# COLUMBIA SHUSWAP REGIONAL DISTRICT
## Regular Board Meeting
## LATE ITEMS AGENDA

| | |
|---|---|
| Date: | Thursday, November 16, 2017 |
| Time: | 9:30 AM |
| Location: | CSRD Boardroom<br>555 Harbourfront Drive NE, Salmon Arm |

Pages

3. Board Meeting Minutes

*3.1 Adoption of Minutes *1*

Adoption of the October 19, 2017 regular Board meeting minutes.
*Correction to minutes circulated on the Agenda: Release of In Camera Resolution: Appointment of Stephanie Lafazanos to the Electoral Area D Advisory Planning Commission only.

*Motion*
THAT: the minutes of the October19, 2017 regular Board meeting be adopted.

*3.2 Business Arising from the Minutes

Update on scheduling of Building Regulation Bylaw – Scheduling of bylaw for readings at December 2017 or January 2018 Board meeting, pending further legal and Municipal Insurance Association of BC review.

5. Correspondence

*5.4 Ministry of Municipal Affairs & Housing (November 8, 2017) *28*

Letter from Selina Robinson, Minister of Municipal Affairs and Housing, acknowledging the efforts by the Area C Governance Study Committee for Area C and providing an update on the request for restructure study funding for Electoral Area C and for Electoral Area F.

*5.5 District of Sicamous - Notice to Withdraw from the Economic Development Extended Service 

Copy of Certified Resolution from the District of Sicamous, dated November 9, 2017 regarding District of Sicamous Notice of Service withdrawal from the Economic Development (Electoral Areas C, D, E and F) Extended Service Bylaw No. 5268, effective January 1, 2018.

o Extended Service Bylaw No. 5268, and its amending Bylaw No. 5324 (added Sicamous to Service) – attached to Agenda for reference.
o For information: The Local Government Act applies to the withdrawal of participants from a service if withdrawal provisions are not included in the Service Establishment Bylaw including:
o An establishing bylaw may be amended or repealed, at the option of the Board:

(a) in accordance with the requirements applicable to the adoption of the bylaw that it amends or repeals, or
(b) with the consent of at least 2/3 of the participants.

o Formal notification is needed to the remaining Economic Development Service participants;
o Consent, in writing, of at least 2/3 of the Service participants is needed to a bylaw amendment that would exclude the District of Sicamous from the Service;
o Any amendment bylaw requires approval from the Inspector of Municipalities;
o Staff recommends the Notice of Service Withdrawal from the District of Sicamous be referred to the Economic Development Committee for consideration and to discuss withdrawal terms that would be suited to the remaining participants for the 2018 Tax Requisition.

*Motion*

THAT: the Certified Resolution from the District of Sicamous, dated November 9, 2017 indicating that the District of Sicamous Council is serving notice of its withdrawal from the Economic Development Extended Service Bylaw No. 5268, effective January 1, 2018, be received,

THAT: the notice of service withdrawal be referred to the December 2017 Economic Development Commission meeting for discussion and consideration of the implications of the Service Withdrawal on the remaining service participants (Electoral Areas C, D, E, and F);

AND FURTHER that the District of Sicamous be advised that it should make budget provisions for 2018 in relation to the Electoral Areas C, D, E and F Economic Development Service while the CSRD is going through the service withdrawal process.

*Motion*
THAT: the correspondence contained on the November 16, 2017 regular Board agenda be received for information.

8. Business By Area

*8.6 **South Revelstoke (Electoral Area B) Diagnostic Inventory of Planning, Service Delivery and Governance - Final Report dated November 2017** *37*

**Brief Verbal Report from Jan Thingsted, Planner:**
**o October 4, 2017 Open House;**
**o Joint review of draft report by City/CSRD/Province of BC;**
**o Brief summary of Conclusions and Recommendations; and**
**o Urban Systems will present the Final Report and provide a more detailed presentation at the January 2018 Regular Board meeting.**

*Motion*
THAT: the Final Report for the South Revelstoke (Electoral Area B) Diagnostic Inventory of Planning, Service Delivery and Governance dated November 2017 be received;
AND FURTHER THAT: the Final Report be made available to the public through the CSRD website/social media.

15. Planning Bylaws

***15.7 Electoral Area D: Ranchero/Deep Creek Land Use Amendment (Linda Parker) Bylaw No. 2133** *185*

Report from Dan Passmore, Senior Planner, dated October 26, 2017.
5192 Highway 97B, Ranchero

***Letter dated October 23, 2017 from Owner/Applicant Linda Parker/Bill Wood attached to the Late Agenda.**

*Motion*
THAT: the Board receive this report regarding proposed Bylaw No. 2133, for information and consider new information from the applicant in relation to the July 20, 2017 resolution.

*Motion*
THAT: the Board set a new deadline of December 20, 2017 for submission of the required hydrogeological assessment in order to consider delegation of a Public Hearing for proposed Bylaw No. 2133.

# REGULAR BOARD MEETING MINUTES

**Note: The following minutes are subject to correction when endorsed by the Board at the next Regular meeting.**

| | |
|---|---|
| Date: | October 19, 2017 |
| Time: | 8:30 AM |
| Location: | CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm |

**Directors Present**

| | |
|---|---|
| R. Martin (Chair) | Electoral Area E |
| K. Cathcart | Electoral Area A |
| L. Parker | Electoral Area B |
| P. Demenok | Electoral Area C |
| R. Talbot | Electoral Area D |
| L. Morgan | Electoral Area F |
| C. Moss* | Town of Golden |
| M. McKee* | City of Revelstoke |
| T. Rysz* | District of Sicamous |
| K. Flynn* | City of Salmon Arm |
| C. Eliason* | City of Salmon Arm |

**Staff**

| | |
|---|---|
| C. Hamilton | Chief Administrative Officer |
| L. Shykora | Deputy Manager, Corporate Administration Services |
| J. Pierce | Manager, Financial Services |
| D. Mooney | Manager, Operations Management |
| B. Van Nostrand | Team Leader, Environmental Health Services |
| R. Nitchie | Team Leader, Community Services |
| G. Christie | Manager, Development Services |
| C. Paiement | Team Leader, Development Services |
| D. Passmore | Senior Planner |
| J. Sham | Planner |
| J. Graham | Executive Assistant/Asst. Deputy Corporate Officer |

*Attended part of meeting only.

## 1. Call to Order

The Chair called the meeting to order at 8:30 AM.

Chair Martin spoke to the passing of John Coulson. Condolences were expressed by Chair Martin and Director Talbot. Great appreciation was conveyed for his care of the community and passion working as a member of many committees over the years.

Chair Martin attended an Interior Health meeting recently and reported on their presentation on the opiate crisis. She encouraged fellow Directors to speak on this topic in their communities.

2017-1001
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: the Board convene as the Committee of the Whole, this 19th day of October, 2017.

**CARRIED**

## 2. Committee of the Whole: Policy Session

### 2.1 Policy Session Update - 2017

Report from Charles Hamilton, Chief Administrative Officer, dated October 10, 2017.

The Chief Administration Officer and the Managers of Development Services, Finance and Operations reviewed the report contained on the Committee of the Whole portion of the Agenda. Board members provided comments and posed questions that were responded to by the CAO and Department Managers.

The summary discussion was relative to:

Development Services:

- Flood hazard area land use amendments were released by the BC Ministry of Environment. These updates will be included in the Area E Official Community Plan. Zoning bylaws will not be affected.
- Building Inspection Bylaw timelines information included in item 11.1.

Finance:

- Disposal Policy and Administrative Rates and Charges Bylaw - to be updated.
- Director Remuneration Bylaw – upcoming CRA changes were discussed - all per diems are taxable starting January 1, 2019.
- The CAO spoke to the process to date for the Director Remuneration review and proposed that the Manager of Finance draft a new recommendation to be brought forward at the November Regular Board meeting, with an additional review possible after the 2018 election to consider the CRA changes.
- Additional discussion and questions arose from this recommendation:
    - The Chair proposed that the additional Vice Chair stipend be deducted from the Chair stipend.
    - Director Flynn and Director Eliason suggested that any new proposal should not be considered until after the election.
    - Director Demenok, Director Morgan, Director Cathcart support CAO proposal.

Operations Management:

- Reviewed policies and bylaws completed to date since last session.
- Upcoming bylaws and policies - dog control and tipping fees amending bylaws, asset management policy, Revelstoke Airport rates and fees Bylaw, and a flooding policy to more clearly identify the Regional District role.

Corporate Administration:

- Reviewed policies and bylaws completed to date since last session.
- Upcoming - changes to election bylaw as the 2018 election will be held in October instead of November. Records management policy and social media policy.
- Communications strategy in progress. Discussion of whether this should be high level or more day to day requirements. Currently taking an incremental approach with annual report and more public outreach programs and employing a de-centralized model with current staffing.

- Discussion on CSRD Board orientation – Directors would like a communications module included in the orientation as well as media training.
- General support for policy sessions.

Director Moss joined the meeting at 9:02 AM.

2017-1002
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: it be recommended to the Board that the Policy Session Update 2017 Report dated October 10, 2017 from the Chief Administrative Officer, be received this 19th day of October, 2017.

**CARRIED**

2017-1003
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: it be recommended to the Board that a 2018 Policy Update Session be scheduled on the June, 2018 Regular Board agenda, and that a more comprehensive policy session take place as part of the new CSRD Board orientation in latter 2018/early 2019.

**CARRIED**

2017-1004
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: the Committee of the Whole now Rise and Report.

**CARRIED**

## 3. Board Meeting Minutes

### 3.1 Adoption of Minutes

2017-1005
**Moved By** Director Parker
**Seconded By** Director Cathcart

THAT: the minutes of the September 21, 2017 regular Board meeting be adopted.

**CARRIED**

### 3.2 Business Arising from the Minutes

See Item 7.3.

ADMINISTRATION

## 5. Correspondence

### 5.1 Franklin Engineering (August 1, 2017)

Letter from Mike Casol of Franklin Engineering requesting the $650 fee for Development Variance Permit for 3700 Sunnybrae-Canoe Point Road be waived.
See Item 14.1

Staff responded to questions from the Board. Staff did not recommend waiving fee.

2017-1006
**Moved By** Director McKee
**Seconded By** Director Eliason

THAT: the request of Mike Casol, Franklin Engineering asking for waiver of the $650 application fee for Development Variance Permit, 3700 Sunnybrae-Canoe Point Road, be denied, this 19th day of October, 2017.

**CARRIED**

### 5.2 Ministry of Municipal Affairs and Housing (October 17, 2017)

Letter from Marijke Edmonson, Director, Governance and Structure Branch, regarding the 2016 Census impact on the Columbia Shuswap Regional District Board composition and voting strength. Changes effective November 1, 2017.

2017-1007
**Moved By** Director Talbot
**Seconded By** Director Morgan

THAT: the correspondence contained on the October 19, 2017 regular Board agenda be received for information.

**CARRIED**

## 6. Reports

### 6.1 Shuswap Economic Development Committee Meeting Minutes - September 7, 2017

2017-1008
**Moved By** Director Flynn
**Seconded By** Director Parker

THAT: the minutes of the September 7, 2017 Shuswap Economic Development Committee meeting be received for information.

**CARRIED**

### 6.2 Shuswap Tourism Committee Meeting Minutes - September 7, 2017

20174-1009
**Moved By** Director Flynn
**Seconded By** Director Parker

THAT: the minutes of the September 7, 2017 Shuswap Tourism Committee meeting be received for information.

**CARRIED**

### 6.3 Revelstoke and Area Economic Development Commission Meeting Minutes - September 13, 2017

2017-1010
**Moved By** Director Parker
**Seconded By** Director Cathcart

THAT: the minutes of the September 13, 2017 Revelstoke and Area Economic Development Commission meeting be received for information.

**CARRIED**

### 6.4 Committee of the Whole Recommendations (Item 2.1 Above)

2017-1011
**Moved By** Director Parker
**Seconded By** Director Cathcart

THAT: the Board endorse the recommendations of the Committee of the Whole regarding the policy session, this 19th day of October, 2017.

**CARRIED**

### 6.5 UBCM 2017 Conference

Outcome of CSRD Resolutions submitted to UBCM:

- B31 Forest Stewardship Plans – Request for Improved Consultation - Endorsed
- B68 Dock & Buoy Regulations - Endorsed
- C5 Regulation of Small On-farm Breweries and Meaderies - Not Admitted for Debate.

Verbal Update on Ministerial Meetings at UBCM Conference:

Minister of Municipal Affairs and Housing re: Area C Governance Study Findings and Recommendations: Request funding support to undertake a formal restructure study for Electoral Area C of the CSRD that would examine two options: (1) an incorporation study area, and (2) a determination of the exact boundaries for two electoral areas in Electoral Area C.

Minister of Energy, Mines and Petroleum Resources - Request: Allow Seymour Arm Electrification Project to Proceed.

Minister of Forests, Lands, Natural Resource Operations and Rural Development & Public Safety and Solicitor General – Emergency Planning/Preparedness – (Importance of Dialogue with New Government), Request:
1. Rapattack fire base, Salmon Arm, housing onsite for personnel be maintained for Salmon Arm & region;
2. Advocate for continued support for emergency planning readiness / resources;
3. Advise emergency situations in CSRD/restrict access to back country, etc.

Directors discussed the conference:

Generally felt that the UBCM conference went well. The Ministries were interested and relationships with Ministry staff were reinforced.

### 6.6 Fraser Basin Council, Thompson Regional Committee Meeting Minutes - October 10, 2017

The minutes were circulated to the Board for information.

## 7. Business General

### 7.1 Fire Services Policy Update

Report from Darcy Mooney, Manager, Operations Management, dated October 6, 2017.
Policy update for the Fire Services function.

2017-1012
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: the Board endorse the amendment to Policy No. W-9 “Appointment of Fire Chiefs” and approve its inclusion into the CSRD Policy Manual.

**CARRIED**

### 7.2 Fire Services Command Vehicle Purchase

Report from Derek Sutherland, Team Leader, Protective Services, dated October 5, 2017.
Fire Services Command Vehicle purchase and internal borrowing approval.

2017-1013
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: WHEREAS section 377 (3) of the Local Government Act and section 189 (4.1) and (4.2) of the Community Charter permit a Regional District to lend money from a reserve fund for one service to a reserve fund for a different service;

NOW THEREFORE be it resolved that:

1. As needed during the 2017 financial year, the Board authorize the CSRD to borrow up to $70,000 from the pooled capital reserve funds of the Fire Department Funds, to complete the purchase of a new Fire Services Command Unit in accordance with the Five Year Financial Plan, with total repayment of interest and principal to the contributing reserve funds within five (5) years; and
2. Principal will be repaid to the respective Reserve Funds annually upon receipt of the annual tax requisition and interest will be paid from Function 046 – Regional Fire Services on a monthly basis.

**CARRIED**

**7.3 Business Arising from September 21, 2017 Regular Board Meeting:**

Verbal report on Administration meeting with Ministry of Municipal Affairs and Housing staff at the UBCM 2017 Conference regarding Funding Request for Restructure Planning Grant – Community Needs Assessment – Electoral Area F.

- Draft letter of request attached
- Request for resolution of support from Board.

2017-1014
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: the Board endorse the letter dated October 20, 2017 to Minister of Municipal Affairs Selena Robinson re: Request for Restructure Planning Grant Funding Electoral Area F, CSRD – Community Issues Assessment;

FURTHER: that the Board support a restructure planning grant application to the Minister of Municipal Affairs and Housing in the amount of up to $40,000 for a community issues assessment project in Electoral Area F of the CSRD, to be cost-shared by the CSRD with a contribution of up to $20,000;

AND FURTHER THAT: the Board direct staff to consult with Ministry of Municipal Affairs staff in the development of a Terms of Reference that establishes the scope and objectives for a Community Issues Assessment for Electoral Area F.

**CARRIED**

Discussion on the Motion:

Director Morgan reported on the meeting with Ministry of Municipal Affairs and Housing staff. Spoke to the support he felt was communicated and encouraged the Board to endorse the correspondence and restructure planning grant application.

**7.4 Feasibility Study Funding for CP Rail Corridor Project**

Report from Jodi Pierce, Manager, Financial Services dated October 10, 2017.
Requesting additional feasibility study funds be allocated to complete due diligence for proposed purchase of CP Rail Trail.

2017-1015
**Moved By** Director Rysz
**Seconded By** Director McKee

THAT: the Board approve an additional $20,000 from the Regional Feasibility Study Fund to cover due diligence costs related to the potential acquisition of the CP Rail Corridor.

**CARRIED**

**7.5 Organics Diversion Strategy Implementation Update**

Report from Ben Van Nostrand, Team Leader, Environmental Health Services, October 10, 2017. Progress update on the implementation of the Organics Management Strategy and request for waiving of the tipping fee on mixed loads of refuse containing food waste.

2017-1016
**Moved By** Director Eliason
**Seconded By** Director McKee

THAT: the Board authorize the geographical area where commercially generated food waste is considered a marketable resource to be Salmon Arm, Sicamous, Electoral Area D and Electoral Area C;

AND THAT: the Board reduce the tipping fee on mixed loads of commercially generated refuse containing food waste from $160 per tonne to the refuse rate of $80 per tonne until July 2018 in order to conduct comprehensive consultation with all affected commercial business owners;

AND FURTHER THAT: the Board direct staff to provide an update to the Board at the regularly scheduled June 2018 Board meeting on the consultation efforts and the readiness of the commercial sector to divert food waste for composting.

**CARRIED**

Discussion on the Motion:

The Team Leader of Environmental Health Services responded to questions from the Board. Confirmed that education program is currently in progress. Discussion around different issues affecting each municipality and the strategies being initiated in response.

## 4. Delegations

### 4.1 10:00 AM: Ministry of Forests, Lands and Natural Resource Operations & Rural Development

Mr. Andrew Walker, Wildlife Biologist from the Ministry of Forests, Lands and Natural Resource Operations & Rural Development in attendance to present a proposal to prohibit the use of motor vehicles in the alpine area (Above 1700m) in the Joss-Tsuius Mable-Mountain area.
Maps highlighting proposed area is attached.

*Presentation attached to the Late Agenda.

A PowerPoint presentation outlined:

The importance of restricted use of motor vehicles in the alpine area in the Joss-Tsuius Mable Mountain area is needed to limit the disturbance on wildlife habitat. This is the only viable grizzly bear population in this area, and it is also home to caribou and mountain goats.

This proposal has been submitted to Victoria, however the consultation component is outstanding.

Andrew Walker responded to questions and comments from the Directors. He confirmed that:

- Communications and meetings have been held with many user groups to date and that more are planned.
- There will be enforcement with new ticketing program and support from user groups.

- This restriction of motor vehicles will not include winter actives such as snowmobiles and will allow motor vehicles on existing forest service roads.

Phil McIntyre Paul spoke on behalf of the Shuswap Trail Alliance (STA) and confirmed participation in public consultation. The next STA roundtable meeting will include this topic. The working group is very supportive of protecting the habitat and wildlife.in this area as well as some identified areas in North Shuswap.

2017-1017
**Moved By** Director Flynn
**Seconded By** Director Demenok

THAT: the CSRD Board supports in principle, the restriction of motor vehicles in the alpine area (above 1700m) in the Joss Tsuius Mable Mountain area, however, encourages comprehensive public consultation;

AND THAT: a letter be written to the Ministry of Forests, Lands and Natural Resource Operations & Rural Development supporting in principle, the restriction of motor vehicles, exempting snowmobiles, in the alpine area (above 1700m) in the Joss Tsuius Mable Mountain area.

**CARRIED**

Discussion on the motion:

Many Directors voiced support however, there was a strong consensus that communications and outreach should include the general public as well as user groups and clubs. It was also communicated that these restrictions should not impact winter activities.

## 7. Business General

### 7.6 Request for Board Resolution in Support for City of Revelstoke - Municipal and Regional Tax (MRDT) - Hotel Room Tax

- Brought forward by Director Parker.

2017-1018
**Moved By** Director Parker
**Seconded By** Director McKee

THAT: As recommended by the City of Revelstoke Director of Economic Development and as recommended by the Revelstoke and Area Economic Development Commission, the CSRD Board provide a letter of support to the City of Revelstoke to endorse the City's application to the Municipal and Regional Tax (MRDT) - "Hotel Room Tax" to renew the MRDT at a rate of 2% for a further five year term.

**CARRIED**

## 8. Business by Area

Director Talbot declared a conflict of interest due to his family member's involvement with the Sunday Morners Club and excused himself from the meeting at 10:52 AM.

### 8.1 Grant-in-Aids

Report from Jodi Pierce, Manager, Financial Services dated October 6, 2017.

2017-1019
**Moved By** Director Cathcart
**Seconded By** Director Parker

THAT: the Board approve the following allocations from the 2017 electoral grant-in-aids:

<u>Area A</u>

$1,500 Golden Agricultural Society (Halloween Hunted Trail)

<u>Area C</u>

$3,000 Sorrento Memorial Hall (Community Get-Together)

<u>Area D</u>

$5,000 Sunday Morners Club of Falkland and District (Hall Renovations)
$1,700 Salmon Valley Senior's Branch #107 (Water Improvements)
$3,000 Silver Creek Fire Department Social Club (Halloween Event)

<u>Area E</u>

$1,000 Malakwa Fire Department (Halloween Event)
$300 Sicamous Seniors Activity Centre ("Chairobics" Equipment)
$3,500 Cambie Community Hall Association (Insurance and Propane)

Area F

$1,950 Lakeview Community Centre Society (Remembrance Day Event).

**CARRIED**

Director Talbot rejoined the meeting at 10:54 AM.

### 8.2 Nicholson Fire Suppression Service Area Amendment

Report from Darcy Mooney, Manager, Operations Management, dated October 15, 2017. Nicholson Fire Suppression Service Area Amendment.

2017-1020
**Moved By** Director Cathcart
**Seconded By** Director Parker

THAT: "Nicholson Fire Suppression Service Area Amendment Bylaw No. 5763", be read a first, second and third time this 19th day of October, 2017.

**CARRIED**

### 8.3 Golden/Area A EOF Application – Golden Visitors Centre

Report from Jodi Pierce, Manager, Financial Services, dated October 10, 2017.
Requesting $300,000 from the Golden and Area A Economic Opportunity Fund to help fund improvements to the Golden Visitors Centre.

2017-1021
**Moved By** Director Cathcart
**Seconded By** Director Flynn

THAT: with the concurrence of the Electoral Area A Director, the Board approve funding from the Golden and Area A Economic Opportunity Fund to the Town of Golden in the amount of $300,000 to help fund improvements to the Golden Visitors Centre, subject to receipt of the 2018 Payment-in-Lieu of Taxes from BC Hydro.

**CARRIED**

Discussion on the Motion:

Director Cathcart expressed support, however would like to look at other options such as surplus funds from the Golden Area Initiative group. Additionally, the old building will possibly be sold if the crown lease can be purchased.

**8.4 Area B Fire Services Update**

Report from Darcy Mooney, Manager, Operations Management, dated October 17, 2017. Update on the negotiations with the City of Revelstoke regarding the Area B Fire Suppression Agreement.

*Replacement Board Report attached to the Late Agenda.

The Manager of Operations presented report and encouraged the Board to endorse alternate recommendation #1.

2017-1022
**Moved By** Director Parker
**Seconded By** Director Eliason

THAT: the Board request the City of Revelstoke Council amend its resolution adopted at the December 6, 2016 Regular Council Meeting and extend the termination date for an additional 12 months to December 31, 2018 for the existing Fire Protection Service Agreement between the CSRD and the City of Revelstoke, in order to provide time for the CSRD to consult with Electoral Area B property owners within the Service Area and to review the outcome of the Area B South Revelstoke Diagnostic Inventory on Governance, Land Use and Service Delivery.

**DEFEATED**

2017-1023
**Moved By** Director Parker
**Seconded By** Director Eliason

THAT: the CSRD Board request that the City of Revelstoke Council consider a new one or two year interim agreement that would have the CSRD provide for and implement a financial model to purchase a water tender over the longer term, and in the interim subsidize the CoR's water shuttling capability with the supply of contracted water hauling resources, and address apparatus needs in the BC Hydro draw-down lands;

**Amendment**

2017-1024
**Moved By** Director McKee
**Seconded By** Director Talbot

AND FURTHER THAT: the CSRD draft an interim agreement which addresses the City of Revelstoke's concerns on liability issues.

