.28	6.26	5645537	417539
226	DECID	463.35	459.14	4.21	5645538	417535
227	PINE	458.64	457.65	0.99	5645573	417518
228	FIR	457.98	457.33	0.65	5645572	417505
229	DECID	462.91	460.25	2.66	5645514	417550
230	DECID	462.77	459.97	2.80	5645517	417543
231	DECID	461.29	457.28	4.01	5645567	417498
232	DECID	462.16	459.99	2.17	5645507	417533
233	DECID	464.66	459.32	5.34	5645518	417520
234	DECID	463.22	459.03	4.19	5645524	417516
235	FIR	459.53	456.70	2.82	5645573	417483
236	DECID	459.62	455.79	3.83	5645591	417469
237	DECID	467.31	459.23	8.08	5645507	417505
238	DECID	466.21	456.29	9.92	5645572	417467
239	DECID	466.98	456.18	10.80	5645572	417463
240	DECID	467.37	459.62	7.75	5645500	417464
241	PINE	466.74	459.67	7.07	5645492	417505
242	PINE	464.04	459.50	4.54	5645507	417515
243	EVERGRN	472.82	469.49	3.33	5645408	417775
245	DECID	454.16	452.93	1.23	5645628	417404
246	DECID	452.78	452.75	0.03	5645637	417407
247	DECID	451.50	451.79	-0.29	5645670	417407
248	DECID	451.65	451.61	0.04	5645677	417408
250	FIR	469.76	452.80	16.96	5645694	417470
251	BIRCH	462.77	452.86	9.91	5645681	417458
252	EVERGRN	469.09	451.55	17.54	5645720	417452
253	DECID	469.30	454.91	14.39	5645594	417440
254	DECID	469.06	454.95	14.11	5645588	417435
255	DECID	467.18	454.57	12.63	5645588	417421
256	DECID	472.60	462.17	10.43	5645549	417389
257	DECID	466.64	459.02	7.62	5645583	417374
258	DECID	466.20	458.48	7.72	5645591	417369
259	DECID	466.27	457.14	9.13	5645606	417362
260	DECID	467.37	455.07	12.30	5645625	417356
269	VEHICLE	452.60	450.06	2.54	5645748	417426

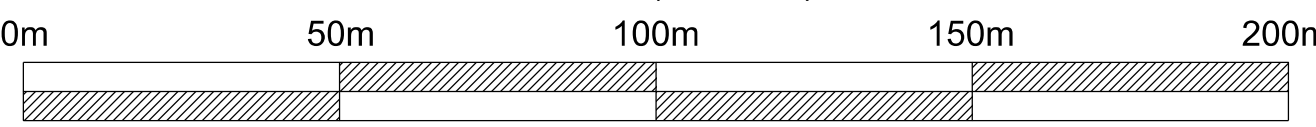
LEGEND

- * - PENETRATING TREE
- + - NON-PENETRATING TREE
- 462 - OBSTACLE SURFACE ELEVATION
- o - SURVEYED OBJECT
- 165 - OBSTACLE ID

NOTES:

- MAPPING SYSTEM IS U.T.M. GRID, ZONE 11 NORTH
- COMBINED SCALE FACTOR 0.99961565
- ELEVATIONS ABOVE MEAN SEA LEVEL (GEODETIC) REFERRED TO RUNWAY THRESHOLDS
- OBSTACLES SHOWN ARE THE HIGHEST OR MOST PROMINENT SAMPLED OBJECTS;
- TREES ADJACENT TO THOSE DISPLAYED MAY ALSO PENETRATE THE OBSTACLE LIMITATION SURFACES.
- TABLE COLUMN 'AOI' INDICATES AMOUNT OF INTRUSION

SCALE 1:1200 (A1 sheet)



YRV REVELSTOKE AIRPORT
OBSTACLE SURVEY
NOVEMBER 2018 - J. HAY
SKYLINE GEOMATICS
A Division of ELS Consulting Ltd.
Suite 202 - 225 East 17th Avenue
Vancouver, BC V5B 1A6
o 604-269-3785

Revelstoke Airport Obstacle Plan



Laura Schumi

From: [REDACTED]
Sent: Wednesday, December 05, 2018 8:40 AM
To: Director Brooks-Hill; Lynda Shykora; Laura Schumi; Charles Hamilton
Subject: Non support of 5room B&B at 3108 Airportway

We are writing this letter in non support of the 5 room b&b going on 3108 Airportway. We feel this 5 room b&b is not a good fit for this neighbourhood. Where is all the parking going to be also more traffic to the neighbourhood which will impacted the people whom live in the neighbourhood. The extra washing of bedding, towels, dishes, showers, and etc daily produces a lot of extra grey water entering into the ground that already has a lot of water run off from Mt.MacKenzie in the spring which means there is more of a chance of contaminating peoples drinking water. Not to mention the size of building will dominate the rest of the neighbourhood and look out of place. When these people bought this property they knew what the zoning was, so why are they trying to change zoning now. If you allow this to go through you will be opening up a can of worms, everyone else will be expecting to have their zoning changed and if you don't then they can scream discrimination. This piece of property has better potential then to be paved for a parking lot and huge house. At this time in our countries unstable food sources we need to save our ALR Lands and this type of development is just a start if you let them proceed. We just don't feel there needs to be 5 rooms, the bylaw states 3 rooms and this property owner should have known that we they bought it and why, oh why do people whom buy ALR Lands think they can just buy the land and change the zoning. They always seem to push the envelope when it come to greed. We are in non support of this application.

Thank you

[REDACTED]
Revelstoke BC