**VOTE ON AMENDMENT – CARRIED**

**VOTE ON MOTION AS AMENDED - CARRIED**

Discussion on the Motion:

The Manager of Operations responded to questions by Directors:

Staff have spent many months to try to come to new negotiations. Many negotiation points have been made to date.

BC Hydro has confirmed a donation of $50,000 for equipment for draw down lands in the event of a new contract between the City and the CSRD.

Suggested that there are no other options for fire service in that area.

The CAO commented that good progress has been made and staff are confident that an agreement can be reached but not by December 31, 2017. Staff felt they had received assurances at the City of Revelstoke June 20, 2017 Committee of Whole that service would not be terminated on that date if a new agreement was not reached.

Question on how much insurance rates increase and how much is 160% in dollar amount for each residence. Inquired about PILT money.

Manager of Finance answered: cost is an additional $400 per year for each residence. PILT money has been contributed to capital costs each year. Commented that currently a water tender is budgeted in the City financial plans. Currently there is no capital reserve bylaw for this area.

Comments by Director Parker on process:

- Has been disappointed with process to date. Area B residents have been contributing to capital property purchases to date. Concerned that City Council will not support the new resolution and Area B residents will not have fire suppression service.

- In closing, Director Parker noted that the CSRD approached the City to update the agreement and that the Electoral Area has no say in capital purchases or budget. She is hoping there is an agreement that is fair.

Comments by Director McKee on process:

- Stated that the bottom line is that a new agreement needs to be made as the current agreement was made 37 years ago and the liability issues are not addressed. Agrees that the City is best choice to provide fire services to these residents. A water tender is needed to service this area.
- Director McKee supports the amended resolution and would like to continue good relationship, does not support terminating fire suppression services to the area.

### 8.5 Area C Parks Maintenance Agreement Extension

Report from Darcy Mooney, October 13, 2017. Area C Parks Maintenance Agreement Extension R.B.W Forestry and Landscaping

2017-1025
**Moved By** Director Demenok
**Seconded By** Director Cathcart

THAT: the Board empower the authorized signatories to extend the existing Electoral Area C Parks Maintenance Agreement with R.B.W Forestry and Landscaping Company for an additional 12 month term from November 1, 2017 expiring on October 31, 2018 for the maintenance of twenty (20) parks within Electoral Area C for the equivalent remuneration rates as the 2016/2017 maintenance season.

**CARRIED**

## 9. Administration Bylaws

### 9.1 Fire Services Operational Criteria Bylaw No. 5587

Cross reference Item No. 7.2 - Report from Operations Manager regarding Policy No. W-9, Fire Chief Appointment Process.

2017-1027
**Moved By** Director Demenok
**Seconded By** Director Cathcart

THAT: Fire Service Operational Criteria Bylaw No. 5587 and its amendments be repealed, this 19th day of October, 2017.

**CARRIED**

**9.2 2017 Five Year Financial Plan Amendment Bylaw No. 5760**

Report from Jodi Pierce, Manager, Financial Services dated October 9, 2017

2017-1028
**Moved By** Director Flynn
**Seconded By** Director Parker

THAT: “2017 Five Year Financial Plan Amendment Bylaw No. 5760” be read a first, second and third time this 19th day of October, 2017.

**CARRIED**

2017-1029
**Moved By** Director Flynn
**Seconded By** Director Parker

THAT: “2017 Five Year Financial Plan Amendment Bylaw No. 5760” be adopted this 19th day of October, 2017.

**CARRIED**

**9.2 Annis Bay Fire Suppression Service Area Establishment Bylaw No. 5758**

Director Martin thanked the District of Sicamous for agreeing to provide fire suppression to Annis Bay.

2017-1030
**Moved By** Director Rysz
**Seconded By** Director McKee

THAT: the "Annis Bay Fire Suppression Service Area Establishment Bylaw No. 5758" be adopted this 19th day of October, 2017.

**CARRIED**

### 9.4 Building Inspection Area F Service Area Establishment Amendment

Report from Lynda Shykora, Deputy Manager, Corporate Services, dated October 16, 2017.
Bylaw to amend building inspection service Bylaw No. 570 and its amendments.

2017-1031
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: "Building Inspection Service Area Amendment Bylaw No. 5761" be read a first, second and third time this 19th day of October, 2017.

**CARRIED**

### 9.5 Building Inspection Areas B and E Service Area Establishment

Report from Lynda Shykora, Deputy Manager, Corporate Services, dated October 16, 2017.
Bylaw to establish a building inspection service area in Electoral Area B and Electoral Area E.

Director Parker and Director Martin have consented.

2017-1032
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: "Sub-Regional Building Inspection Service Area Establishment Bylaw No. 5762" be read a first, second and third time this 19th day of October, 2017.

**CARRIED**

## 7. Business General - continued

### 7.2 Fire Services Command Vehicle Purchase

Director Flynn declared a conflict of interest due to his business relationship with Salmon Arm GM and excused himself from the meeting at 11:55 AM.

2017-1026
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: the Board empower the authorized signatories to enter into a Purchase Agreement with Salmon Arm GM for the acquisition of a 2017 Chevy Silverado pick-up truck for use as a Fire Services Command Vehicle

**CARRIED**

Director Flynn rejoined the meeting at 11:58 AM.

DEVELOPMENT SERVICES

## 11. Business General

### 11.1 Proposed Building Bylaw No. 660 Timelines

Report from Gerald Christie, Manager Development Services, dated October 19, 2017.
Timelines for the establishment of proposed Building Bylaw No. 660 to implement Building Regulation in Electoral Areas B, E and the existing service area of Electoral Area F.

The Manager of Development Services responded to questions and comments from the Directors.

- March 5, 2018 will be effective date of new regulatory bylaw for Electoral Areas B, E and F. For the existing service area in Area F the inspection service level will increase from level 3 to 6.
- Communications will begin on the new Bylaw so the areas included will be well informed.

2017-1033
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: the Board receive the report of Gerald Christie, Manager Development Services dated October 19, 2017 re: Proposed Building Bylaw No. 660 Timelines, for information.

**CARRIED**

## 10. IN CAMERA

2017-1034
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: pursuant to Sections 90(1)(a)(e)(i) and (j):

(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;
(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;
(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*;

of the Community Charter, the Board move In Camera.

**CARRIED**

The meeting adjourned to a closed session at 12:05 PM

The meeting reconvened to an open session at 12:30 PM

Director Moss, Director McKee, Director Rysz, Director Eliason and Director Flynn left the meeting at 12:30 PM

ELECTORAL AREA DIRECTORS

## 14. Business by Area

### 14.1 Electoral Area C: Development Variance Permit No. 641-30 (Franklin)

Report from Jennifer Sham, Planner, dated September 26, 2017.

3700 & 3710 Sunnybrae-Canoe Point Road, Sunnybrae

The applicant was not in attendance

2017-1035
**Moved By** Director Demenok
**Seconded By** Director Cathcart

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 641-30, for Remainder Lot 1, Section 2 and 11, Township 21, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP82925, varying Schedule "A" – Levels of Service of Subdivision Servicing Bylaw No. 641, as amended, to allow a

subdivision which would create a fee simple lot (Remainder Lot 1) with a parcel size of 0.729 ha serviced by a community water system and an on-site sewerage disposal system, as shown on Schedule B, be approved for issuance this 19th day of October, 2017.

**CARRIED**

**14.2 Electoral Area C: Form and Character Development Permit DP 725-121 (Shuswap Lake Estates)**

Report from Dan Passmore, Senior Planner, dated September 22, 2017. Golf Course Drive, Blind Bay, BC.

The applicant was not in attendance.

2017-1036
**Moved By** Director Demenok
**Seconded By** Director Cathcart

THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 725-121 for subdivision of Lot A, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP74639 (PID: 030-217-679), be issued this 19th day of October, 2017.

**CARRIED**

ELECTORAL AREA DIRECTORS

**14. Business by Area**

**14.3 Electoral Area F: Form and Character DP 830-218 (Leopold Developments Ltd.)**

Report from Dan Passmore, Senior Planner, dated September 11, 2017. 3810 Kenwood Gate, Scotch Creek.

The applicant was not in attendance.

The CSRD received no comments or submissions on the issuance of this development permit.

2017-1037
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 830-218 for proposed construction of a 446 $m^2$ (4,800 $ft^2$) new building on Lot C, Section 33, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP728 (PID: 025-598-422), be issued this 19th day of October, 2017.

**CARRIED**

### 14.4 Electoral Area F: Temporary Use Permit No. 830-4

Report from Dan Passmore, Senior Planner, dated September 29, 2017. 3810 Kenwood Gate, Scotch Creek.

The applicant was not in attendance.

2017-1038
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 830-4 for the property at 3810 Kenwood Gate to be used for industrial purposes as a manufacturing and assembly facility to manufacture and assemble docks, dock anchors, buoy anchors, and water treatment systems on Lot C, Section 33, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP72803 (PID: 025-598-422), be issued this 19th day of October, 2017.

**CARRIED**

## 15. Planning Bylaws

### 15.1 Electoral Area C: Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21

Report from Dan Passmore, Senior Planner, dated August 9, 2017. 2001 Eagle Bay Road, Blind Bay.

The applicant was in attendance.

2017-1039
**Moved By** Director Demenok
**Seconded By** Director Cathcart

THAT: "Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21" be read a second time this 19th day of October, 2017)

**CARRIED**

2017-1040
**Moved By** Director Demenok
**Seconded By** Director Cathcart

THAT: a public hearing to hear representations on Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21 be held;

AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Paul Demenok, as Director for Electoral Area 'C' being that in which the land concerned is located, or Alternate Director Arnie Payment, if Director Demenok is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

**CARRIED**

**15.2 Electoral Area F: Official Community Plan Amendment (Isley) Bylaw No. 830-18, Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30**

Report from Dan Passmore, Senior Planner dated September 29, 2017.
6929 Squilax-Anglemont Road and 2556 McClaskey Road, Magna Bay.

The applicant was not in attendance.

2017-1041
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: "Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18" be read a second time this 19th day of October 2017;

**CARRIED**

2017-1042
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: "Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30" be read a second time, as amended, this 19th day of October, 2017;

**CARRIED**

2017-1043
**Moved By** Director Morgan
**Seconded By** Director Talbot

THAT: a public hearing to hear representations on Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18 and Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30 be held;

AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Larry Morgan, as Director for Electoral Area 'F' being that in which the land concerned is located, or Alternate Director Bob Misseghers, if Director Morgan is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

**CARRIED**

## 16. Release of In Camera Resolutions

The following resolutions were authorized for release from the October 19, 2017 In Camera (closed) meeting of the Board:

Appointment to Electoral Area D Advisory Planning Commission*:*

THAT: the Board appoint Stephanie Lafazanos to the Electoral Area D Advisory Planning Commission;

AND FURTHER THAT: the resolution be authorized for release from the Closed (In Camera) portion of the meeting.

Agreement – Landscape Architecture and Engineering Consulting Services:

THAT: the Board empower the authorized signatories to enter into an agreement with McElhanney Consulting Services Ltd. for landscape architecture and engineering consulting services for a two year term commencing November 1, 2017 and expiring on October 31, 2019;

AND THAT: the resolution be authorized for release from In-Camera (Closed) portion of the meeting.

Property Acquisition Matters

Mounce Property – Salmon Arm Landfill Expansion:

THAT: the Board empower the authorized signatories to extend the acquisition date to June 30, 2018 on the Purchase Agreement with Mounce Construction Ltd. for a 20 acre parcel of land located at 2750 40 Street SE in Salmon Arm, BC for the amount of $750,000 plus applicable taxes in order to expand the Salmon Arm Landfill site, subject to the property being successfully rezoned to comply with the City of Salmon Arm's Official Community Plan;

AND THAT: the resolution and associated Board Report from Ben Van Nostrand, Team Leader, Environmental Health Services, dated October 12, 2017 re: Update on the Purchase Agreement for the Mounce Property located adjacent to the Salmon Arm Landfill, be authorized for release from the In-Camera (Closed) portion of the meeting, this 19th day of October, 2017.

Abandoned CP Rail Corridor – Sicamous to Armstrong:

THAT staff be directed to advise Canadian Pacific Railway Company that pursuant to section 4.1 of the contract of purchase and sale the following four conditions precedent are hereby waived:

(1) The Purchasers being satisfied, in their sole and absolute discretion, with the results of their due diligence investigations with respect to the Property, the Assumed Contracts and the Permitted Encumbrances;

(2) The Purchasers shall have secured financing and an agreement amongst participating members on participation and cost recovery mechanisms, including securing a commitment of a capital contribution of a minimum of 1/3 of the Purchase Price from senior levels of government;

(3) The Purchasers shall have received, reviewed and approved the Property Report referred to in Section 3.3 herein;

(4) The Purchasers shall have received approval from the electors of all participating members and, if required by law, the Province for incurring the liability to pay the Purchase Price hereunder.

THAT the Chair and the CAO are hereby authorized to execute any further documents that may be required to implement this waiver.

THAT: WHEREAS section 377 (3) of the Local Government Act and section 189 (4.1) and (4.2) of the Community Charter permit a Regional District to lend money from a reserve fund for one service to a reserve fund for a different service;

NOW THEREFORE be it resolved that:

1. As needed during the 2017 financial year, the Board authorize the CSRD to borrow from the pooled capital reserve funds to complete the purchase of the CP Rail Trail property in accordance with the Offer to Purchase Agreement as approved by the Board, with total repayment of interest and principal to the contributing reserve funds within five (5) years; and

Principal will be repaid to the respective Reserve Funds upon receipt of the proceeds from long-term borrowing pursuant to Bylaw No. 5756.

THAT, if approved, the Board authorize the release of the resolutions pertaining to the Abandoned CP Rail Corridor from Sicamous to Armstrong from the Closed (In Camera) meeting this 19th day of October 2017.

## 19. Adjournment

2017-1044
**Moved By** Director Morgan
**Seconded By** Director Cathcart

THAT: the regular Board meeting of October 19, 2017 be adjourned at 1:54 PM.

**CARRIED**

_____ _____

CHAIR CHIEF ADMINISTRATIVE OFFICER

BRITISH COLUMBIA

November 8, 2017

Ref: 207265

Rhona Martin
Chair
and Members of the Board
Columbia Shuswap Regional District
555 Harbourfront Dr NE
PO box 978
Salmon Arm BC V1E 4P1

☐CAO ☐Works ☐DS ☐Fin/Adm | ☑Agenda Late ☑Reg Board Nov. ☐In Camera 2017 ☐Other Mtg | Ownership: File# 0112-05
NOV 14 2017
☐Ec Dev ☐IT ☐Parks ☐SEP ☐HR ☐Other | RECEIVED ☐Staff to Report ☐Staff to Respond ☐Staff Info Only ☐Dir Mailbox ☑Dir Circulate | Ack Sent: ☐Fax ☐Mail ☐Email
• Chair Martin • Director Demenok • Area C Governance Committee • Director Morgan
Via email, please. Thank you. L. Shykora

Dear Chair Martin and Board Members:

It was a great pleasure to meet with your delegation at the 2017 UBCM Convention. Our new government is committed to building partnerships with local government to make life more affordable for all British Columbians, to improve service delivery and to promote a strong economy that creates sustainable jobs. Thank you also for your letter and enclosures regarding the Columbia Shuswap Regional District's application for funding for a restructure study.

The issues brought forward in our meeting were of great interest to me.

I would like to acknowledge the tremendous effort and thorough work by you and the study committee on the governance and service review for Electoral Area C. I would also like to commend you on your very successful community engagement throughout this process, which included a broad range of approaches from the use of community associations, open houses and surveys. I am always interested to learn about best practices for citizen engagement and Ministry of Municipal Affairs and Housing staff will be sharing with me copies of the engagement information and materials you used.

Based on our meeting and your letters, I understand the Board is interested in moving forward on a restructure study in Electoral Area C and undertaking preliminary work to examine community interests in Electoral Area F. Ministry staff are working with regional district staff to further refine these proposals. Decisions on funding will depend on our review of your final proposals and confirmation of budget availability. Ministry staff will be in touch as these continue to progress.

I found tremendous value in hearing directly from you and other local governments over the course of the week. As a new Minister, this was an important opportunity to better understand challenges and opportunities in your communities. I am looking forward to working in partnership with you to address the priority issues for all British Columbians.

.../2

**Ministry of Municipal Affairs and Housing**

Office of the Minister

Mailing Address:
PO Box 9056 Stn Prov Govt
Victoria BC V8W 9E2
Phone: 250 387-2283
Fax: 250 387-4312

Location:
Room 310
Parliament Buildings
Victoria BC V8V 1X4

http://www.gov.bc.ca/mah

Thank you again to your delegation for taking the time to meet with me.

Sincerely,

Selina Robinson
Minister

Enclosure

pc: Doug Clovechok, MLA
Columbia River – Revelstoke

Greg Kyllo, MLA
Shuswap

**District of Sicamous**
446 Main Street
PO Box 219
Sicamous, BC
V0E 2V0

**T:** 250 836 2477
**F:** 250 836 4314
**E:** info@sicamous.ca
**sicamous.ca**

Sicamous
LIVE MORE

**Certified Resolution 17-273**

**It was moved and seconded:**
**THAT the District of Sicamous Council serve notice to the Columbia Shuswap Regional District (CSRD) of its desire to withdraw as a participant from 'Economic Development (Electoral Areas 'C', 'D', 'E' and 'F') Extended Service Bylaw No. 5268" effective January 1, 2018; and**

**FURTHER THAT the decision to withdraw from the Economic Development Extended Service is directly related to the launch of the Sicamous Development Corporation (2018), which will provide Economic Development services to the District of Sicamous and immediate surrounding area.**
**Carried**

Certified a true and correct copy of a resolution endorsed by the Council at its Regular Council Meeting held on November 8, 2017.

Dated this 9th day of November, 2017.

Evan D. Parliament,
Corporate Officer

**District of Sicamous**
446 Main Street
PO Box 219
Sicamous, BC
V0E 2V0

**T:** 250 836 2477
**F:** 250 836 4314
**E:** info@sicamous.ca
**sicamous.ca**

# Memo

**DATE:** November 8, 2017
**TO:** Mayor & Council
**FROM:** Julia Payne, Deputy Corporate Officer
**C.C.:** Evan D. Parliament, Town Manager
**SUBJECT:** Notice to Withdraw from the Economic Development Extended Service

**Recommendation:**

**THAT the District of Sicamous Council serve notice to the Columbia Shuswap Regional District (CSRD) of its desire to withdraw as a participant from 'Economic Development (Electoral Areas 'C', 'D', 'E' and 'F') Extended Service Bylaw No. 5268" effective January 1, 2018; and**

**FURTHER THAT the decision to withdraw from the Economic Development Extended Service is directly related to the launch of the Sicamous Development Corporation (2018), which will provide Economic Development services to the District of Sicamous and immediate surrounding area.**

**Purpose:**

With the implementation of the Sicamous Development Corporation in 2018 there would be a duplication of services provided and therefore it is Councils desire to withdraw from participation in the Regional Economic Development Extended Service and re-allocate those funds to the Sicamous Development Corporation whose mandate is to provide these services.

**Discussion:**

The following is an outline of the process to take place:

- Notice to Withdraw to CSRD
- CSRD notifies effected members and majority consent must be obtained
- Bylaw amendment needed (approval of the Lieutenant Governor required)

Respectfully submitted,

Julia Payne
Deputy Corporate Officer

# COLUMBIA SHUSWAP REGIONAL DISTRICT

BYLAW NO. 5324

A bylaw to amend "Economic Development
(Electoral Areas 'C', 'D', 'E', and 'F') Extended Service Bylaw No. 5268."

WHEREAS Bylaw No. 5268, cited as "Economic Development (Electoral Areas 'C', 'D', 'E', and 'F') Extended Service Bylaw No. 5268", establishes an extended service area for the purpose of providing economic development;

AND WHEREAS it is deemed desirable to amend Bylaw No. 5268 to allow for the inclusion of the District of Sicamous as a participating area;

AND WHEREAS the participating members in this local service have consented, in writing, to the inclusion of the District of Sicamous into the service area;

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

1. Section 1 of Bylaw No. 5268, cited as "Economic Development (Electoral Areas 'C', 'D', 'E', and 'F') Extended Service Bylaw No. 5268", be deleted in its entirety and replaced therefor:

   "1. Economic Development is hereby established as a service and shall be known as the "Economic Development (Electoral Areas 'C', 'D', 'E', and 'F' and the District of Sicamous) Service Area."

2. Sections 2 and 3 of Bylaw No. 5268 be amended to add the words "and the District of Sicamous" at the end of each section.

3. This bylaw may be cited as "Economic Development (Electoral Areas 'C', 'D', 'E', and 'F' and the District of Sicamous) Service Amendment Bylaw No. 5324."

READ a first time this 15th day of December, 2000.

READ a second time this 15th day of December, 2000.

READ a third time this 15th day of December, 2000.

APPROVED by the Inspector of Municipalities this 25th day of January, 2001

RECONSIDERED AND ADOPTED this 15th day of February, 2001

MANAGER OFCORPORATE ADMINISTRATION (SECRETARY)

CHAIRMAN

CERTIFIED a true copy of Bylaw No.5324 as read a third time.

CERTIFIED a true copy of Bylaw No. 5324 as adopted.

MANAGER OFCORPORATE ADMINISTRATION (SECRETARY)

MANAGER OFCORPORATE ADMINISTRATION (SECRETARY)

Province of British Columbia

No. .....

# Statutory Approval

*Under the provisions of section* 802(3)

*of the* Local Government Act

*I hereby approve Bylaw No.* 5324

*of* the Columbia Shuswap Regional District, *a copy*

*of which is attached hereto.*

*Dated this* 25th *day*

*of* January, 2001

.....

Deputy Inspector of Municipalities

M28-2068

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

BYLAW NO. 5268

WHEREAS a regional district may, by bylaw, establish and operate an extended service under the provisions of Part 24 of the Municipal Act;

AND WHEREAS the Board of the Columbia Shuswap Regional District wishes to establish an extended service for the purpose of providing economic development for Electoral Areas 'C', 'D', 'E' and 'F'.

AND WHEREAS the Directors for Electoral Areas 'C', 'D', 'E', and 'F' have consented, in writing, to the adoption of this bylaw and the service can be established without borrowing;

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

1. Economic Development is hereby established as an extended service and shall be known as the "Economic Development (Electoral Areas 'C', 'D', 'E', and 'F') Extended Service Area."

2. The boundaries of the service area are the boundaries of Electoral Areas 'C', 'D', 'E', and 'F'.

3. The participants in the named extended service established under Section 1 are Electoral Areas 'C', 'D', 'E', and 'F'.

4. The costs of providing the service established under Section 1 shall be recovered by requisition of money to be collected by a property value tax on the basis of the converted value of land and improvements.

5. This bylaw may be cited as "Economic Development (Electoral Areas 'C', 'D', 'E', and 'F') Extended Service Bylaw No. 5268."

READ a first time this 18th day of February, 1999.

READ a second time this 18th day of February, 1999.

READ a third time this 18th day of February, 1999.

APPROVED by the Inspector of Municipalities this 15th day of April, 1999.

RECONSIDERED AND ADOPTED this 20th day of May, 1999.

SECRETARY

CHAIRMAN

CERTIFIED a true copy of
Bylaw No 5268, as read a third time.

Secretary

CERTIFIED a true copy of
Bylaw No. 5268, as adopted.

Secretary

Province of British Columbia

No. .....

# Statutory Approval

*Under the provisions of section* 807(1)(a)

*of the* Municipal Act

*I hereby approve Bylaw No.* 5268

*of* the Columbia Shuswap Regional District, *a copy*

*of which is attached hereto.*

*Dated this* 15th *day*

*of* April *, 1999*

.....

Deputy Inspector of Municipalities

M28-2068

CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

CITY OF
REVELSTOKE

# South Revelstoke (Electoral Area B)
# Diagnostic Inventory of Planning, Service Delivery and Governance

Image: Revelstoke Airport © Bill Rand CC BY 2.0

URBAN systems

**Submitted to:**

Columbia Shuswap Regional District
555 Harbourfront Drive NE
Salmon Arm, BC  V1E 3M1

City of Revelstoke
216 Mackenzie Avenue
Revelstoke, BC V0E 2S0

**Submitted by:**

Urban Systems Ltd
200–286 St. Paul Street
Kamloops, BC V2C 6G4
T. 250.374.8311

**November 6, 2017**

File 0476.0087.01

This report is prepared for the sole use of Columbia Shuswap Regional District and the City of Revelstoke. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract. Copyright 2017.

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# 1 INTRODUCTION

## 1.1 Study Purpose

Over the past few years, the City of Revelstoke has fielded several requests from property owners within the South Revelstoke Area (Electoral Area B) to be included within City boundaries. In 2016, in response to individual requests for boundary extension, the Columbia Shuswap Regional District (CSRD) Board passed a resolution signalling opposition to an incremental approach to boundary extensions and support for a clear strategy for the future integration of properties in the Upper Bench area into the City of Revelstoke.

This Diagnostic Inventory is the first step in the development of a boundary extension strategy. Funded through a partnership between the City of Revelstoke and the CSRD, with support from the Province of British Columbia, the Diagnostic Inventory is being completed with the following objectives:

- To provide baseline information that considers the activities and policies of the City and the Regional District;
- To outline how City and Regional District services are delivered to the Study Area, how these services are planned and paid for, and who participates in these processes;
- To collect and report on community perspectives on governance in the Study Area; and
- To position the City and the CSRD to achieve greater long-term planning certainty and a consistent approach to future boundary extension requests.

This study does not include the consideration or presentation of specific options for a boundary extension or restructure. While future boundary extension may be possible, the development of options would be a local initiative that would require further study and deliberation prior to acceptance from the City, CSRD, and Province. However, this study is intended to provide both the CSRD and the City with background information for local planning initiatives and to help determine if there is a need to pursue a formal boundary extension study.

## 1.2 Study Area Overview

The Diagnostic Inventory focuses on the 2.3 square kilometre South Revelstoke Study Area identified in Figure 1.1. This Study Area was chosen by considering the location of growth pressures, contiguity with City boundaries, and natural boundaries such as Upper Arrow Lake. While this report focuses on the South Revelstoke Study Area as outlined in the map, the Study Area is not intended to define a boundary extension area. There could be a variety of potential future boundary extension options, including all, part, or none of the Study Area. This study provides contextual information that is intended to assist both the City and the CSRD in narrowing down options for the future.

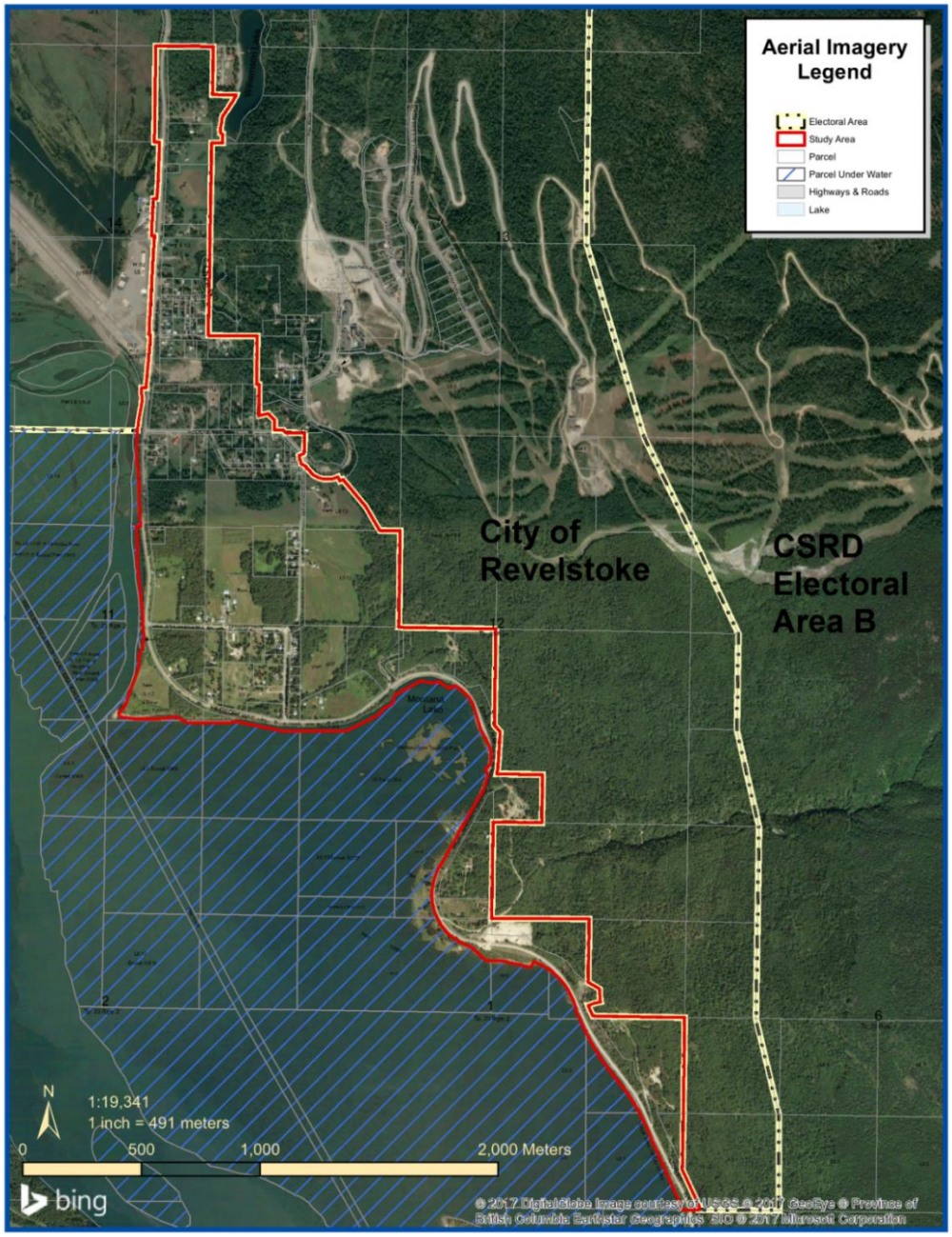


Figure 1.1: Study Area

The Study Area is located within Electoral Area B of the CSRD. It is located immediately south and west of the City of Revelstoke boundary and east of the Arrow Lakes reservoir. Figure 1.2 shows the Study Area context in relation to other jurisdictions of the CSRD. Despite its proximity to the City of Revelstoke, the Study Area has maintained its rural character. The area is surrounded by recreational opportunities, particularly to the east with Revelstoke Mountain Resort (RMR). RMR has had a significant impact on the South Revelstoke area, especially on the upper bench portion directly adjacent to the core resort development area. The northern end of the Study Area includes the Williamson Lake recreational area and the western boundary of the Study Area is bordered by the river ecosystem and the resulting recreational opportunities.[2]

[2] CSRD, *Electoral Area B Official Community Plan Bylaw No. 850,* 2008.

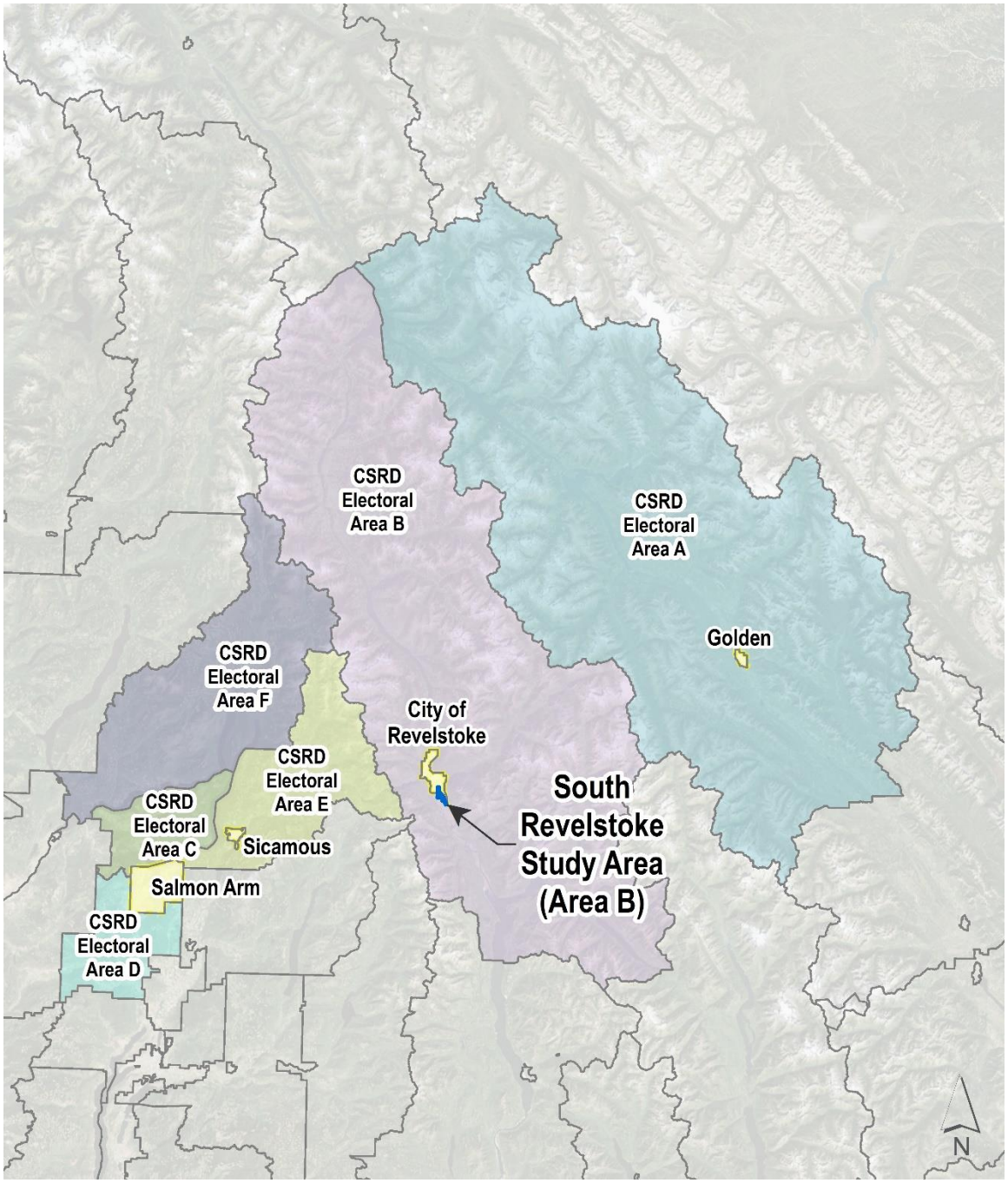


Figure 1.2: Columbia-Shuswap Regional District (CSRD)

## 1.3 Study Process

The Diagnostic Inventory process involved the following research components:

- Background information was reviewed and summarized, including Census data; CSRD and City of Revelstoke plans, policies, and bylaws; tax rate and assessment data; and CSRD Board / City Council reports, among other sources.
- Key informant interviews were conducted with various CSRD and City of Revelstoke staff, the CSRD Electoral Area B Director, and the City of Revelstoke Mayor.
- An environmental inventory was completed to understand factors such as the area's geology, agricultural capability, vegetation, water resources, cultural resources, and contaminated sites.
- There were opportunities for residents from the Study Area and City of Revelstoke to provide feedback on governance, service delivery, and boundary extension through online community surveys and a community meeting.

## 1.4 Report Outline

This report includes the following sections:

| | | |
|---|---|---|
| 1. | Introduction | Overview of the purpose and process of the Diagnostic Inventory |
| 2. | Study Context | Summary of recent events and issues which prompted the Diagnostic Inventory |
| 3. | Community Profile | Summary of the Study Area's demographics and land use profile |
| 4. | Governance and Service Delivery | Inventory of services and service providers for the Study Area, as well as a review of governance and decision-making |
| 5. | Financial Overview | Review of financial considerations related to the Study Area, with comparisons to the City of Revelstoke |
| 6. | Community Engagement Findings | Summary of Fall 2017 community engagement program findings |
| 7. | Conclusions | Summary of key study findings and potential next steps |

# 2 STUDY CONTEXT

## 2.1 General Motivations for Boundary Extension

Communities consider boundary extension for diverse reasons. For example, residents of an unincorporated area may consider joining a municipality

- to receive more services,
- to connect to community infrastructure such as water or sewer,
- to formally join an urban area the community already feels a part of, and/or
- to develop in a more urban manner not supported by the electoral area OCP or Zoning Bylaw.

Conversely, a municipality may consider extending its boundaries

- to increase the availability of land for development,
- to expand its tax base, and/or
- to provide services to residents who are unable to access those services through other providers.

Regardless of the motivation, each community faces a unique set of opportunities and constraints that will influence the paths available to accomplish community goals. In some cases, boundary extension can offer the most benefits; in others, changes to service delivery or land use planning can be made through the regional district.

## 2.2 Current Issues in the South Revelstoke Area

The City of Revelstoke's policy approach is to only provide water or sewer services to properties within municipal boundaries. As a result, the City has recently fielded a number of applications for boundary extensions from individual property owners within the Study Area. These requests are generally submitted at the initiative of property owners and reviewed on an individual basis. In 2016, in response to approaching boundary extension on a case-by-case basis, the CSRD Board passed a resolution to confirm that the CSRD does not support an incremental approach.

"MOTION AS AMENDED (Restated for Ease of Reference)

THAT

the City of Revelstoke and the Ministry of Community, Sport and Cultural Development be advised that the CSRD does not support an incremental approach to property annexation by the City of Revelstoke;

THAT:

the Board supports the development of a clear strategy to establish how properties in the areas adjacent to the City of Revelstoke could be integrated into the City of Revelstoke; such a strategy would examine a larger area, beyond one or two parcels, and would take into account matters such as servicing, fire suppression, impact to ALR land, and transportation with a lens of 20-30 years;

AND THAT:

application proposals for the annexation of two properties described as Legal Subdivision 12 & 13, both of Section 12, Township 23, Range 2, West of the 6th Meridian, Kootenay District (Civic Address 3304 and 3452 Catherwood Road) be allowed to proceed as the application is with the Province.[3]

VOTE ON RESOLUTION 2016-0214, AS AMENDED – CARRIED

Alt. Director Stuart Opposed."

CSRD Regular Board Meeting, February 18, 2016

[3] This third aspect of the motion dealt specifically with a boundary extension proposal that ultimately did not proceed.

In the past decade, several key events have shaped the need for this study:

| Timeline | Event |
|---|---|
| Mid-2000s | The City of Revelstoke extended its boundary to include the base area of Revelstoke Mountain Resort. |
| 2008 | Electoral Area B adopts a new Official Community Plan which recognizes the resort potential of the Upper Bench lands but recommends that a clear strategy should be in place prior to considering a City boundary extension. |
| 2009 | The City and the CSRD made a joint funding request to the Province for a Boundary Extension Evaluation Study (similar in scope to this Diagnostic Inventory). However, this request was turned down by the Province due to financial constraints at the time. |
| 2015 | The City of Revelstoke extends its boundary to include a Camozzi Road property. This boundary extension is followed by a development proposal for hotel use (i.e. Tree House Hotel) on the property (Figure 2.1—shown in green). |
| 2015-2016 | Unsuccessful boundary extension requests were made for properties along the east side of Catherwood Road (Figure 2.1—shown in red). Boundary extension interest was expressed was shown for a property along the west side of Catherwood Road (Figure 2.1—shown in blue). However, this application did not proceed to City of Revelstoke Council. |
| 2016 | The City extends its boundary to include 23 properties, including the Thomas Brook water user community, to resolve longstanding water issues and facilitate a connection to the City's water service (Figure 2.1—shown in yellow). |

As a result, the CSRD, the City of Revelstoke and the Ministry of Municipal Affairs and Housing (previously the Ministry of Community, Sport and Cultural Development) recently confirmed support for the preparation of a Diagnostic Inventory. The Diagnostic Inventory is intended to provide all stakeholders with a thorough understanding of current land use, demographics, infrastructure, governance, and service delivery in the South Revelstoke Area of Electoral Area B. The Diagnostic Inventory also provides an opportunity to inform area residents and property owners about current planning, service delivery, and governance, and gain insight into local perspectives on governance in the area.

Within the Study Area, there are a diversity of opinions regarding the merits of a City of Revelstoke boundary extension. Some property owners would like to develop their lands beyond what is currently allowed through the Area B Official Community Plan and Zoning Bylaw, they require City services (such as water and sewer utilities) to do so, and they understand that the City will not extend these services outside of its boundaries. These property owners may also desire other arrangements for local government services such as subdivision approval, road maintenance, and other services, and be prepared to pay higher tax rates to receive these services. Conversely, other property owners would like to retain their predominantly rural lifestyle (i.e. large land holdings with on-site water and sewer services and limited direct-to-property local government services) and not want to pay higher tax rates as they are content with the status quo.

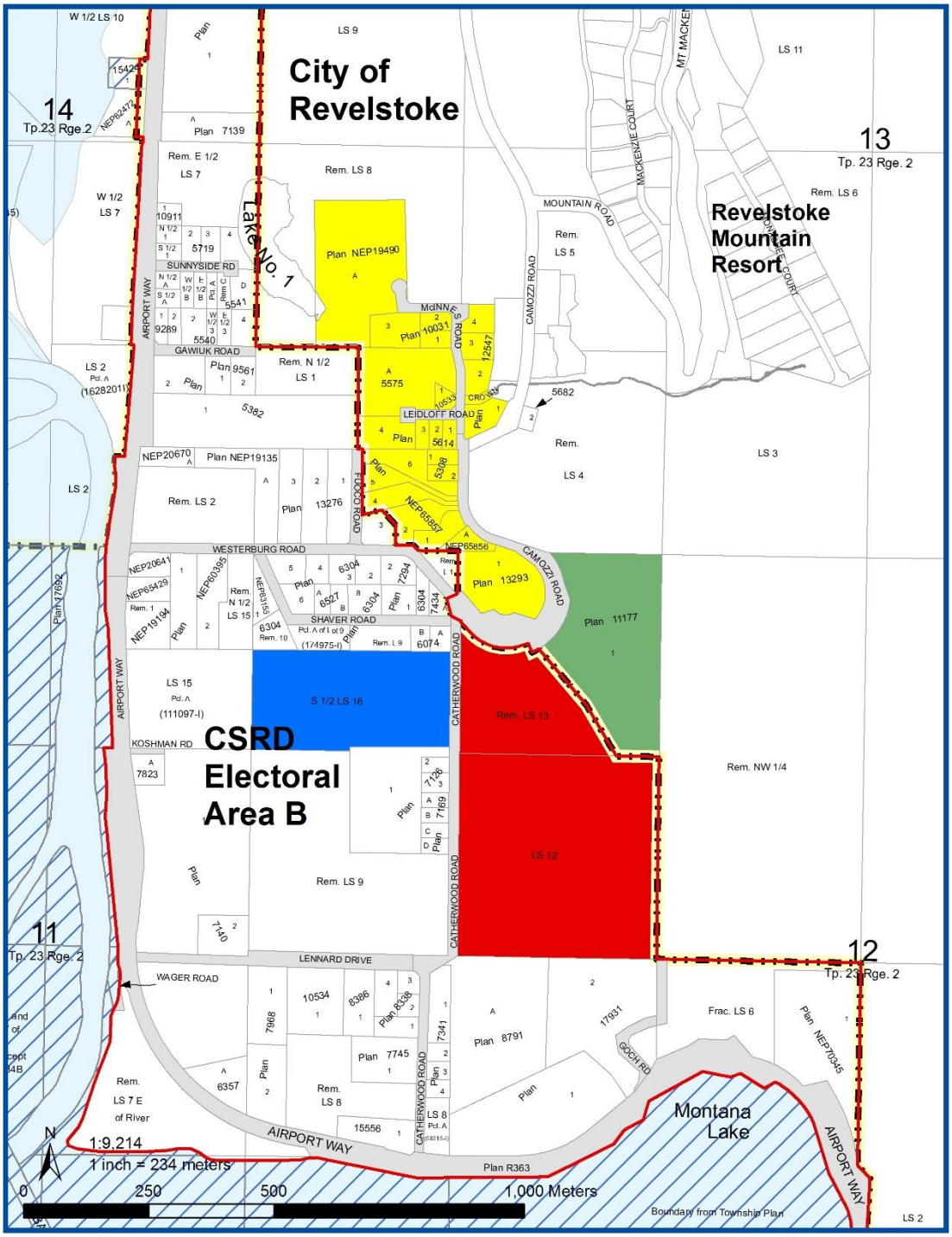


Figure 2.1: Recent Boundary Extension Applications

## 2.3 Emerging Issues

In addition to the issues identified above, new pressures are emerging. These pressures are primarily related to economic and service delivery issues, including the following:

- As tourism in the City grows, there is increasing pressure to make more land available for development.
- Properties near the City boundary are experiencing increasing assessment values, potentially incentivizing owners to request boundary extension and further develop their properties.
- There is a need for tourist accommodation in the City, especially for visitors to Revelstoke Mountain Resort. Rental housing is often used for short-term vacation rentals, putting pressure on the availability of housing for local residents and workers.
- The CSRD and City have service agreements that require ongoing review.
- Issues around the availability of water may lead to pressures for the extension of City community water services to the Study Area. Capital costs for the extension of water (or other infrastructure) services would generally be the responsibility of the property owners or developers requesting the extension of services.
- There is increasing interest in local food production and the Study Area contains land with good quality soils. A large portion of the Study Area is located within the Agricultural Land Reserve (ALR).

## 2.4 Boundary Extension Framework and Process

The Province's approach to boundary extensions is guided by a number of principles. Boundary extension proposals are expected to respect the following policy framework established by the Province: [4]

- Municipal leadership – Whether a boundary extension proposal originates with property owners or council, the municipality is expected to
    - articulate its reasons and rationale for requesting the change in jurisdiction,
    - initiate consultation with other jurisdictions,
    - communicate effectively with residents in the boundary extension area and in the municipality about the proposal, and
    - provide a complete proposal to the Ministry.

- Inter-jurisdictional collaboration – Successful management of a jurisdictional change requires a willingness to adjust plans when necessary to minimize negative consequences to other

[4] This Provincial policy framework is articulated in the March 2010 *Municipal Boundary Extension Policies Guide,* published by the Ministry of Municipal Affairs and Housing and available at: www.cscd.gov.bc.ca/lgd/gov_structure/library/Municipal_Boundary_Extension_Policies_Guide.pdf

jurisdictions. Therefore, the municipality is responsible for engaging with residents, regional districts, provincial agencies and ministries, First Nations, and others as required to develop boundary extension proposals.

- **Consultation with and consent of those affected –** Local government service, taxation and regulatory authorities affect the residents and property owners within their boundaries. As a result, electors of a municipality and the property owners within a proposed extension area must be consulted and have an opportunity to indicate their opinion of a municipal boundary extension proposal.

- **Consistency with community sustainability objectives –** The municipality should describe a rationale for developing and submitting a boundary extension proposal to the Ministry. The rationale should be based on addressing, as applicable, goals for community growth management governance, local servicing, financial management, administrative sustainability, and mitigating and adapting to climate change.

- **Provincial approval –** The Minister's decision to advance a boundary extension proposal for consideration by Cabinet must balance the interests of a municipality with the Province's overall obligations and interests.

As indicated, municipal leadership is required in boundary extension proposals. Whether a proposal is initiated by a property owner/developer or by the municipality, a Council resolution is required to confirm that the municipality wishes to consider a boundary extension proposal. Table 2.1 provides an overview of the steps required to complete a boundary extension.[5]

[5] Table 2.1 is adapted from the March 2010 *Municipal Boundary Extension Process Guide,* published by the Ministry of Municipal Affairs and Housing, and available at: www.cscd.gov.bc.ca/lgd/gov_structure/library/Municipal_Boundary_Extension_Process_Guide.pdf

Table 2.1: Boundary Extension Process

| Step | Description |
|---|---|
| Step 1 Proposal Development and Referrals | • Municipal staff prepare a boundary extension proposal.<br>• Municipality refers boundary extension proposal for comment to the regional district, property owners within the proposed boundary extension area, First Nations, the Agricultural Land Commission, and various other intergovernmental agencies as required.<br>• Municipality identifies and resolves concerns prior to formal proposal submission to Ministry. |
| Step 2 Proposal Submission | • A Council resolution confirms that the municipality wishes to consider a proposal.<br>• The proposal (including referral results and other background information) is submitted to the Ministry of Municipal Affairs and Housing. |
| Step 3 Ministry Review | • The Ministry reviews the proposal and provides feedback on any issues. If the proposal is found to be complete, it is referred to the Ministry of Transportation and Infrastructure for review. |
| Step 4 Electoral Approval | • Once the Ministries confirm that there are no issues with the proposal, the municipality seeks the approval of electors within the municipality through either a referendum or the Alternative Approval Process. [6] |
| Step 5 Provincial Approval | • If electors approve the boundary extension, the Ministry will prepare Letters Patent that implement the boundary extension. Letters Patent outline which properties are included and address how services will be transferred.<br>• The Lieutenant Governor in Council (Cabinet) must also approve the boundary extension. |

[6] Generally, for a boundary extension to proceed, the municipality has a duty to consult with residents and property owners within the proposed boundary extension area during Step 1 to confirm whether there is majority interest in proceeding with the boundary extension. The Minister of Municipal Affairs and Housing has the option of directing that a vote be taken within the proposed boundary extension area, per Section 12(3) of the *Local Government Act*. Additionally, in Step 4, the municipality has a legislated requirement to obtain the approval of electors already within the municipality, per Section 12(2) of the *Local Government Act*. This approval can be obtained through either the Alternative Approvals Process or a referendum vote.

| Step | Description |
|---|---|
| Step 6 Implementation | • Once Cabinet approves the boundary extension, all relevant governments and agencies are informed.<br>• The boundary extension is implemented by the municipality and regional district; these two parties may use a transition agreement for this process.<br>• To conclude the process, the municipality confirms the population of the boundary extension to the Ministry for the purposes of grant allocations and determining votes on the regional district board. |

For consultation with property owners within the proposed boundary extension area (during Step 1), the approach varies depending on the size of the proposed boundary extension area and the number of parcels proposed to be included within the municipal boundary. Generally, the Minister will not recommend a boundary extension to Cabinet if a majority of property owners within the proposed extension area object. It is the municipality's responsibility to design an appropriate process to obtain the opinion of residents and property owners within the area of the proposed boundary extension. Smaller proposals may be approved through individual response letters and other means of collecting consent. However, larger proposals typically require a formal vote, at the discretion of the Minister of Municipal Affairs and Housing (per Section 12(3) of the *Local Government Act*.

For electors within the existing municipal boundary (during Step 4), elector approval may be obtained through a referendum or the Alternative Approval Process (AAP) as set out in the *Community Charter.* Under the Alternative Approval Process, a municipality publishes two notices of the boundary extension proposal. Municipal electors then have 30 days within which to provide response forms to "indicate that council may not proceed… unless it is approved by assent of the electors" through a formal referendum vote (Section 86(1) of the *Community Charter*). If more than 10 percent of all municipal electors hold this opinion, then the local government cannot proceed without holding a referendum.

## 2.5 Tax Rates

The *Local Government Act* enables Letters Patent to establish a phase-in period for tax rate changes following a boundary extension over a specified time period that is not more than 20 taxation years. The Province determines if tax rates will be limited and over what period; in recent years, a five-year phase-in period has been the norm for new boundary extensions.

When the Thomas Brook community became part of the City of Revelstoke, a five-year tax rate limit was used to help property owners transition to a higher property tax. The tax rate for Thomas Brook residents was set to equal the tax rate being paid by Electoral Area B residents until 2022. After 2022, Thomas Brook residents will begin paying City of Revelstoke tax rates. The phase-in period was defined this way to minimize the burden of capital costs of connecting to water and sewer upgrades. More frequently, an incremental approach is taken. For example, the City of Fort St. John uses a

phased, five-year tax rate limit based on a formula that sees tax rates adjusted incrementally (i.e. 20 percent per year until 100 percent is achieved).

# 3 COMMUNITY PROFILE

Note: At the time of writing, population figures from the 2016 Canada Census were available and are used in the discussion of population and density comparisons. However, more detailed Census information such as housing, education and labour was yet to be released. Where 2016 Census data was unavailable, information is presented based on the 2011 Census, as indicated.

## 3.1 History and Settlement Patterns

Revelstoke began as a transportation and supply centre for the mining industry in the 1880s. The growth of the settlement was soon bolstered by the construction of the transcontinental railway and the subsequent decision of the Canadian Pacific Railway to establish its main operations offices and maintenance facilities for the Shuswap and Mountain Subdivisions in Revelstoke. Mining and railway construction required substantial amounts of timber, which prompted the early establishment and growth of the forest industry in the area.

Between 1900 and the early 1960s, Revelstoke grew at a gradual, steady pace. The area was opened to tourism in 1962 through the construction of the Trans-Canada Highway through Rogers Pass. Rapid growth followed to meet the needs of the tourism industry and the economy was further diversified.

Beginning in 1965, three hydroelectric dams were built in the area, creating large reservoirs. While these megaprojects fortified the economy of the city, they also flooded agricultural lands and vast expanses of prime forest lands, reducing the timber and natural environmental resources of the area. When the megaproject boom ended in 1985, the town experienced a significant downturn. This downturn was overcome through the development and implementation of a community economic development strategy which included a downtown revitalization project, development and diversification of small businesses, encouragement of tourism, and strengthening of the timber industry.[7]

Revelstoke has always been an attractive 4-season recreation destination with tourism interest in biking, hiking, skiing, and other activities both in the back-country and along the highway corridor. The area gained further worldwide attention with the opening of Revelstoke Mountain Resort in 2007. To accommodate the resort development and ensure that it received necessary servicing, the land at the base of Mt. Mackenzie was incorporated into the City of Revelstoke in the mid-2000s. The adjacent electoral area lands to the west remained outside of the City boundary. These electoral area lands primarily include rural residential and agricultural uses on properties serviced by wells and septic systems.

[7] City of Revelstoke. *Revelstoke Community Profile*, August 2015. http://www.cityofrevelstoke.com/DocumentCenter/Home/View/384.

## 3.2 Demographics

### Population and Density

While accurate population data for the South Revelstoke Study Area is unavailable, the Area B Official Community Plan estimates the South Revelstoke population at approximately 300 persons.[8][9] With a land area of 2.3 square kilometres, the Study Area has a population density of approximately 130 persons per square kilometre. The Study Area accounts for roughly 50 percent of Area B's total population, but only 0.2 percent of its 10,231 square kilometres of land. For comparison, the City of Revelstoke has a population of approximately 7,547 over a land area of 41.1 square kilometres, representing a population density of 180 persons per square kilometre.[10]

Between the 2011 and 2016 Census periods, the population of Area B grew from 552 residents to 598 residents, an increase of 8.3 percent. However, between the 2006 and 2011 Census periods, the population of Area B had fallen from 706 to 552, a decrease of 21.8 percent. This decrease may be due to several factors, including the 2009/2010 downturn which significantly impacted the tourism industry in the region, and variations in the collection of census data during this period.

For comparison, between the 2011 and 2016 Census periods, the population of the City of Revelstoke grew from 7,139 residents to 7,547 residents, an increase of 5.7%. The recent population growth can likely be attributed to the popularity of Revelstoke Mountain Resort and the tourism industry job growth it has created. However, recent history shows how sensitive the region's population is to economic factors beyond local control. Revelstoke's population declined slightly, by 1.3 percent, between 2006 and 2011 Census periods, despite the inclusions of the base area of RMR within City boundaries. It is likely that this decline was due to the 2009 global economic recession which impacted tourism heavily and led to little population growth in the region over this period.

### Age

As illustrated in Figure 3.1, the City of Revelstoke has a lower median age than Electoral Area B, the CSRD, or the Province of BC. The lower median age is indicative of the City's recent shift to a largely tourism-based economy with the opening of Revelstoke Mountain Resort in 2007. Median age data is not available for South Revelstoke specifically, but its population is reflected in the Area B data. The median age in Area B is nearly 10 years higher than that of the City of Revelstoke, suggesting that the residents of South Revelstoke are older on average than the residents of the City of Revelstoke.

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[8] CSRD. *Area B Official Community Plan*, 2016.
[9] More recently, CSRD GIS staff have estimated that the Study Area includes 118 houses. With an average occupancy rate of approximately 2.2 (CSRD Electoral Area B 2016) to 2.3 (City of Revelstoke 2016), the number of residents is estimated at approximately 260 to 271.
[10] Statistics Canada. *Census*, 2016.

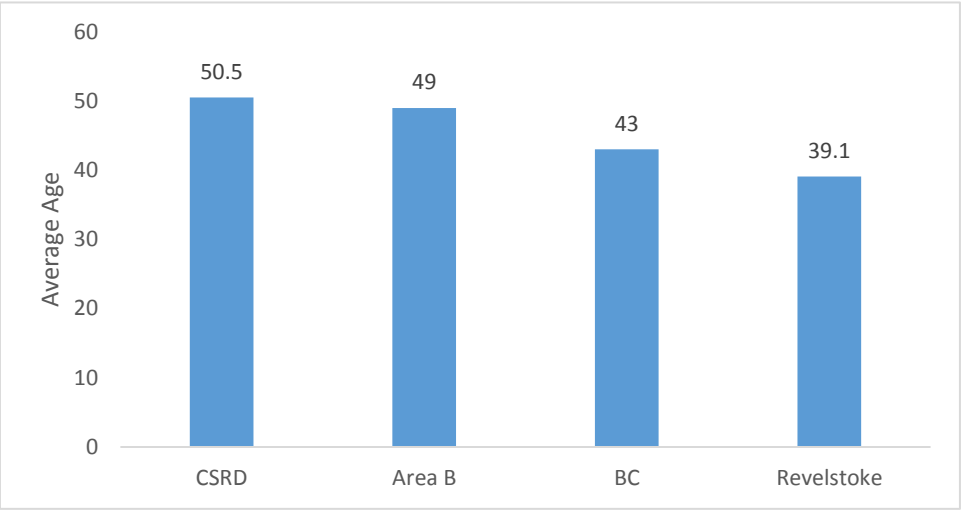


Figure 3.1: Median Age Comparison
Source: Statistics Canada. *Census,* 2016.

## Language

The majority of residents in both the City of Revelstoke and Electoral Area B reported English as their first language (Figure 3.2). Of those Area B residents who reported a non-official language as their first language, German was the most often cited. In comparison, of the City of Revelstoke residents who indicated a language other than English or French as their first language, German and Italian were most often cited.[11]

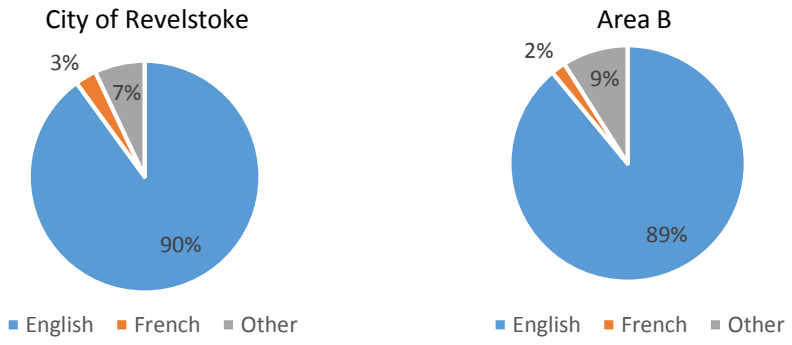


Figure 3.2: Language Comparison
Source: Statistics Canada. *Census*, 2011.

[11] Statistics Canada. *Census*, 2016.

## Economy and Labour Force

Note: Economic and labour data from the 2011 National Household Survey (NHS) is used in this section as 2015 data had not yet been released when the community profile was completed.[12]

The economy of Revelstoke and the surrounding area is closely linked to its geographic location, physical environment and the region's abundance of natural resources. Forestry, transportation, government services, and a vibrant tourism sector drive the economy. For a community of its size, Revelstoke's economy is diverse.[13]

Area B's median before-tax household income was $53,283 in 2011, compared to $57,724 in the City of Revelstoke.[14]

The following are the top three occupation types in the City of Revelstoke:

- trades, transport, and equipment operators;
- sales and service operations; and
- business, finance, and administration occupations.

In Area B, the following are the top three occupation types:

- accommodation and food services;
- agriculture, forestry, fishing and hunting; and
- retail trade.

Eighty percent of reported jobs in the City of Revelstoke were full-time, compared to 84 percent for residents in Area B.

[12] Unlike the Census long-form, the NHS was voluntary. This impacted the accuracy of the data as the response rate was much lower than what was assumed for the mandatory Census long-form (across Canada, 69.6% versus 94%).
[13] City of Revelstoke. *Revelstoke Community Profile*, August 2015. http://www.cityofrevelstoke.com/DocumentCenter/Home/View/384.
[14] Statistics Canada. *National Household Survey*, 2011.

### Housing

The South Revelstoke area contains a mixture of lot sizes ranging from small half acre parcels to larger, agricultural acreages. The settled portion of the area contains a mixture of housing types and sizes, but most housing is single family residential (Figure 3.3).[15] Most of the manufactured homes are located along Catherwood Road, just to the south of Lennard Drive.

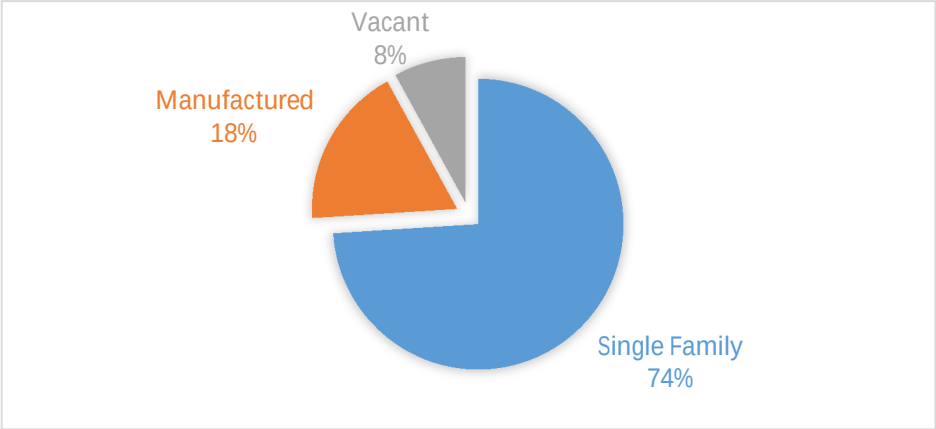


**Figure 3.3: South Revelstoke Dwelling Types**
Source: 2017 BC Assessment data

## 3.3 Planning Context

### Existing Land Uses

Existing land uses in South Revelstoke are predominantly residential, with a small amount of agricultural activity and some vacant lots. There are currently no commercial land uses in South Revelstoke, though some residential properties are used for home-based businesses, vacation rentals, and bed and breakfasts. However, the CSRD does not provide business licenses and these in-home commercial uses are not reflected in property classifications.

The Study Area is located between the Revelstoke Airport, the City of Revelstoke, and Revelstoke Mountain Resort. To the south of the Study Area, Airport Way carries on towards additional recreational opportunities, as well as forest industry activity. As a result, the South Revelstoke area also functions as part of a transportation corridor to the south.

### Official Community Plan

Development in South Revelstoke is guided by the Area B Official Community Plan (OCP) Bylaw No. 850, which was adopted in October 2008, and most recently amended in November 2016. Figure 3.4

[15] Area B Official Community Plan, pg. 18.

illustrates the Official Community Plan land use designations for South Revelstoke, as well as the area designated *Resort Commercial (RC)* located within Area B.

The Official Community Plan designates a significant portion of South Revelstoke as Small Holdings (SH), parcels with a minimum size of 4 hectares. Most of the area located between the airport and Revelstoke Mountain Resort is designated as Rural Residential 2 (RR2), parcels of between 2 and 4 hectares. Lastly, there is a small section of land designated as Rural Resource (RSC) located at the southern end of the Study Area. Rural Resource lands represent most of the land area in Electoral Area B. They are generally publicly-owned Crown resource lands but also include large private holdings.[16]

Significantly, the current OCP designations are intended to maintain the Study Area's rural character, limiting development potential. However, due to the proximity to the Revelstoke Mountain Resort core, the Upper Bench area (now included within City boundaries with the Thomas Brook boundary extension) is specifically identified for urban and resort development uses. Further neighbourhood planning is required in this area and the OCP states that development to higher resort densities should be consistent with the overall direction of the Resort Master Plan. Since boundary extension for the Upper Bench has already occurred, the City of Revelstoke is responsible for any future OCP amendments or other planning initiatives related to these lands.

[16] CSRD. *Area B Official Community Plan*, 2016.

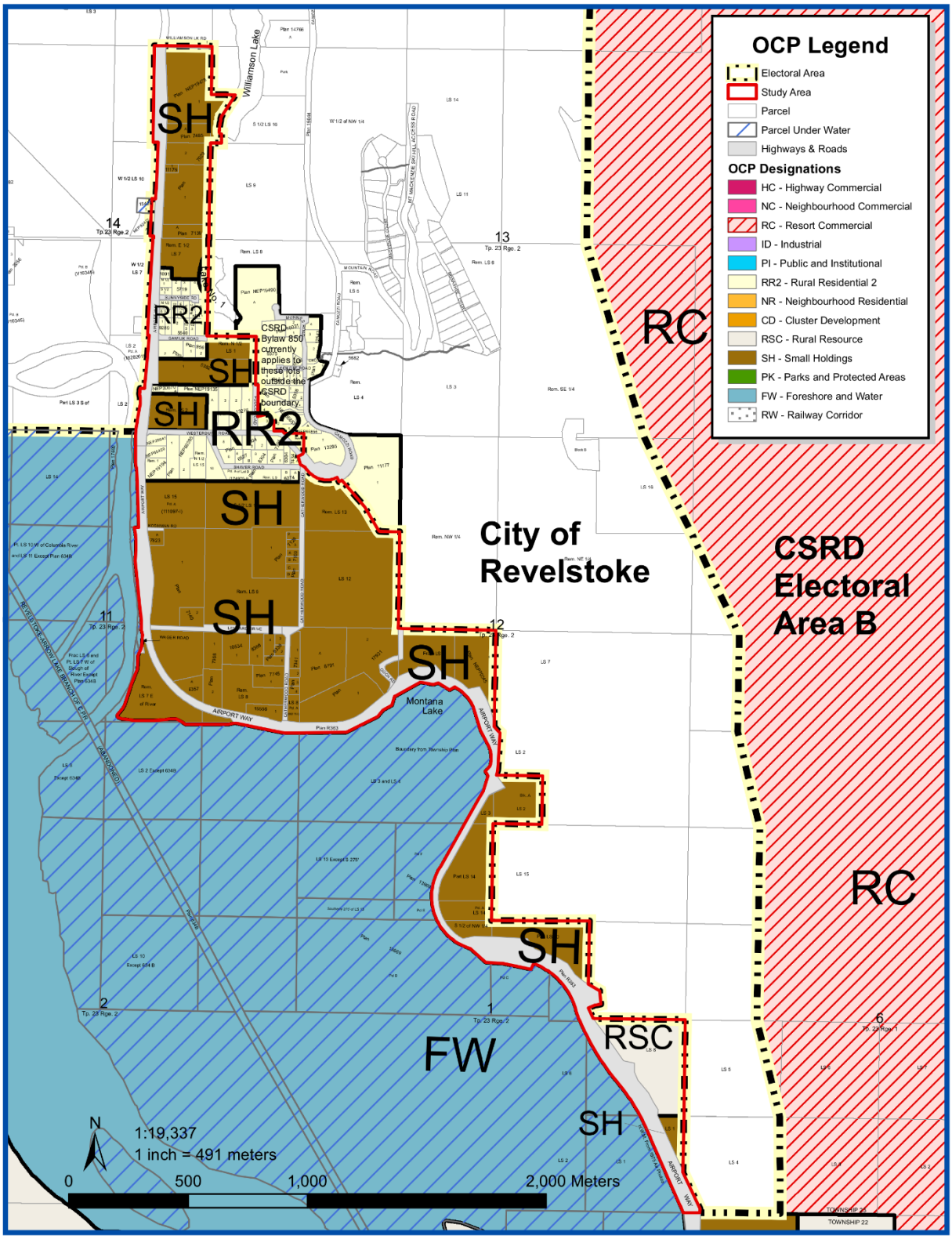


Figure 3.4: OCP Land Use Designations
Source: CSRD, 2017.

## Zoning

The Electoral Area B Zoning Bylaw No. 851 was adopted in August 2014. Zoning in South Revelstoke mirrors the OCP designations, with the exception of the RSC parcel mentioned above. While the OCP designates it for Rural Resource (RSC), it is currently zoned for Rural Holding (RH), which is consistent with its current residential use. Figure 3.5 illustrates the Study Area zoning.

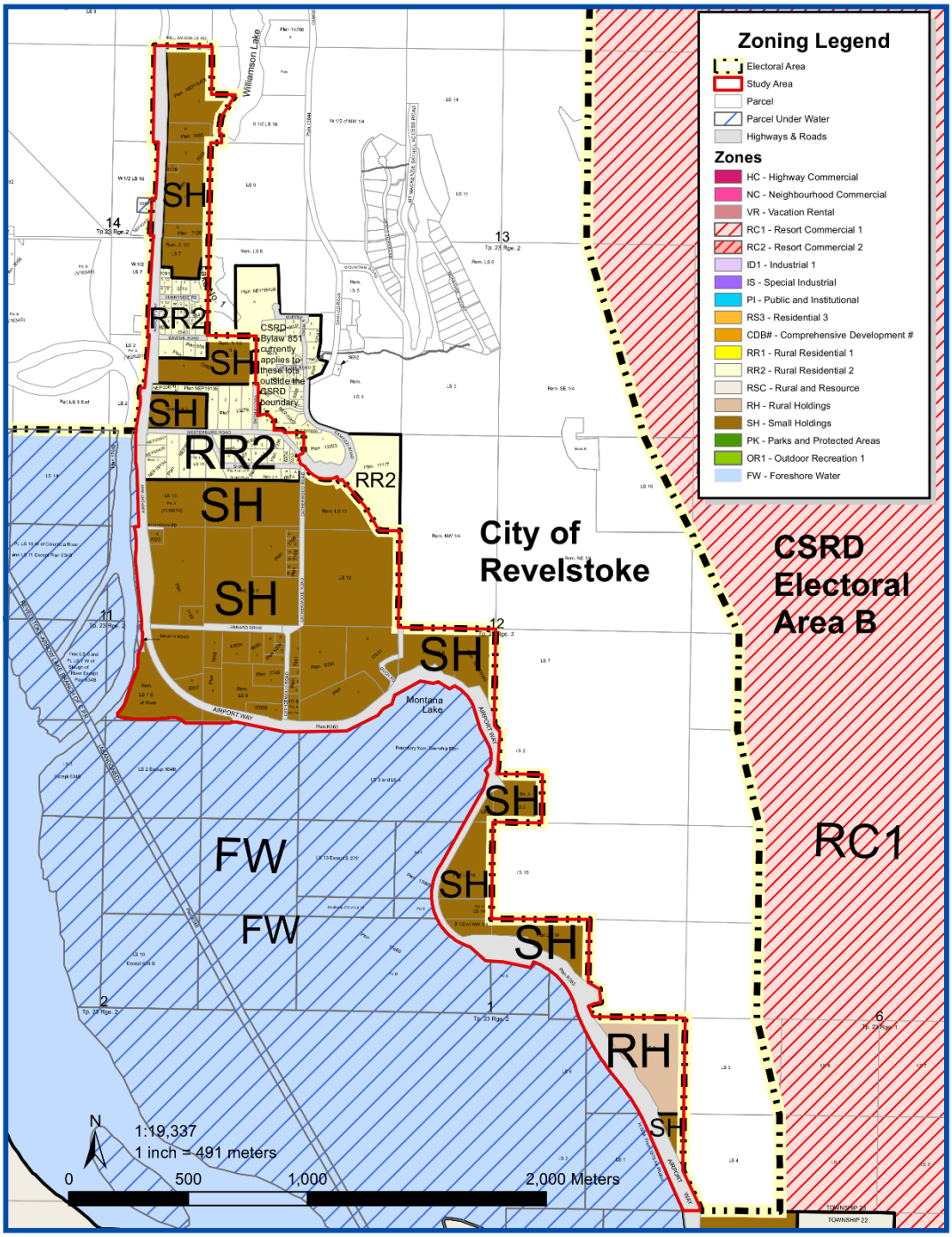


Figure 3.5: Zoning
Source: CSRD, 2017.

### Development Permit Areas

The Electoral Area B Official Community Plan outlines three Development Permit Areas (DPA) that guide the processing of development applications in the Study Area:

- Riparian Areas Regulation (RAR) DPA: The RAR DPA applies to lands that are within 30 metres of the high-water mark of a watercourse. This DPA applies to the parcels that are on the western edge of the Study Area, which are on the shores of the Columbia River.
- Lakes 100 metre DPA: The Lakes 100m DPA applies to areas within 100 metres of the Upper Arrow Lake portion of the Columbia River. This affects all of the parcels that are within 100m of the western boundary of the Study Area.
- Foreshore and Water DPA: The Foreshore and Water DPA applies to all water bodies designated as Foreshore and Water in the OCP. The portion of the Columbia River that is within the Study Area falls under this designation and, as a result, there are restrictions to development. The intent is to ensure the proper siting of structures on the foreshore and in the water to prevent or minimize negative impacts on lake ecology, including fish habitat, and to complement the Riparian Areas Regulation DPA.

Additionally, the CSRD requires a geotechnical report for properties with slopes of greater than 30 percent.

### Surrounding Land Uses

The South Revelstoke Study Area is surrounded by the City of Revelstoke to the north and east, rural Electoral Area B land to the south, and the Upper Arrow Lakes portion of the Columbia River to the west. Significantly, the Study Area is located immediately to the west of the Upper Bench area (Thomas Brook), Revelstoke Mountain Resort, and other recreational opportunities. The Study Area is also directly east of the Revelstoke Airport. The Revelstoke Airport falls within City limits but is owned by the CSRD.

Airport Way connects the City of Revelstoke, through the Study Area, to more rural parts of Area B to the south. Approximately 4.5 km south of the Study Area boundary, Airport Way becomes a dirt road and connects with a network of Forest Service Roads (FSRs). These FSRs are significant because they create recreational opportunities, which in turn increase the traffic travelling through the Study Area.

In sum, the Study Area has retained its rural character. However, the demand for accommodation and other amenities that serve the needs of the region's tourism and recreation industries is creating pressures for development.

## 3.4 Growth Context

According to the Official Community Plan for CSRD Electoral Area B, there are two major factors supporting existing growth and influencing future growth and development in Area B. These factors include continued support for the service, public sector, forestry, and mining economy; and, continued and growing interest in the resort and recreation amenities in the area.

## Projected Growth

The OCP does not provide growth projections for the Study Area due to several projection-related challenges, including the following:

- Multiple boundary changes mean that past population changes for Electoral Area B are unreliable,
- Past growth cycles have been impacted by mega hydroelectric projects,
- The potential future impact of RMR on the Study Area is unclear, and
- There are few development statistics to use for trends analysis.[17]

The challenge of quantifying potential population growth for this area is further compounded by Revelstoke's tourist character and exposure to the global economy. As a tourism destination, many homes in Revelstoke are owned by non-permanent residents. Tourism is also highly dependent on global factors. For example, the 2009 global financial crisis impacted investment in RMR and supporting accommodation. To illustrate, Table 3.1 compares the growth projections used in the City of Revelstoke's 2009 OCP and actual permanent population changes in the city over this period, along with comparable compound annual growth rates (CAGR) for these two sources.

Table 3.1: City of Revelstoke Growth--Projected versus Actual

| Source | 2006 | 2011 | 2016 | CAGR 2006 to 2016 |
|---|---|---|---|---|
| OCP | 7,230 | 8,518 | 8,953 | 2.2% |
| Canada Census | 7,230 | 7,139 | 7,547 | 0.4% |

Source: City of Revelstoke. *Official Community Plan.* 2009. Statistics Canada. *Census.* 2006-2016.

In the future, the level of Revelstoke's overall growth may be significantly impacted by the amount of development at the base of RMR, directly adjacent to the study area. The Mount Mackenzie Resort Master Plan allows the owners of the resort to build up to 16,600 bed units, though only about 400 to 600 units have been completed to date. The actual allowed number of bed units is 'earned' through the construction of ski operations infrastructure. RMR is also entitled to build up to 500,000 square feet of commercial space.

Over the lifetime of RMR, base area development has been slower than originally anticipated due to factors such as the 2009 financial crisis. However, recent years have seen increased demand for accommodation in the area. This demand is reflected in the popularity of short term rentals in both the City and the Study Area, as well as recent efforts to include land from Electoral Ara B within City boundaries to provide for hotel development.

## Study Area / Electoral Area B Development Context

Within the study area, there are current pressures to develop as the area's tourism industry grows. Many property owners are already renting rooms or homes to tourists as short-term vacation rentals, reflective of changing consumer preferences and new opportunities for homeowners. As well, there has been interest in additional tourism and housing related development within the Study Area.

[17] CSRD. *Electoral Area B Official Community Plan*, 2016.

The Area B OCP identifies 19 vacant lots in the South Revelstoke Study Area.[18] Eight of these lots are in the Agricultural Land Reserve (ALR) and have limited development opportunity as a result. The OCP also states that approximately 43 lots could be created under existing Land Use Bylaw provisions. However, servicing issues would need to be addressed and some subdivisions would require Agricultural Land Commission approval.

In terms of future development of ALR parcels, the Area B OCP notes that "the ALC [Agricultural Land Commission] 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."[19]

The ALC's mandate is to protect farmland and encourage farming, and notwithstanding the above, the ALC is not required to consider ALR lands within a municipality differently than lands within an electoral area, nor is it required to consider urban development demands placed on ALR lands.

Apart from the Study Area, the Electoral Area B OCP identifies potential for some additional rural development in the Begbie Bench area (i.e. minimum 2 ha parcel sizes).

## City of Revelstoke Development Context

For context, the City of Revelstoke has experienced an increase in development activity in recent years. The City's annual reporting found an increase in the number of development applications received between 2013 and 2016, including applications for rezoning, OCP amendment, development permit, development variance permit, heritage alteration permit, and sign permit.[20] The number of building permits issued has fluctuated over this period but the total value has doubled.

Table 3.2: City of Revelstoke Development Activity

| | 2013 | 2014 | 2015 | 2016 |
|---|---|---|---|---|
| Development Applications | 45 | 75 | 75 | 133 |
| Building Permits Issues | 137 | 231 | 209 | 180 |
| Value of Building Permits | $9,723,000 | $14,293,000 | $15,042,000 | $19,343,000 |

Source: City of Revelstoke, "Development Activity – 2016 Year End Report", 2017.

With the growth the is occurring, there appears to be significant unmet demand for year-round and seasonal housing for people who live and work in Revelstoke or surrounding areas, in addition to demand for vacation homes and accommodations. Community concern has been raised about the affordability of housing in Revelstoke and how the City will address housing needs across a range of incomes. The City has indicated that it will be initiating work on an affordable housing strategy shortly.

[18] 2017 BC Assessment data identifies eleven properties as being vacant or having outbuildings (e.g. shed) only.
[19] CSRD. *Area B Official Community Plan*, pg. 46, 2016
[20] City of Revelstoke. *Development Activity – 2016 Year End Report*. 2017.

Within the City, there are a number of areas that could accommodate future growth and development. Figure 3.6 shows the City of Revelstoke's current OCP map. In existing neighbourhoods, key opportunities and constraints include the following:

- The Big Eddy area contains a number of larger lots with potential capacity for future development. However, density in this area is constrained by the lack of available community sewer.
- Infill through redevelopment has been occurring on an incremental basis in the Southside neighbourhood.

The City's OCP also designates Future Growth areas, which are vacant or underdeveloped lands, generally on large lots, which hold potential for development. There are 23 parcels, totalling 59.3 hectares, identified as Future Growth areas. While a number of sites may have future development potential, four key areas (identified by numbers on Figure 3.6) are reviewed below:

1. Undeveloped land—This site is currently forested but has been identified for future growth. This site is close to the urban core.
2. Mackenzie Village Development—In 2016 the City approved a Master Development Agreement for a phased development on this site. The development proposes approximately 1,100 units at full build out. The developer reported that the initial 46 units were sold within three months, to both current residents and buyers from other locations around North America. Previous average home sales are reported to have averaged approximately 90 sales per year within all of Revelstoke.
3. Thomas Brook neighbourhood— The City's boundary was recently extended to include this area. Now that it is connected to the City's infrastructure system, there is potential for increased density. Future planning is required for this area.
4. Tree House Hotel Proposal—The City's boundary was also recently extended to include this property off of Camozzi Road. There is currently an active rezoning application for this property, with potential build-out capacity contingent on the results of this current process.

There may also be potential for low density development in portions of the areas designated as Urban Reserve in the City's OCP. However, development in these areas is subject to environmental and topographical constraints.

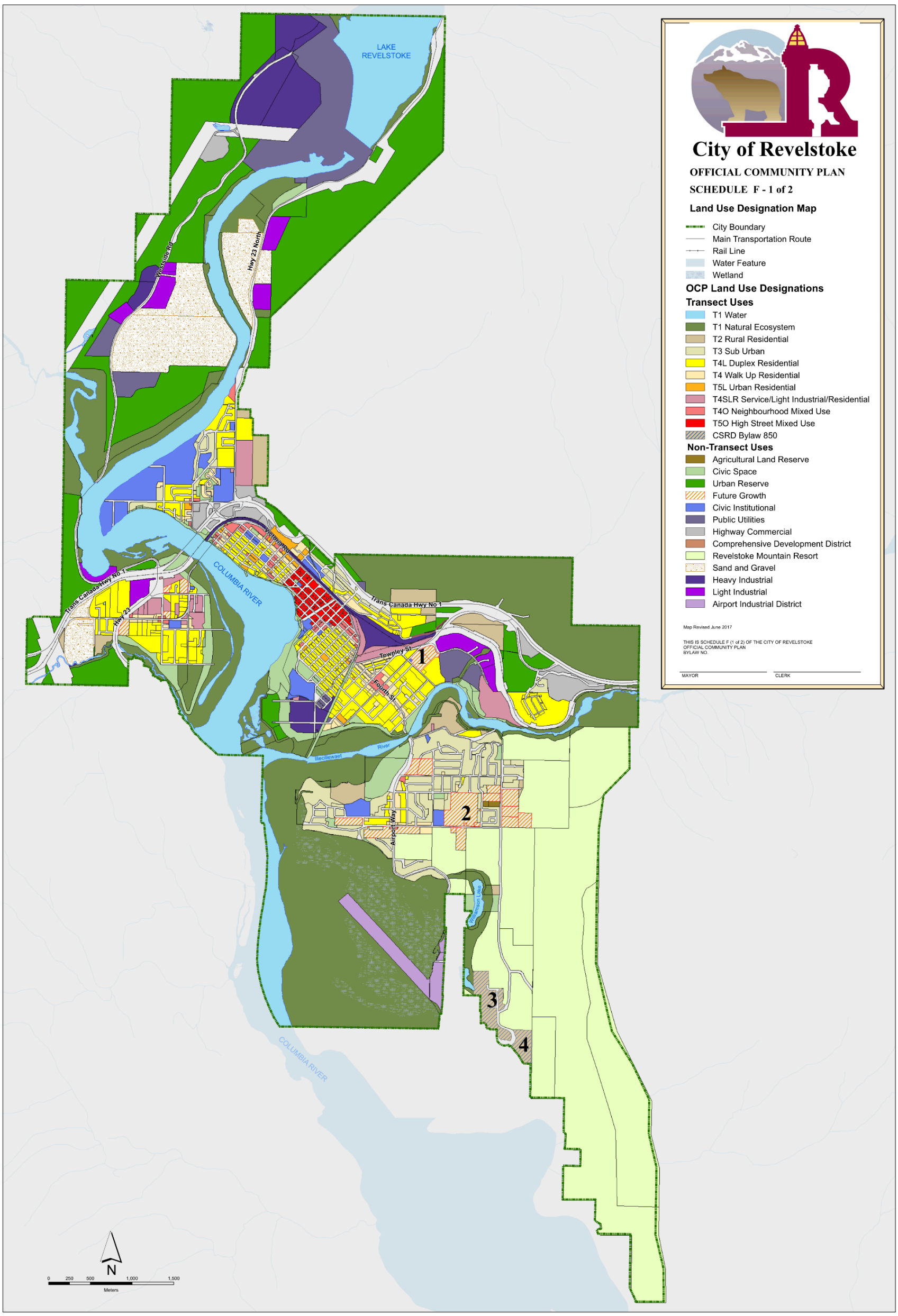


Figure 3.6: City of Revelstoke Growth Areas

## 3.5 Existing Infrastructure

### Roads

There are approximately 12 km of public roads in the Study Area (Figure 3.7). These roads are owned by the Province and maintained by a Provincial road maintenance contractor, as is the case with all roads in electoral areas. Study area local roads (i.e. not including Airport Way) were resurfaced two years ago with recycled asphalt paving material. Airport Way is an industrial route and while it was not part of this recent road resurfacing program, Ministry of Transportation and Infrastructure staff indicate that it performs well on regular road strength testing.

With any boundary extension, the City of Revelstoke would take over ownership and maintenance of all associated public roads. Within City limits, the City performs all of its own minor road maintenance such as grass cutting, minor patches, culvert cleaning, signage, etc. The City contracts services for ditching, crack sealing, line painting, some patching and paving, and some snow clearing and removal.

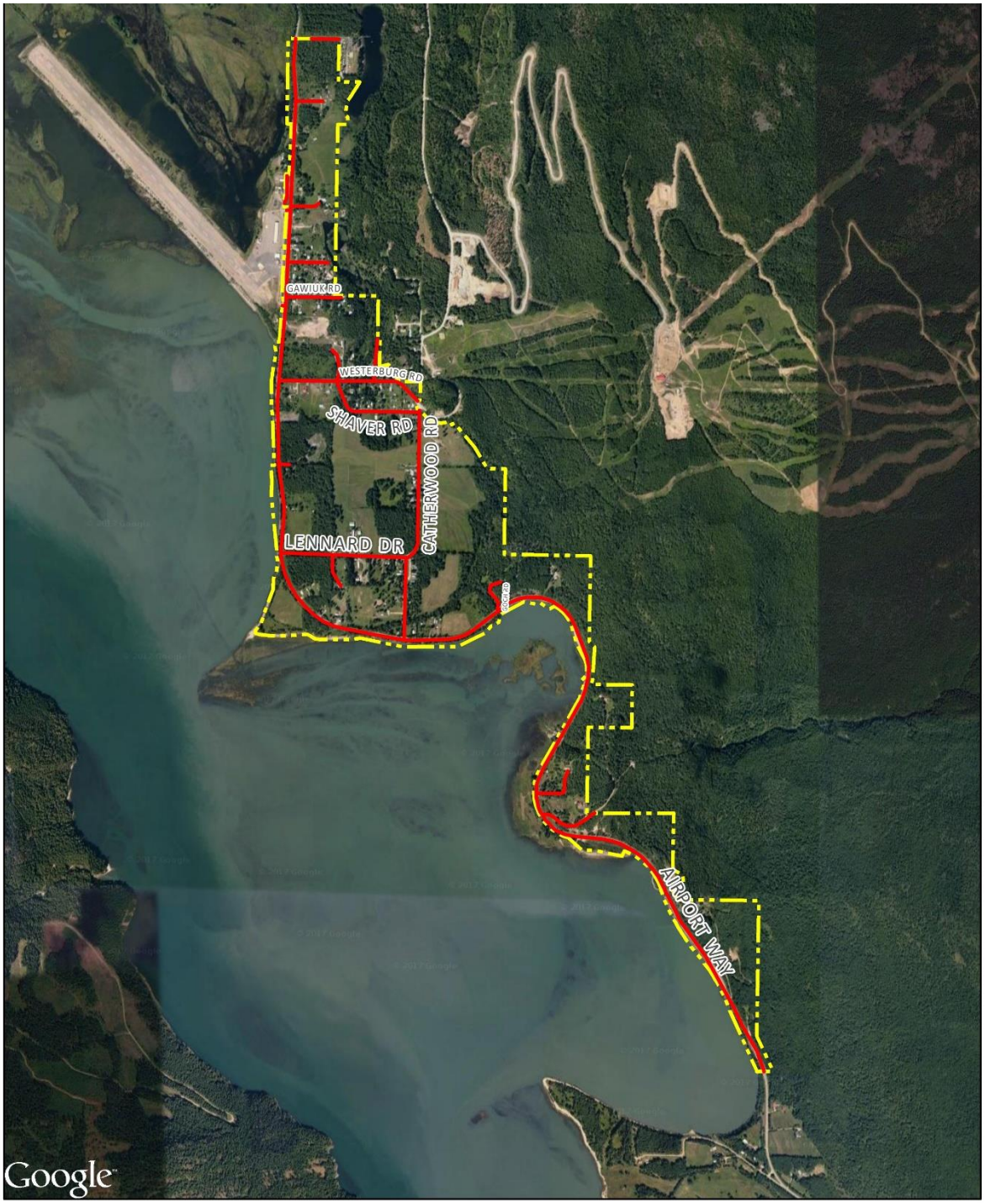


Figure 3.7: Public Roads

## Water, Sewer and Stormwater

There are no community water or sewer utilities in the Study Area. However, there is a small-diameter City watermain that runs along Airport Way from the north boundary of the Study Area to provide service to the Revelstoke Airport. However, all Study Area properties rely on other water sources (e.g. private wells and surface water sources). The Thomas Brook properties had a community water system, and with boundary extension, they are now on City of Revelstoke water.

The City of Revelstoke will only extend community water and sewer infrastructure to areas within the municipal boundary. As a result, a boundary extension must be requested when there are any property owners outside of municipal boundaries who wish to connect to municipal water or sewer services. The City also takes a developer-pay philosophy to infrastructure extensions, requiring the property owner(s) requesting services to pay for the cost of extending infrastructure to reach their property.

As it relates to the road network, stormwater management is a Provincial responsibility. However, all Study Area roads are rural standard roads (i.e. no curb and gutter or underground stormwater management system), and there are no major stormwater management features within the Study Area aside from some culverts, primarily across Airport Way..

## Airport

The Revelstoke Airport is located with the City of Revelstoke boundary. Located about 3 km south of Downtown Revelstoke and near the base of Revelstoke Ski Resort, the airport is a key transportation hub for the area's industries, including tourism. The airport includes the following features:

- a 75' by 4,800' asphalt-surfaced runway;
- two paved taxiways;
- a self-serve public fuel facility with a concrete re-fuelling pad;
- a BC Ministry of Forests air tanker base, including fire retardant liquid storage tanks and administration offices;
- an Air Terminal Building (ATB) with washrooms, pay phone, and offices;
- a privately-operated helicopter maintenance facility;
- a Ministry of Environment/Nav Canada meteorological compound;
- one T-hangar building;
- a BC Ministry of Forests RAP Attack base;
- flying Club offices;
- a paved airside road that accesses the north end of the apron; and
- a groundside frontage road with vehicle parking.

An update to the Land Use Design Brief for the airport was completed in 2013 to reflect options for a new hangar that could provide Fixed Base Operations style facilities, house two design aircraft (Pilatus

PC-12 single engine turboprop and Cessna Citation II corporate jet, both with wingspans of approximately 14 metres), and provide a heated/covered garage for maintenance vehicles.[21]

In January of 2017, an update report for the "Revelstoke Airport – Water Main Upgrade" was completed. The CSRD, which owns the airport, has identified the potential to expand the airport in response to growth in the tourism industry. However, expanding the airport would require upgrading water infrastructure to ensure that there is a sufficient supply of water for fire protection needs. The CSRD report reviewed the possibility of a water main extension from Williamson Lake Road to the airport entrance, and found that future fire flow requirements could be met by this extension along with looping of an existing water main near the base of RMR. Separately from the CSRD study, it has been noted that there could be a possibility of installing a water storage tank and pump at the airport to increase fire protection capacity; however, further technical review of this alternative would be required.

The airport provides scheduled flights between January and March of each year. Over this period in 2017, there were 26 scheduled flights. The CSRD recently approved the use of up to $90,400 funding from the Revelstoke and Area B Economy Opportunity Fund towards a charter air service for 2018 to promote tourism. This funding will help test if a business case can be made for ongoing, regularly scheduled flight service to and from Revelstoke Airport.

### Other

While some electoral area communities have street lighting services through the regional district, there are no street lighting services within the Study Area. Hydro and telecommunications services are available (e.g. BC Hydro, Telus, RCTV). There is no natural gas available within the Study Area. However, Fortis service is available nearby within the City of Revelstoke. The closest natural gas connection is at Airport Way and Williamson Lake Road.

## 3.6 Environmental Overview

This section provides a high-level overview of two aspects of the Study Area's environment: the agricultural land base and the aquatic resources within the Study Area. As part of this work, an environmental inventory was completed; the full report can be found in Appendix A—Environmental Inventory.

### Agricultural Land

Fifty-seven percent of the Study Area falls within the Agricultural Land Reserve (ALR) (Figure 3.8). However, according to the Area B OCP, there is little active farming taking place.[22] Site visits indicate that current agricultural activities primarily include grazing or small-scale farming of fruits/vegetables.

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[21] EBA: A Tetra Tech Company. "Land Use Design Brief Update – Revelstoke Airport". 2013.
[22] CSRD. *Area B Official Community Plan*, 2016

Due to the completion of nearby BC Hydro dams and subsequent flooding, the ALR land in the Study Area is among the last remaining stock of agricultural land in this part of the CSRD.

The parcels that exist within the ALR are largely concentrated on the north and south sides of the Study Area. Non-ALR properties are predominantly the smaller parcels located between the Revelstoke Airport and the base of Revelstoke Mountain Resort (i.e. parcels zoned Rural Residential 2), as well as in the portion of the Study Area located south of Montana Creek, near Airport Way.

The environmental inventory found the soil quality of ALR land was primarily Class 2, which indicates soils that are deep and hold moisture well and that have moderate limitations to the range of crops that can be cultivated. However, Class 2 soils are generally of high quality, and limitations can be managed with little difficulty. Under good management, Class 2 soils are moderately high to high in productivity for a fairly wide range of crops. Though most of the ALR parcels in the Study Area are flat, some topographical constraints exist in some areas that may impact agricultural productivity.

Within a broader local context, the City of Revelstoke's Food Security Strategy identified that development interests are putting significant pressure on agricultural land.[23] The strategy noted that, despite this pressure, the agricultural sector in the region has not declined in line with national trends. Notwithstanding, the City of Revelstoke has very little ALR land (i.e. one property along Hay Road). In the vicinity of the City, the main agricultural properties are located in the South Revelstoke Study Area (as identified in Figure 3.8) and along Highway 23, on the west side of Upper Arrow Lake.

[23] City of Revelstoke. *Food Security Strategy.* 2014.

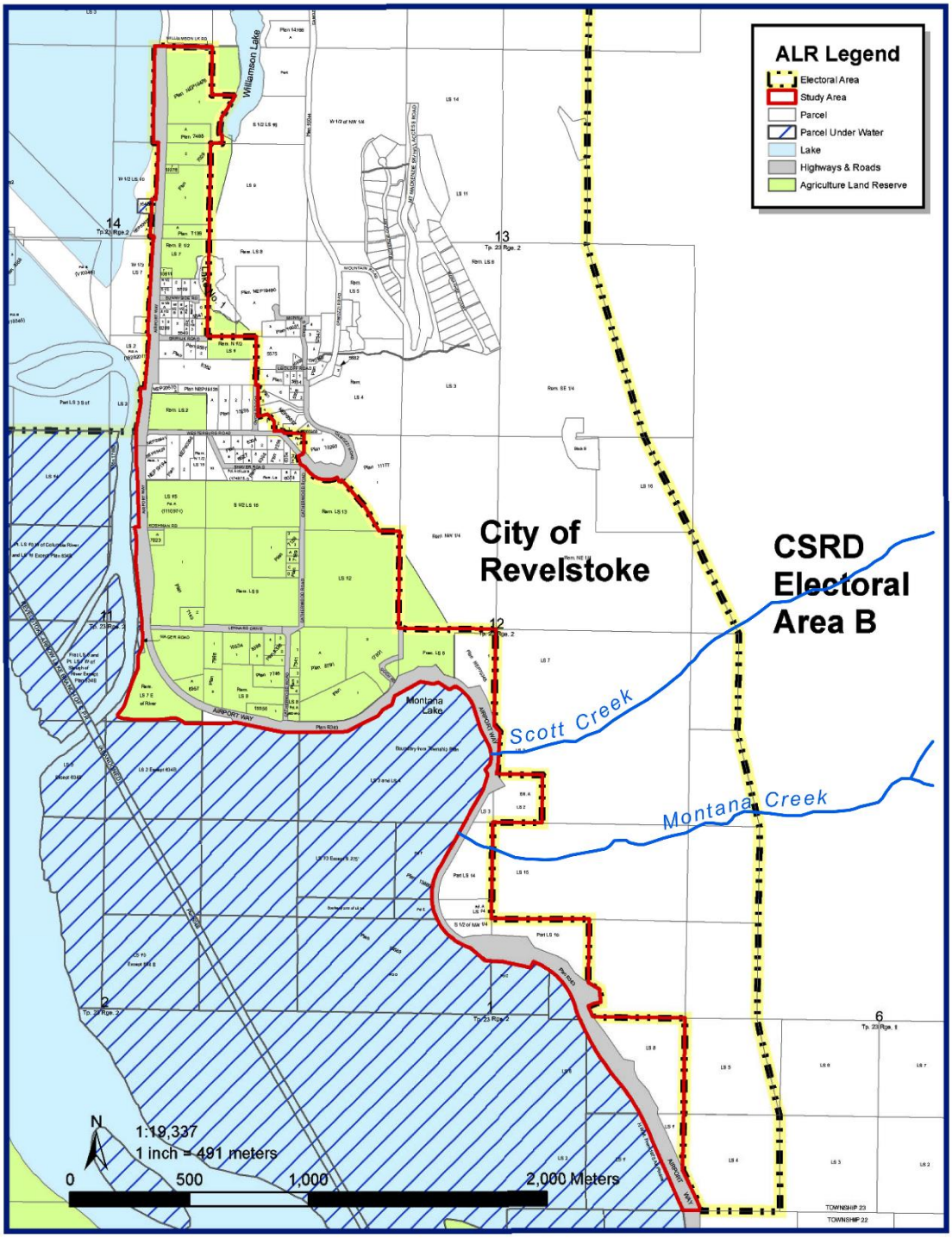


Figure 3.8: Study Area ALR
Source: CSRD, 2017.

## Water Resources

A total of 32 registered water wells were confirmed within the Study Area. These well were identified as either Private Domestic or Water Supply System wells. Additionally, the following surface water resources are located completely or partially within the Study Area:

- Locks Creek,
- Scott Creek,
- Montana Creek,
- Williamson Lake, and
- Turtle Pond.

# 4 GOVERNANCE AND SERVICE DELIVERY

## 4.1 Overview

In British Columbia, communities that are outside of municipal boundaries have a system of governance that is termed rural area governance. Under this system of governance, regional districts (as opposed to municipalities) are the main local service delivery providers. In addition, various other bodies are involved in the provision of municipal-type services. For instance, many regional districts contract service delivery to other service provides (e.g. Study Area fire protection services are provided by the City of Revelstoke Fire Department). As well, in unincorporated areas of the Province, the Government of BC is responsible for services like road maintenance, policing, and subdivision approval.

This section provides an overview of governance and service delivery arrangements in the Study Area, focusing on the roles of the Province and the CSRD, as well as the City of Revelstoke where applicable (e.g. fire protection, recreation).

## 4.2 Province of British Columbia

As an unincorporated area, Electoral Area B receives Provincial services that are also provided to municipalities, such as schools and health care. However, the Province is also responsible for roads, policing, subdivision approval (through the Provincial approving officer), and property tax collection. Conversely, within City limits, the City of Revelstoke is responsible for these functions.

### Roads

The Province oversees the construction, maintenance, and rehabilitation of public roads in electoral areas, including the 12km road network in the South Revelstoke Study Area. Rural area property owners contribute to the cost of roads through the provincial rural tax. Note, however, that this tax is not based on actual costs. The provincial rural tax is based on a standard rate set by the Province and applied in all electoral areas (i.e. the tax rate does not vary by location).

With any boundary extension, the City would become responsible for public roads that are within the additional area.

### Policing

The Study Area is served by the Revelstoke RCMP detachment, an integrated detachment that serves both the municipality and outlying rural areas, but with significant differences in funding. Within Revelstoke, the City is responsible under the *Police Act* for providing, and bearing the necessary expenses of policing and law enforcement within municipal boundaries. The City has a Municipal Police

Unit Agreement with the Province for the provision of RCMP municipal police services. Under this Agreement, based on its population (over 5,000 and less than 15,000), the City pays for 70 percent of the cost-base for its RCMP members (the federal government pays the remaining 30 percent), plus 100 percent of certain costs such as municipal support staff employees and the municipality's share of the detachment facility.[24] Residents pay for their policing services through general municipal taxes.

In contrast, within the Study Area, policing services are administered by the Province (as they are to all electoral areas and municipalities under 5,000 residents). Policing services are provided by the RCMP Provincial Police Services, through the Revelstoke Provincial Unit, which is housed alongside the Revelstoke Municipal Unit within the integrated Revelstoke RCMP detachment. Study Area property owners pay the Provincially assessed Police Tax, which provides only partial cost recovery for front-line policing services (i.e. general duty/general investigative services).

The Police Tax is assessed to unincorporated areas and to municipalities under 5,000 population. In 2015, the Police Tax contributed to approximately 34 percent of the Province's total estimated 70 percent share of front-line policing costs for these areas. It is important to note that the Police Tax is not directly linked to the actual costs of providing policing services to the Study Area. The police tax is based on a formula that considers both population and assessment value. As well, the Police Tax excludes additional specialized services (e.g. police dogs, traffic services, forensic identification), provincial resources, or infrastructure that is part of the RCMP Provincial Police Service.

With any boundary extension, the responsibility for police services shifts to the City. While a boundary extension would not have a significant impact on the City's population, it would expand the service area for the RCMP municipal unit currently serving the City, potentially requiring additional policing resources that would be paid for directly by the City. As the City is responsible for a greater portion of its policing costs than Area B, the local community would likely face increased taxes in relation to policing in the event of a boundary extension.

## Subdivision Approval

Within the Study Area, subdivision approval is currently under the jurisdiction of the Province, through the Ministry of Transportation and Infrastructure subdivision approving officer. Subdivision application fees provide a source of funding for this function. Additionally, the CSRD's Subdivision Servicing Bylaw No. 641 outlines service standards and design requirements for water and sewer systems. In the event of a boundary extension, the City would be responsible for the subdivision approval function, as is already the case within City limits.

[24] Province of British Columbia. *Municipal Policing.* Accessed August 15, 2017. http://www2.gov.bc.ca/gov/content/justice/criminal-justice/policing-in-bc/the-structure-of-police-services-in-bc/municipal

### Property Tax Collection

Currently, property taxes for parcels in electoral areas are collected by the Province based on the annual tax requisitions submitted by all service providers. The Province charges a fee of 5.25 percent for this service.

With boundary extension, property taxes would be collected directly by the City and the service fee would be eliminated.

### Other Services

The Province provides other services such as education and healthcare to all BC residents. These services would not be impacted by boundary extension.

## 4.3 Columbia Shuswap Regional District

### Introduction to Regional District Governance

The City of Revelstoke and Electoral Area B are both members of the CSRD. The CSRD is one of 28 regional districts in British Columbia. Regional districts cover almost all of the Province's geography, and they include both municipal members and unincorporated electoral area members. The CSRD includes four municipalities (Golden, Revelstoke, Sicamous and Salmon Arm) and six electoral areas, including Electoral Area B.

In total, the CSRD Board includes 11 directors. Each of the six electoral areas has one regional district director. Golden, Revelstoke, and Sicamous also each have one director. Due to its larger population, Salmon Arm has two directors.

Regional districts are unique in that they fundamentally exist to provide (typically voluntary) services in response to the needs and desires of their members. Regional districts have the following three main roles:

- Providing region-wide services to all regional district members;
- Providing a framework for combinations of municipalities and/or electoral areas to participate in sub-regional services; and
- Serving as the local government for electoral areas, providing basic services such as land use planning, emergency planning, and other services that electoral areas choose to receive.

Regional districts have various required services:

- General administration for the region as a whole,
- Local government administration for electoral areas,

- The processing of long-term capital financing for the regional district and member municipalities through the Municipal Finance Authority,
- Hospital capital financing,
- Electoral area land use planning,
- Regional solid waste management planning,
- Liquid waste management planning, and
- Emergency planning.

Otherwise, the range of regional district services is determined by the regional district board in response to the wishes of communities as represented by their regional district directors. Unlike municipalities, which have broad authorities to establish and tax for services, regional districts must develop and adopt service establishment bylaws for all services that they provide. Service establishment bylaws must be approved by the Province's Inspector of Municipalities. Once services are established, each service is accounted for separately, with the cost of each service being recovered from revenue that is generated specifically for that service. Whereas municipalities have a flexible 'general fund,' regional districts must ensure that revenues generated for one service are not used to subsidize another service.

Regional district cost recovery for services is primarily through property taxation, as collected by the Provincial Surveyor of Taxes in unincorporated areas and municipalities in incorporated areas, and then remitted to the regional district. The two main types of taxes are: a) ad valorem (value) taxes, based on the assessed value of properties in a given service area; and, b) parcel taxes, based on a set amount per parcel, property frontage (i.e. lineal metres), or parcel area. Additionally, regional districts also generate revenue from other sources such as user fees and charges, senior government grants (both conditional and unconditional), and BC Hydro Payments in Lieu of Taxes.

## CSRD Services in South Revelstoke (Electoral Area B)

Table 4.1 provides an overview of applicable CSRD services and how they are distributed, including those delivered to the entire region, those delivered to portions of the region, and those delivered to all electoral areas or a portion of Electoral Area B.

Table 4.1: CSRD Services to Study Area

| Services | Region-Wide | Sub-Regional | Electoral Areas | Portions of Electoral Area B |
|---|---|---|---|---|
| General Government and Administration | x | | | |
| Feasibility Studies | x | | | |
| Refuse and Recycling | x | | | |
| Film Commission | x | | | |
| 9-1-1 | x | | | |
| Noxious Weed Control | x | | | |
| Okanagan Regional Library* | | x | | |
| Airport** | | x | | |
| Mosquito Control** | | x | | |
| Cemetery** | | x | | |
| Emergency Management** | | x | | |
| Economic Development*** | | x | | |
| Electoral Area Administration | | | x | |
| GIS/Mapping | | | x | |
| Planning and Development | | | x | |
| Community Parks | | | x | |
| Building Inspection (proposed to begin in 2018)[25] | | | x | |
| Fire Service (Figure 4.1)**** | | | | x |
| Recreation Services**** (Figure 4.2) | | | | x |

**Library service provides for Electoral Areas B, C, D, E and F to participate in the Okanagan Regional Library District.*
***Sub-regional service involving City of Revelstoke and Electoral Area B.*
****Economic development service is managed by City of Revelstoke with CSRD funding coming through Hydro Payments in Lieu of Taxes.*
*****Service is provided by the City of Revelstoke through a contract arrangement with CSRD.*

The following sections provide a brief overview of key considerations related to any future potential boundary extension(s).

## Region-Wide Services

In the event of a boundary extension, region-wide services would continue unaffected. The areas subject to a boundary extension would be represented by the municipality rather than the electoral

[25] In response to concerns about the consistency of construction quality and adherence to the *BC Building Code*, the CSRD is planning to introduce building inspection services for Area B.

area director, and property taxation would be through the municipality rather than the Province (which collects taxes in electoral areas).

## Sub-Regional Services

Key sub-regional services include the following:

- Okanagan Regional Library

  The library service simply provides a means by which Electoral Areas B, C, D, E, F can contribute towards and participate in the Okanagan Regional Library District, which has 29 branches, including a branch in Revelstoke. Municipalities also contribute towards and participate in the Library District. Decision-making for the Library District is made by a separate Okanagan Regional Library Board of Trustees, established per the *Library Act.*

- Revelstoke Airport

  The City of Revelstoke and Electoral Area B jointly fund the Revelstoke Airport. Ownership and responsibility for the Revelstoke Airport was transferred from the City of Revelstoke to the CSRD in 1980. A CSRD Revelstoke Airport Management Committee has participation from both the CSRD and the City, and oversees the operations of the airport.

- Mosquito Control

  The City of Revelstoke and Electoral Area B jointly fund the mosquito control service. This service is delivered by a private contractor.

- Cemetery

  The City of Revelstoke and Electoral Area B jointly fund a cemetery service, which provides a source of funding for the Mountain View Cemetery.

- Emergency Management

  The CSRD has coordinated with the City of Revelstoke to administer an emergency program for Electoral Area B under the Revelstoke and Area Emergency Management Program Agreement. Through this agreement, emergency management is provided on a sub-regional basis and delivered by the City of Revelstoke. The CSRD contracts with the City for the day-to-day operation and management of this service. The City's responsibilities include Emergency Operation Centre site support, maintenance of emergency plans and programs, development and maintenance of training exercises and programs, administration of grant programs, and program coordination throughout Revelstoke and the area. A City of Revelstoke Emergency Management Program Committee has representation from both the CSRD and the City.

- Economic Development

  The CSRD contributes towards Area B / City of Revelstoke Economic Development initiatives through funding provided through BC Hydro Payments in Lieu of Taxes. Economic development initiatives are led by the City of Revelstoke's Director of Community Economic Development. Key roles include: implementing the annual Community Economic Development work plan; implementing the Revelstoke Resort Development Strategy; managing the activities of the Revelstoke Area Economic Development Commission (which includes the Electoral Area B Director and the CSRD City of Revelstoke Director); supervising the activities of the Social Development Committee; promoting Revelstoke as a place to work and do business; and, promoting services to assist with business retention and expansion.

Resort Municipality Initiative

The City of Revelstoke is part of a unique cohort of municipalities designated as resort municipalities. In 2008, through the BC Municipality Initiative, the City signed an agreement with the provincial government to receive a portion of provincial hotel room tax revenues. The funding it receives can be used to invest in tourism-related projects. The City prepared a Resort Development Strategy to guide implementation of tourism-related projects.

In the event of any South Revelstoke boundary extension, it is likely the most or all sub-regional services would continue to be delivered in the same fashion. However, it is possible that a larger boundary extension could place pressure on some services to become solely City of Revelstoke services, without the benefit of funding from the broader Electoral Area B.

## Electoral Area Services

One of the CSRD's key responsibilities is the provision of local government services to electoral areas. As such, all electoral areas receive certain services such as electoral area administration, feasibility studies, bylaw enforcement, GIS/mapping, and planning and development, and community parks. A parks plan is currently being proposed for Electoral Area B but it has not been implemented. Electoral Area B does not have a parks commission. Funding for the community parks function is used to assess property for land acquisition at time of subdivision approval.

Up until the mid-1990s, the CSRD had a contract service delivery arrangement with the City of Revelstoke to provide building inspection services in the Study Area. However, at this time there is no building inspection function in the Study Area. The CSRD is currently proposing to introduce a new building inspection service throughout Electoral Areas B (including South Revelstoke) and other portions of CSRD unincorporated areas. This service would be established to ensure that new construction complies with the requirements of the *BC Building Code*.

Electoral area services are provided from the CSRD offices in Salmon Arm. In the event of any South Revelstoke boundary extension, the City of Revelstoke would provide the newly incorporated areas with all of the above-named electoral area services currently (or proposed to be) provided by the CSRD.

## Services to Portions of Electoral Area B

In addition to the services provided to electoral areas, the CSRD facilitates contract fire service and recreation service delivery arrangements to portions of Electoral Area B.

### Fire Services

The Rural Revelstoke Fire Service Area includes all of the Study Area, as illustrated in Figure 4.1. Fire protection services are provided by the City of Revelstoke Fire Department through a service agreement with the CSRD. Costs are apportioned between the City and the rural area on the basis of assessment. The CSRD also contributes BC Hydro Payments In lieu of Taxes to this function.

The City's fire protection budget is currently being impacted by increased training costs (as determined by service standard declared under the *British Columbia Structure Firefighter Competency and Training Playbook*) and equipment costs (e.g. the need for apparatus suitable to deal with responses on the reservoir draw-down lands). As a result, the CSRD and the City are currently engaged in discussions regarding the fire services agreement. The service establishment bylaw dates from 1980 and it does not include a maximum taxation rate.

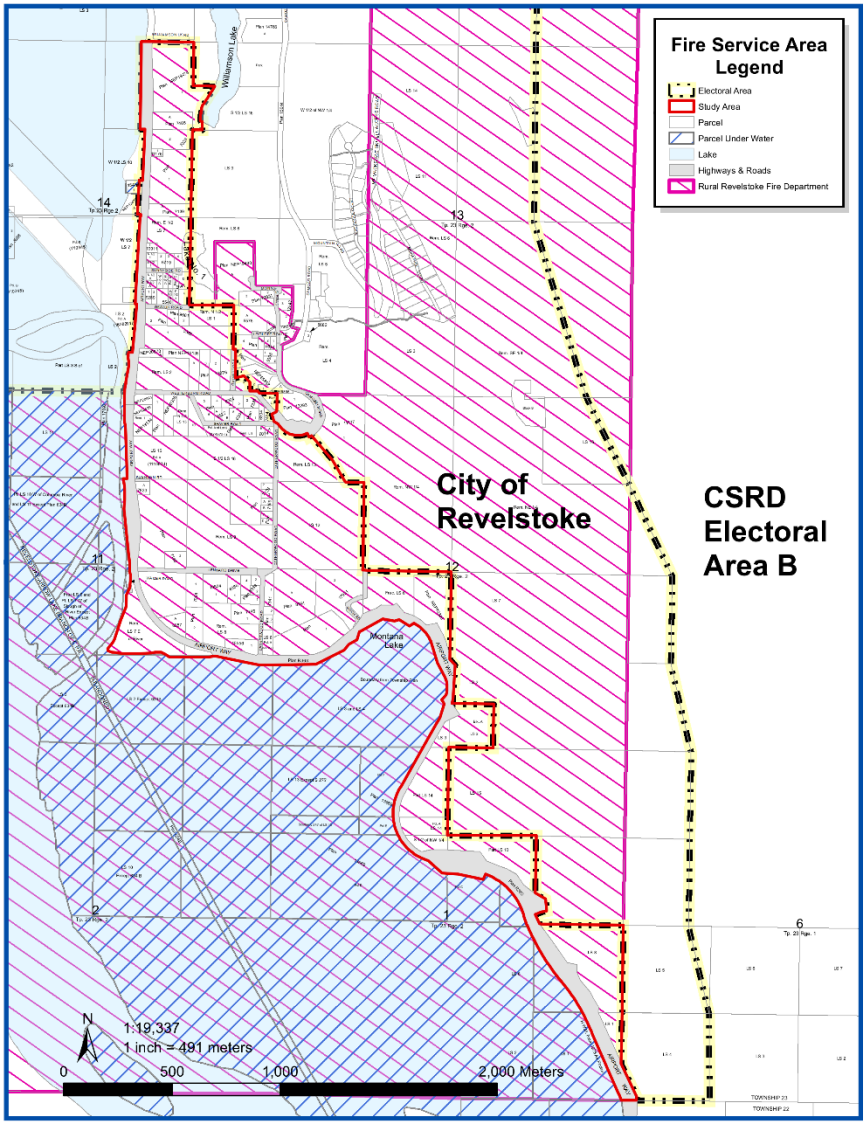


Figure 4.1: Fire Protection Service Area
Source: CSRD, 2017.

## Recreation Services

The Revelstoke Recreation Service Area includes all of the Study Area, as illustrated in Figure 4.2. Through this function, the CSRD provides funding to the City of Revelstoke for the administration and programs associated with all City recreation facilities excluding neighbourhood parks, boulevard and revitalization areas, and trails and walkways. The purpose of the agreement is primarily to provide rural area residents with access to the City's recreation facilities, such as the swimming pool, arena, community centre; community-wide parks; and arts, culture, and heritage services. Costs are apportioned based on the proportion of residential occurrences (e.g. properties) within the rural area in relation to the City. Funding from the CSRD is primarily provided through property taxation and BC Hydro Payments in Lieu of Taxes. The current agreement is a three year agreement that expires at the end of 2018.

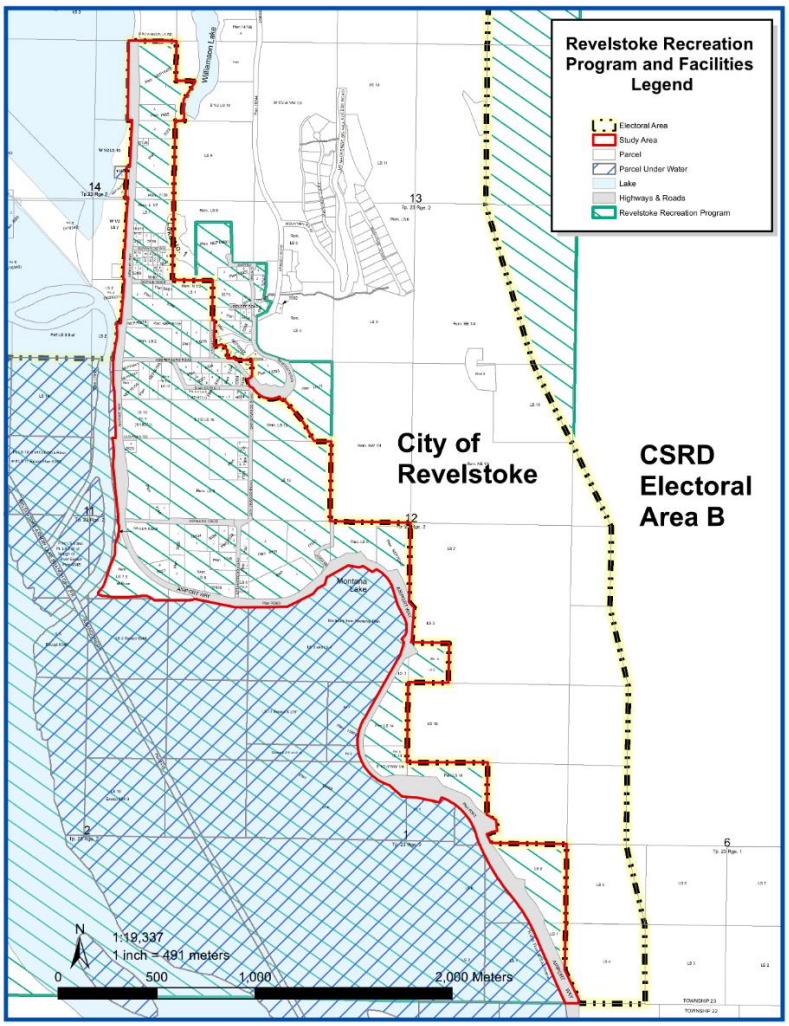


Figure 4.2: Recreation Service Area
Source: CSRD, 2017.

## Water and Sewer Services

Study area properties do not currently have access to community water or sewer services (i.e. piped infrastructure as opposed to individual wells and septic systems). However, as indicated, the CSRD recently studied the potential for a water main extension to the airport (which is located within City boundaries) and associated looping of the system from the base of RMR, in order to meet fire flow requirements for future airport expansion. Provision of the required water mains could potentially result in interest in connecting to the system from adjacent electoral area property owners. However, as noted, the current City of Revelstoke policy approach is to provide connections to City system only for those properties within the City boundary.

## Governance and Service Planning

As indicated, the CSRD Board is comprised of both municipal directors and electoral area directors. Municipal directors are drawn from the respective municipal councils, and directors are appointed by each Council. In contrast, electoral area directors are elected directly by the voters within each respective electoral area (i.e. electoral area voters vote for a single director to represent their specific electoral area).

The CSRD Board is ultimately responsible for regional district decision-making, including votes to establish new services, establish regulatory bylaws, approve a financial plan, approve borrowing, approve property acquisition, and various operational matters. Some decisions are made by the entire board of directors, through corporate votes. However, other decisions that are unique to individual services are made only by the directors from the jurisdictions participating in the respective services, through stakeholder votes.

The CSRD Board elects a board chair. The board chair has the authority to create standing committees to deal with matters that would be better dealt with by committee. A board may also establish select committees to consider or inquire into matters and report findings and opinions to the board. There are various CSRD standing and select committees of relevance to the Study Area, including:

- Administration and Finance Committee (Committee of the Whole), which includes all directors and advises the Board on region-wide matters;
- Electoral Area Directors Committee, which includes all electoral area directors and advises the board on electoral area services such as land use planning and building inspection;
- Revelstoke Airport Management Committee, which includes the Electoral Area B Director and City of Revelstoke Director;
- Revelstoke Economic Development Commission, which includes the Electoral Area B Director and City of Revelstoke Director; and
- North Okanagan/Columbia Shuswap Hospital District Board, which includes the Electoral Area B, C, D, and E Directors, the City of Revelstoke Director, City of Salmon Arm Directors, and District of Sicamous Director.

Also, as indicated previously, the City of Revelstoke has an Emergency Management Program Committee, with representation from both the CSRD and the City.

For other services such as fire protection and recreation that are provided on a contractual basis between the CSRD and the City, strategic discussions currently rely on more informal collaboration between CSRD and City staff and/or elected officials. Ultimately, however, CSRD Board and City of Revelstoke Council agreement are required when varying the terms of current service establishment bylaws and/or agreements.

The Electoral Area B Director also serves residents through work on various committees, boards, and external agencies.

# 5 FINANCIAL OVERVIEW

## 5.1 Assessment

Assessed property values are one determinant of the ability of governments to raise property tax revenue. Most local government property taxes are 'ad valorem' (value-based taxes), expressed as property tax rates per $1,000 of assessed property values. Once annual budget requirements are established, property tax rates are calculated based on the assessed property values in the given year, and the tax rates are then established by the Province (for electoral areas) and by municipalities (for areas within municipal boundaries). Tax rates for most non-residential property types are generally higher than tax rates for residential property types. As a result, a given amount of utilities, industrial, or business assessment, for example, typically generates more property tax revenue than the same amount of residential assessment.

### Net Taxable Assessment

Table 5.1 provides an overview of property assessment values for the Study Area, Electoral Area B as a whole, and the City of Revelstoke for comparison. Unlike the City of Revelstoke, which has a wide range of property class types, the Study Area primarily includes residential properties. BC Assessment 2017 data indicates that there is a net taxable assessment of approximately $42 million within the Study Area.

Table 5.1: 2017 Net Hospital Tax Assessment Values

| Class | Study Area | Area B | City of Revelstoke |
|---|---|---|---|
| 1—Residential | $41,944,000 | $183,695,000 | $1,067,772,000 |
| 2—Utilities | $28,000 | $46,679,000 | $14,224,000 |
| 3—Supportive Housing | - | - | - |
| 4—Major Industry | - | $1,920,000 | $9,533,000 |
| 5—Light Industry | - | $2,143,000 | $5,828,000 |
| 6—Business | - | $27,743,000 | $232,913,000 |
| 7—Managed Forest Land | - | $4,076,000 | - |
| 8—Recreational Property & Non-profit Organization | - | $2,455,000 | $2,386,000 |
| 9—Farm | $13,000 | $62,000 | $0 |
| **Total** | **$41,985,000** | **$268,772,000** | **$1,332,657,000** |

Source: 2017 BC Assessment Net Taxable and Converted Values for Municipalities. 2017 BC Assessment Net Taxable and Hospital Values for properties within the Study Area.

As illustrated in Table 5.2, average residential (Class 1) property assessment values are much higher in the Study Area than in the City of Revelstoke, at $396,000 versus $293,000, respectively. This difference is likely due to larger parcel sizes, larger homes, and less diversity in the types of homes in the Study Area than in the City of Revelstoke.

Table 5.2: 2017 Average Property Values (Hospital Net Taxable Assessment)

| Class | Study Area | Area B | City of Revelstoke |
|---|---|---|---|
| 1—Residential | $396,000 | $173,000 | $293,000 |
| 2—Utilities | $28,000 | $805,000 | $837,000 |
| 3—Supportive Housing | - | - | - |
| 4—Major Industry | - | $960,000 | $1,059,000 |
| 5—Light Industry | - | $89,000 | $364,000 |
| 6—Business | - | $360,000 | $423,000 |
| 7—Managed Forest Lands | - | $64,000 | - |
| 8—Recreational Property & Non-profit Organization | - | $107,000 | $265,000 |
| 9—Farm | $3,000 | $3,000 | $0 |
| **Average (All Classes)** | **$375,000** | **$202,000** | **$314,000** |

Source: 2017 BC Assessment Net Taxable and Converted Values for Municipalities.
2017 BC Assessment Net Taxable and Hospital Values for properties within the Study Area.

## Converted Assessment

Converted assessment values provide another comparison of assessment (Table 5.3). Converted assessment values are determined by multiplying net taxable assessment by a percentage prescribed by Provincial regulation. This step allows the composition of the property tax base to be taken into account and provides a greater weighting to non-residential property types that generally pay higher tax rates (e.g. utilities, industry, and business). When assessment figures are used to apportion costs between multiple jurisdictions (e.g. for regional district services), total converted assessment is typically used as the basis for distributing the tax burden between property classes.

Table 5.3: 2017 Converted Assessments (Hospital Purpose)

| | Study Area | Area B | City of Revelstoke |
|---|---|---|---|
| Class | Converted Assessment | Converted Assessment | Converted Assessment |
| 1—Residential | $4,194,000 | $18,369,000 | $106,777,000 |
| 2—Utilities | $10,000 | $16,338,000 | $4,978,000 |
| 3—Supportive Housing | - | - | $0 |
| 4—Major Industry | - | $653,000 | $3,241,000 |
| 5—Light Industry | - | $729,000 | $1,982,000 |
| 6—Business | - | $6,797,000 | $57,064,000 |
| 7—Managed Forest Lands | - | $1,223,000 | |
| 8—Recreational Property & Non-profit Organization | - | $245,000 | $239,000 |
| 9—Farm | $1,000 | $6,000 | $0 |
| **Total** | **$4,205,000** | **$44,360,000** | **$174,281,000** |

Source: 2017 BC Assessment Net Taxable and Converted Values for Municipalities. 2017 BC Assessment Net Taxable and Hospital Values for properties within the Study Area.

## 5.2 Property Taxation

### Property Tax Rates

For both the Study Area and the City of Revelstoke, tax rates for select property classes are provided in Table 5.4 and Table 5.5. City of Revelstoke tax rates are higher than Electoral Area B tax rates because the City provides more services and is responsible for roads and policing. Municipalities typically have higher tax rates than electoral areas due to the difference in the number of services, service levels, and the added costs of roads and policing.

Table 5.4: 2017 City of Revelstoke Tax Rates

| Tax | Class 1 Residential | Class 2 Utilities | Class 4 Major Industry | Class 5 Light Industry | Class 6 Business | Class 9 Farm |
|---|---|---|---|---|---|---|
| General Municipal | 4.4302 | 51.6503 | 35.3431 | 32.8410 | 18.6463 | 18.6463 |
| Debt | 0.3527 | 4.1120 | 2.8137 | 2.6145 | 1.4845 | 1.4845 |
| Library | 0.1276 | 1.6152 | 1.1456 | 1.0735 | 0.6647 | 0.6647 |
| Hospital | 0.2749 | 0.0962 | 0.9347 | 0.9347 | 0.6735 | 0.2749 |
| CSRD | 0.3107 | 1.0875 | 1.0564 | 1.0564 | 0.7612 | 0.3107 |
| School | 2.0955 | 13.4000 | 4.8000 | 4.8000 | 4.8000 | 6.9000 |
| BC Assessment | 0.0432 | 0.4981 | 0.1393 | 0.1393 | 0.1393 | 0.0432 |
| MFA | 0.0002 | 0.0007 | 0.0005 | 0.0007 | 0.0005 | 0.0002 |
| **Total** | **7.6350** | **72.4600** | **46.2333** | **43.4601** | **27.1700** | **28.3243** |

Source: 2017 City of Revelstoke Bylaw No. 2176.

Table 5.5: 2017 Electoral Area B Tax Rates

| Tax | Class 1 Residential | Class 2 Utilities | Class 4 Major Industry | Class 5 Light Industry | Class 6 Business | Class 9 Farm |
|---|---|---|---|---|---|---|
| CSRD | 0.8430 | 2.9506 | n/a | 2.8663 | 2.0655 | 0.8430 |
| Fire & Recreation | 1.7657 | 6.1798 | n/a | 6.0032 | 4.3258 | 1.7657 |
| Library | 0.1705 | 0.5967 | n/a | 0.5796 | 0.4177 | 0.1705 |
| Hospital | 0.2741 | 0.9594 | n/a | 0.9320 | 0.6716 | 0.2741 |
| Provincial Rural | 0.5400 | 3.8700 | n/a | 2.9500 | 2.9500 | 0.5300 |
| Provincial Police | 0.1268 | 0.4438 | n/a | 0.4311 | 0.3107 | 0.1268 |
| School | 2.0955 | 13.4000 | n/a | 4.8000 | 4.8000 | 6.9000 |
| BC Assessment | 0.0432 | 0.4981 | n/a | 0.1393 | 0.1393 | 0.0432 |
| MFA | 0.0002 | 0.0007 | n/a | 0.0007 | 0.0005 | 0.0002 |
| **Total** | **5.8590** | **28.8991** | n/a | **18.7022** | **15.6811** | **10.6535** |

Source: 2017 BC Assessment.

Figure 5.1 shows a comparison of taxes on a residential property in both the City of Revelstoke and Electoral Area B.

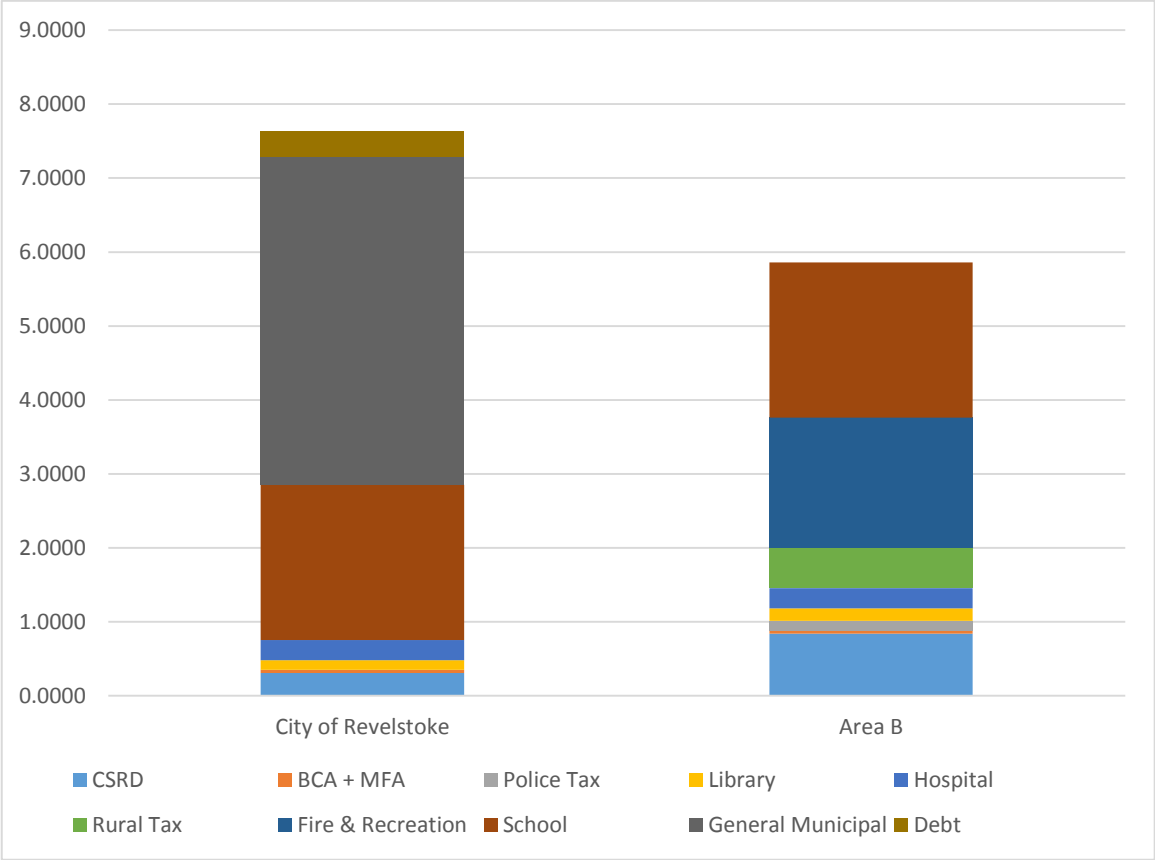


Figure 5.1: Comparison of Residential Property Tax Breakdown (2017)

As illustrated, there would be a property tax increase for any electoral area properties subject to a boundary extension. Current residential property tax rates in the City are approximately 30 percent higher than for Study Area residents. This difference is likely due to factors such as higher direct local costs for services such as policing and roads within City limits, and lower average residential assessments within City limits as compared to the Study Area. All other things being equal, an area with lower average residential assessments generally has higher tax rates than an area with higher average residential assessments.[26]

Additionally, for the few properties with farm status and a residential home, the property tax impacts of a boundary extension would be more significant.[27] Farm properties are treated uniquely, with the primary consideration being a current exemption for Class 1 (residential) improvements from the Provincial Rural Tax, applicable in rural areas. Within a municipality, the full municipal general tax applies, subject to a phase-in period.

[26] During the study process it was also noted that property owners in the Study Area also pay higher insurance rates as they do not have access to a community water system with fire hydrants. Provision of community water could potentially lower property insurance rates.
[27] Based on 2017 BC Assessment data it is estimated that there are no more than four Study Area properties with farm status and a residential home currently exempt from the Provincial Rural Tax.

## Property Tax Revenue

For comparative purposes, Table 5.6 illustrates the 2017 CSRD tax requisitions for the CSRD, Area B, and the City of Revelstoke. Note that Table 5.6 shows only the services relevant to Area B and the City.

Table 5.6: 2017 CSRD Tax Requisitions

| Service Area | Total CSRD Requisition | Area B Requisition | City of Revelstoke Requisition |
|---|---|---|---|
| Admin Cost Allocation + IT | $1,293,000 | $65,000 | $73,000 |
| Feasibility Reserve (Regional) | $10,000 | $0 | $1,000 |
| Solid Waste - Recycling | $949,000 | $32,000 | $126,000 |
| 911 Emergency Telephone | $161,000 | $5,000 | $21,000 |
| **Total Regional** | **$2,413,000** | **$103,000** | **$222,000** |
| | | | |
| EA General Government | $445,000 | $32,000 | n/a[28] |
| Feasibility Reserve (Electoral) | $10,000 | $1,000 | |
| By-Law Enforcement | $408,000 | $30,000 | |
| GIS/Mapping | $342,000 | $25,000 | |
| House Numbering | $27,000 | $2,000 | |
| Development Services | $1,002,000 | $73,000 | |
| Planning-Special Projects | $72,000 | $5,000 | |
| **Total Electoral Areas** | **$2,306,000** | **$168,000** | |
| | | | |
| Emergency Preparedness-Revelstoke/Area B | $95,000 | $19,000 | $76,000 |
| EA Grant in Aids | $408,000 | $1,000 | n/a |
| Airport-Revelstoke/Area B | $145,000 | $29,000 | $115,000 |
| Cemetery-Revelstoke/Area B | $110,000 | $22,000 | $88,000 |
| Weed Control/Enforcement - Electoral | $61,000 | $4,000 | n/a |
| Weed Control/Enforcement - Municipal | $7,000 | n/a | $2,000 |
| Mosquito Control - Revelstoke/Area B | $55,000 | $11,000 | $44,000 |
| Film Commission | $30,000 | $1,000 | $5,000 |
| EA B Community Parks | $5,000 | $5,000 | n/a |
| **Total Sub-Regional** | **$917,000** | **$364,000** | **$329,000** |
| | | | |
| Library-Okanagan Regional | $869,000 | $74,000 | n/a[29] |
| Fire Protection -Specified Area B | $73,000 | $73,000 | |
| Recreation - Specified Area B | $107,000 | $107,000 | |
| **Total Local Service Areas** | **$1,049,000** | **$254,000** | |

Source: CSRD Five Year Financial Plan 2017 to 2022.

[28] The CSRD is responsible for electoral area planning, development and bylaw related services. The City funds its own services.
[29] The City of Revelstoke funds library, fire protection, and recreation services separately (i.e. the CSRD is used as the vehicle to provide funding from Electoral Area B for these services).

## Payments In Lieu of Taxes

The CSRD receives payments in lieu of taxes (PILTs) from BC Hydro. These payments are distributed to a variety of services areas. Table 5.7 summarizes the 2016 distribution of BC Hydro PILTs towards services in Electoral Area B.

Table 5.7: 2016 BC Hydro PILT Distribution

| Service | Amount |
|---|---|
| Fire Protection | $52,000 |
| Recreation | $69,000 |
| Revelstoke Community Centre | $17,000 |
| Revelstoke/Area B Economic Opportunities | $346,000 |

Source: CSRD Five Year Financial Plan 2016 to 2021.

With a boundary extension to South Revelstoke it is possible that the distribution of PILT revenue may be adjusted depending on the relative impact to given service areas.

# 6 COMMUNITY ENGAGEMENT

Two methods of engagement were used to collect feedback for this study:

- Two online community surveys—one for Study Area residents and one for residents of the City of Revelstoke—were open from September 20 to October 10, 2017.
- A community meeting was held on October 4, 2017 at the Revelstoke Community Centre.

The community engagement process highlighted divisive views on boundary extension both within the City and within the CSRD Electoral Area. The importance of this topic to residents is reflected in the high response to the community engagement efforts that were undertaken as part of this study.

| Engagement | Study Area Residents | City of Revelstoke Residents | Other |
|---|---|---|---|
| Online Survey | 191 | 335 | n/a |
| Community Meeting | 59 | 64 | 7 |

This chapter summarizes the feedback received over the course of the Diagnostic Inventory. In addition to the formal components of the community engagement process, some residents also contacted staff at the CSRD by phone or email. Where relevant, the feedback or information they provided has been incorporated into this document.

## 6.1 Community Meeting

The community meeting attracted a total of 130 attendees, including 59 people from the Study Area, 64 people from the City of Revelstoke, and 7 people from other parts of the CSRD Electoral Area. The meeting included a 45-minute presentation by Urban Systems followed by an audience Q & A for approximately one and a half hours. The high number of attendees at this meeting reflected the strong opinions and concerns held by residents. Many of the questions challenged why this study was taking place and many expressed concern about opening the possibility of boundary extension. The themes of the questions are summarized below:

- Cost and process of connecting to infrastructure services following boundary extension
- How Study Area was defined and who were relevant stakeholders
- Land use considerations with or without boundary extension
- Potential tax impacts of boundary extension
- Protection of marginalized and/or lower-income residents in consideration of boundary extension
- Concern about availability of housing in the Study Area and the City of Revelstoke
- What is involved in a formal boundary extension process
- Concerns over the survey format and questions
- Concerns over protection of agricultural land

- City of Revelstoke debt and capacity
- Impact of development on older residents
- Impact of development on groundwater resources
- Concern over sprawl

Some of the questions raised are not addressed in this Diagnostic Inventory due to the limited scope of a preliminary study such as this one. However, where possible questions and concerns raised in the community meeting have been addressed during the revision process for this study.

The public meeting provided an important source of feedback for this study. However, a public format is not always easy for some members of the community to share their feedback, so the themes that were raised may not be representative of all the questions, opinions, or concerns in the community.

## 6.2 Online Survey

Voluntary online surveys provide a convenient and private way for residents to provide input and an efficient way for researchers and communities to collect public feedback. They often collect information on topics that are not easily defined or are used to collect preliminary feedback before a formal referendum or vote. A voluntary survey is not statistically significant, nor is it intended to be statistically significant.

As part of the Diagnostic Inventory, two MetroQuest surveys—one for Study Area residents and one for City of Revelstoke residents—were developed in collaboration with CSRD and City staff. As a Diagnostic Inventory is not a formal governance study, the goal of these surveys was to 'take the temperature' of the community, rather than draw direct conclusions about boundary extension, specific options for an extension, land development, or service delivery. Two surveys were created to identify any major differences in feedback from Study Area residents and City residents. It was also recognized that the concerns and priorities of Study Area residents may be different from City residents, and having two surveys allowed more customized questions to be asked.

The survey generated significant debate in the community, particularly with respect to the online, interactive format, perceptions of bias towards or against development, and skepticism about the validity of the results because it was possible to submit multiple responses from a single IP address. Several individuals reported that they submitted multiple responses to demonstrate that the results could be skewed.

These issues impact the results of the survey and present challenges to analyzing the results. As Table 6.1 shows, a significant number of surveys were completed from the same IP address. To respect the time and input of everyone who completed the survey, while addressing the issue of multiple responses, two sets of data are presented in this report: first, all the responses are presented; second, the data is presented with multiple responses from the same IP address removed. In the latter case, the last survey from each IP address was used and the others were excluded. By comparing these sets of data, feedback can be considered while balancing the issue of multiple responses. However, results were generally consistent.

Table 6.1: Survey Responses

| | Study Area Residents | City of Revelstoke Residents |
|---|---|---|
| All Responses | 191 | 335 |
| Excluding Multiple Responses | 126 | 252 |

The analysis did not exclude multiple responses completely because it is difficult to draw conclusions on why there were multiple responses from the same IP address, and in some cases, there are valid reasons for multiple responses. For example, multiple members of the same household may complete surveys, or survey respondents may complete surveys using a public computer. However, in other cases, it is known that the same individual completed multiple surveys because they revealed to the study team that they had done so.

## South Revelstoke Study Area Residents

Almost half of Study Area survey respondents were between the ages of 40 and 59. Approximately one-third were between the ages of 20 and 39; just under a quarter were between 60 and 79. Over 90 percent of respondents had read either the fact sheets or the draft report.

Respondents were asked to identify their top three priorities from a list of topics. Figure 6.1 shows priority rankings when all responses are considered and Figure 6.2 shows priority ranking when multiple responses are removed. In both cases, rural lifestyle, agricultural land, and natural environment are top-three priorities. Also, tourism development was identified as the first priority the most times; however, tourism development did not score as strongly in terms of total rankings.

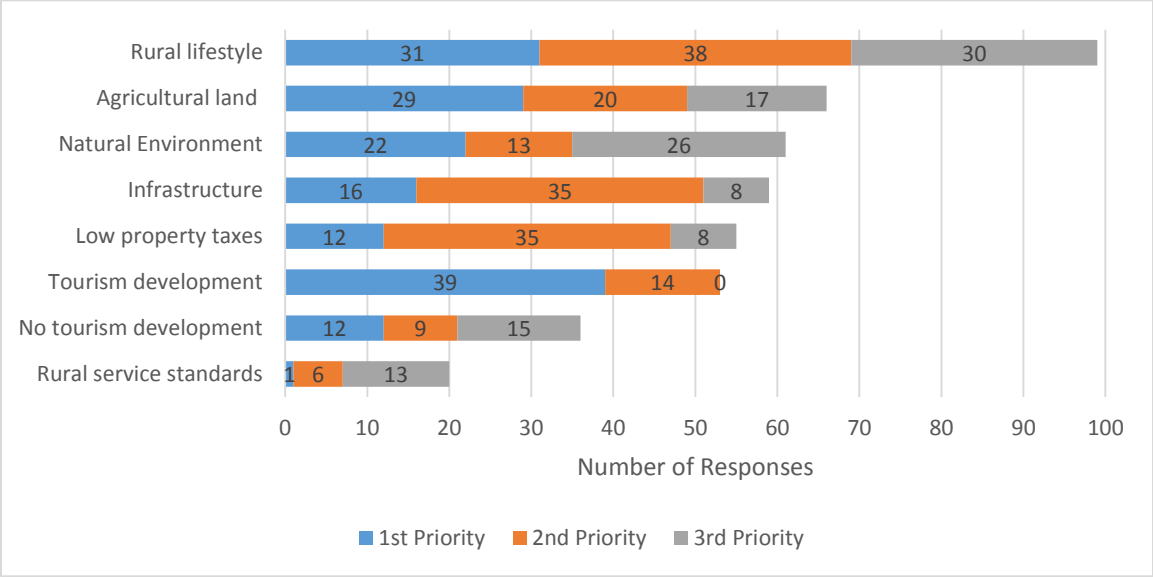


Figure 6.1: Study Area Priority Ranking – All Responses

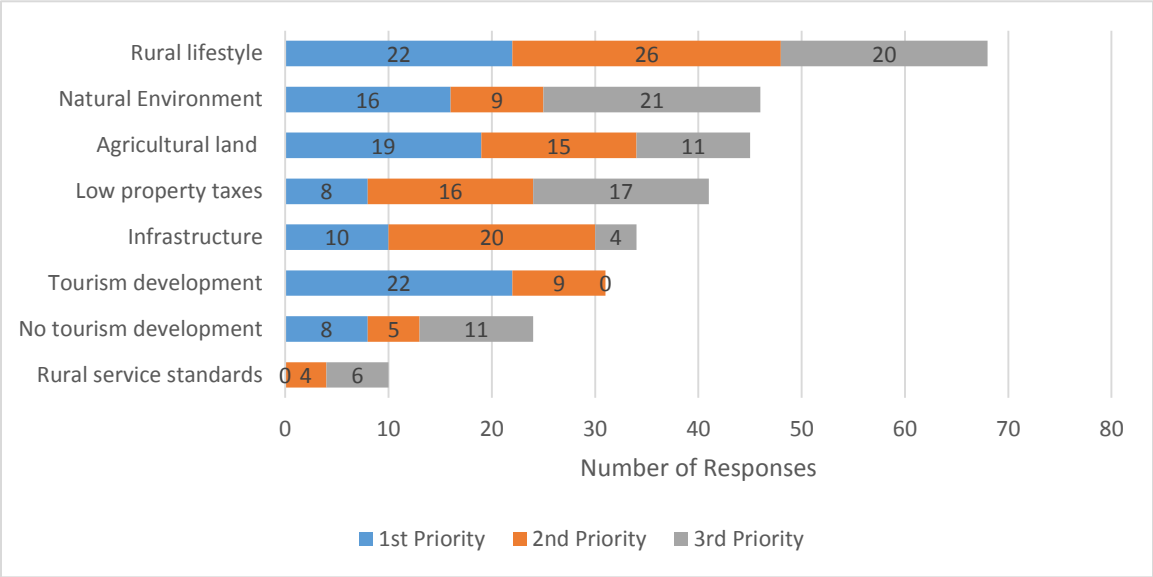


Figure 6.2: Study Area Priority Ranking - Multiple Responses Removed

In addition to the priority topics listed in the survey, respondents could suggest additional priorities. Suggested priorities have been grouped by theme and the most common themes are listed below with the number of people who suggested similar priorities in parentheses:

- Housing development, especially housing for local workers (10)
- Boundary extension to join the City of Revelstoke (7)
- Community sewer (2)

Survey respondents were asked a series of questions on land, development, service delivery, and boundary extension. The results to these questions are presented in the following graphs.

Approximately half of respondents felt that it was important or very important to keep land in South Revelstoke available for agriculture (Figure 6.3).

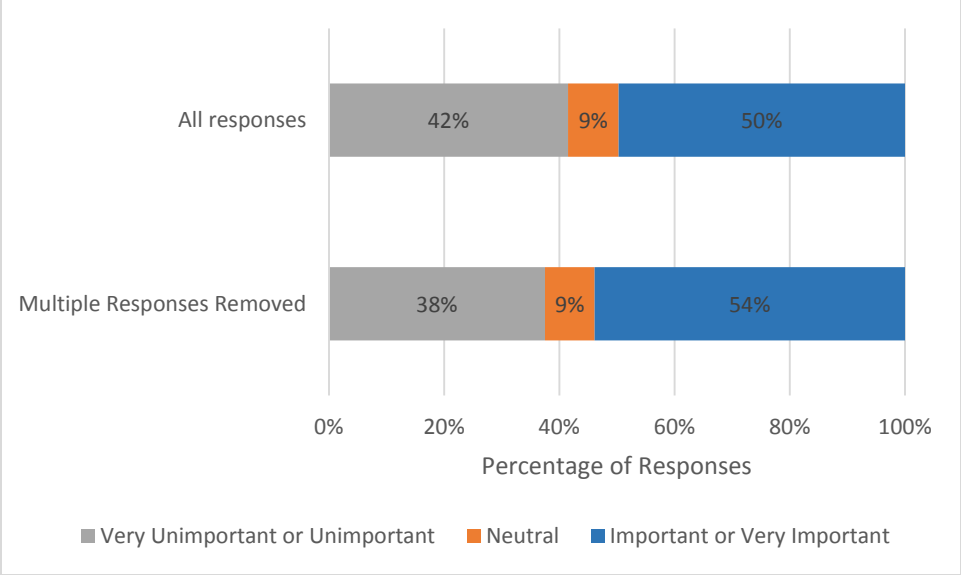


Figure 6.3: How important is it to keep land in South Revelstoke available for agriculture?

More than half of survey respondents said they did not want to see more development in South Revelstoke, and that they wanted the area to maintain its rural character (Figure 6.4).

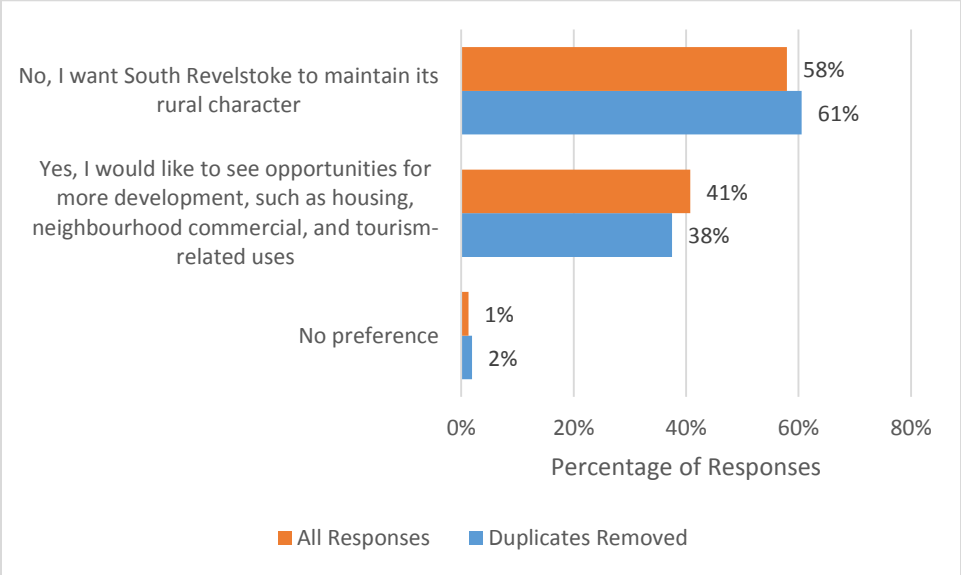


Figure 6.4: Would you like to see greater development in South Revelstoke?

Survey respondents were asked to rate how satisfied they were with a range of existing services. Figure 6.5 reports the percentage of respondents who indicated they were satisfied or very satisfied with each of these services. The services that received the highest satisfaction rating were roads and fire services. Refuse/recycling and land use planning and bylaw enforcement received much lower satisfaction ratings.

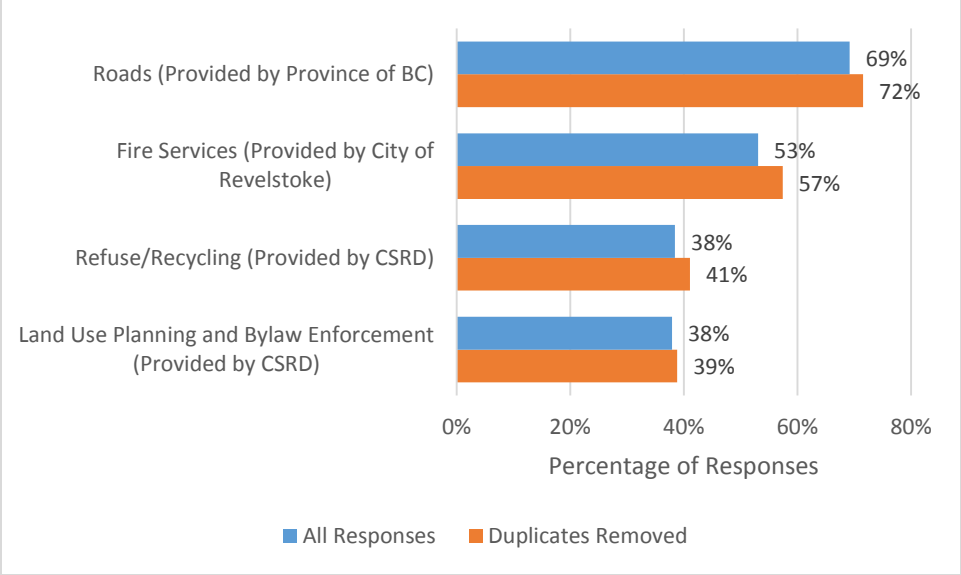


Figure 6.5: Satisfied or Very Satisfied with Existing Services

Respondents were also asked if there were any services that they did not currently receive that they would like to receive. Almost half of respondents who answered this question reported that they received all the services that they wanted. Figure 6.6 shows interest in other services that the Study Area does not currently receive.

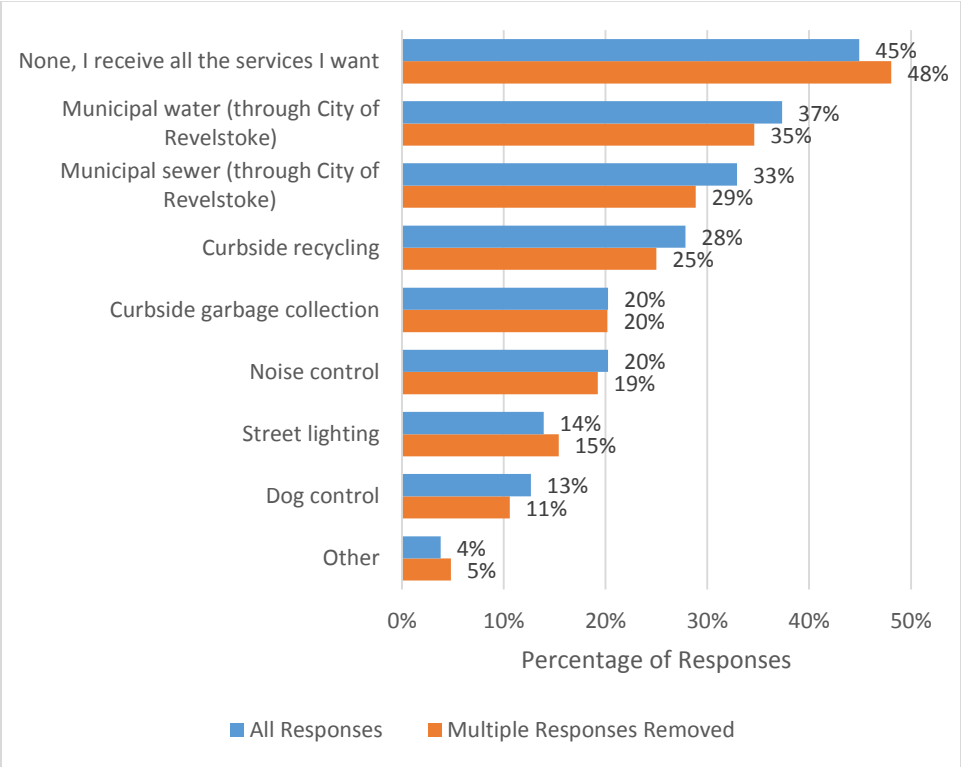


Figure 6.6: Are there any services that you do not currently receive that you would like to receive?
Note: Respondents could select multiple responses so values will not add to 100%.

More than half of respondents indicated that they would not be prepared to pay higher property taxes for a higher level of service (Figure 6.7). However, 44 percent reported that they were willing to pay higher property taxes for a higher level of service.

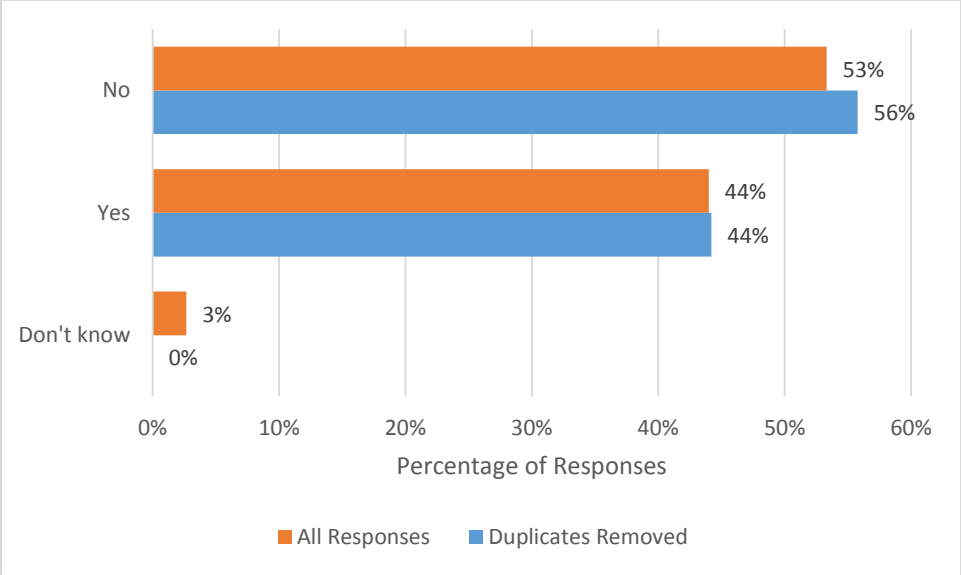


Figure 6.7: Would you be prepared to pay higher property taxes for a higher level of service?

More than half of survey respondents said that they felt that South Revelstoke was a separate area from the City of Revelstoke (Figure 6.8).

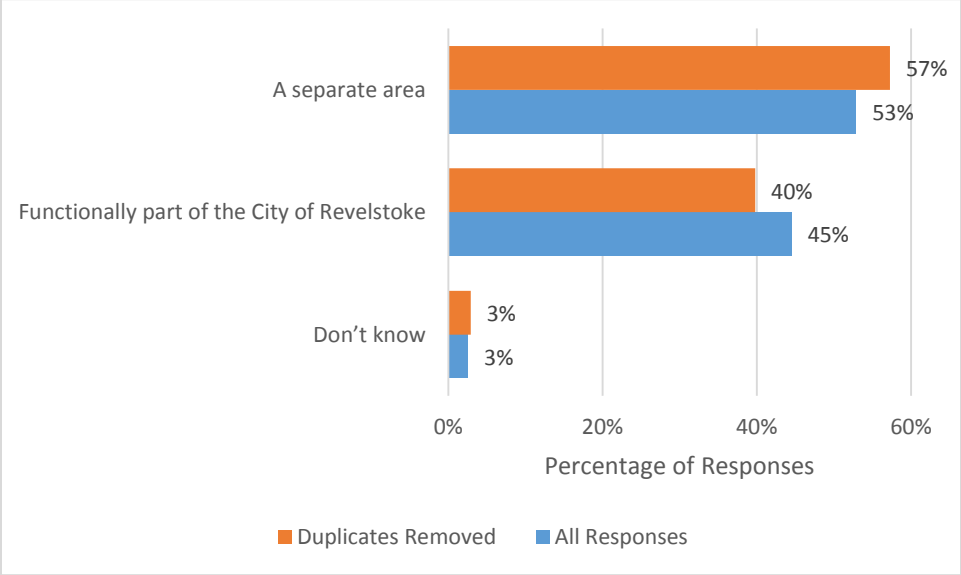


Figure 6.8: Do you feel that South Revelstoke is a separate area or functionally part of the City of Revelstoke?

Survey respondents were asked “Under what circumstances would it be appropriate for the South Revelstoke Study Area (or a portion of this area) to join the City of Revelstoke?” The following themes were identified by two or more survey respondents (note that identical responses were only counted once):

- No circumstances would be appropriate for boundary extension (39)
- To support growth and development in the City of Revelstoke (15)
- If community sewer and or water were provided (11)
- If South Revelstoke residents were consulted and voted in favour (3)
- If the City built out all of its existing developable land (3)
- The area around Catherwood Road is appropriate for boundary extension (2)
- If boundary extension benefits all property owners (2)
- If the City committed to protecting ALR land (2)
- If there would be a benefit to local, year-round residents (2)

## City of Revelstoke Residents

Approximately 40 percent of City of Revelstoke survey respondents were between the ages of 20 and 39, over one-third were between the ages of 40 and 59, and approximately one-fifth were between the ages of 60 and 79. Approximately 85 percent of respondents reported that they had read either the fact sheets or draft report.

Respondents were asked to identify their top three priorities from a list of topics. Respondents did not have to select all three options and were able to select only one or two. These priority options are different from the Study Area survey, which included more specific questions about lifestyle and services that were more relevant to Study Area residents and property owners. City residents were asked for priorities of a more general nature as they did not live in the Study Area. Figure 6.9 and Figure 6.10 show how respondents ranked priorities. In both cases, the environment is the top ranked priority.

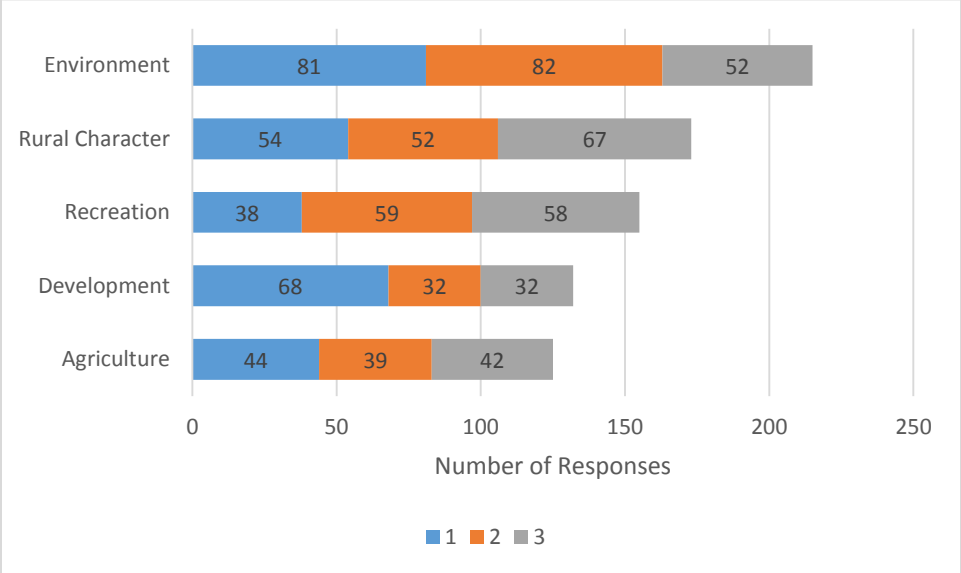


Figure 6.9: City of Revelstoke Priority Ranking – All Responses

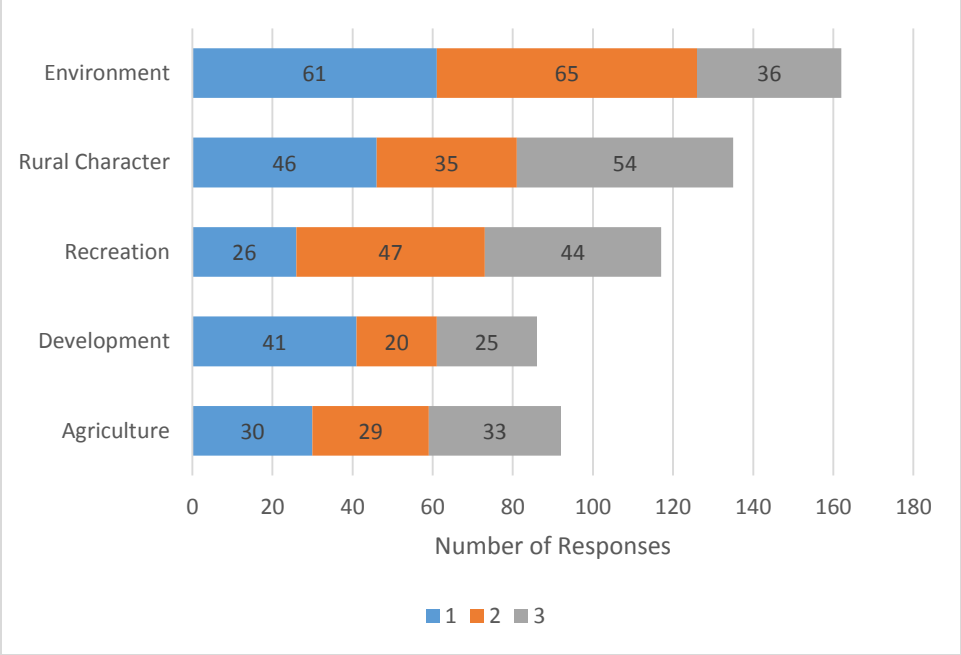


Figure 6.10: City of Revelstoke Priority Ranking – Multiple Responses Removed

In addition to the priority topics listed in the survey, respondents could suggest additional priorities. Suggested priorities have been grouped by theme and the most common themes are listed below with the number of people who suggested similar priorities in parentheses:

- More housing, particularly affordable housing for locals (8)
- Recreational opportunities, such as a climbing wall or zip track (5)
- Tourism development (4)
- More infrastructure services, such as sewer (3)
- Boundary extension (2)
- Support agriculture (2)

The majority of respondents felt that it was important or very important to keep land in South Revelstoke available for agriculture (Figure 6.11).

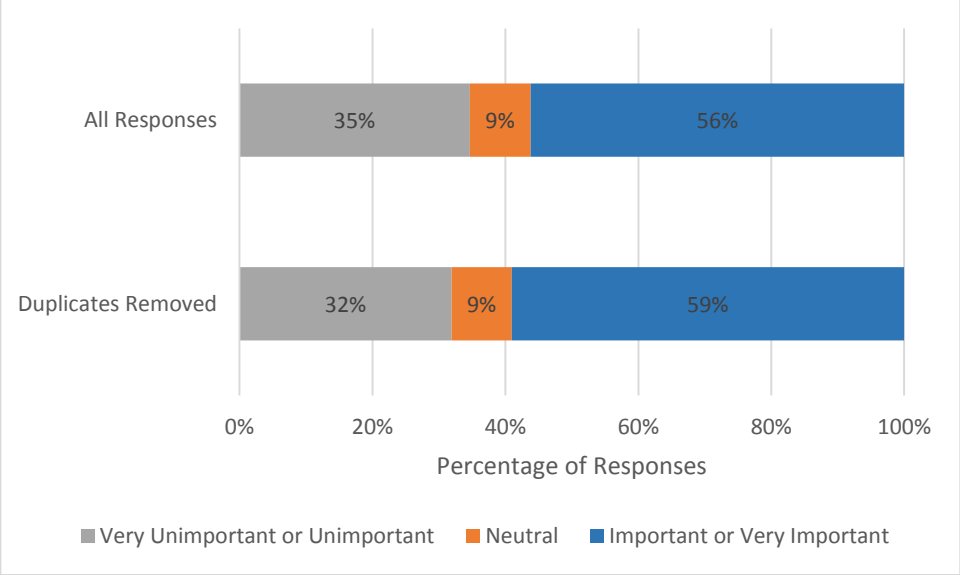


Figure 6.11: How important is it to keep land in South Revelstoke available for agriculture?

The majority of City of Revelstoke respondents felt that South Revelstoke was functionally part of the City (Figure 6.12); this contrasts with the Study Area survey which had the inverse result.

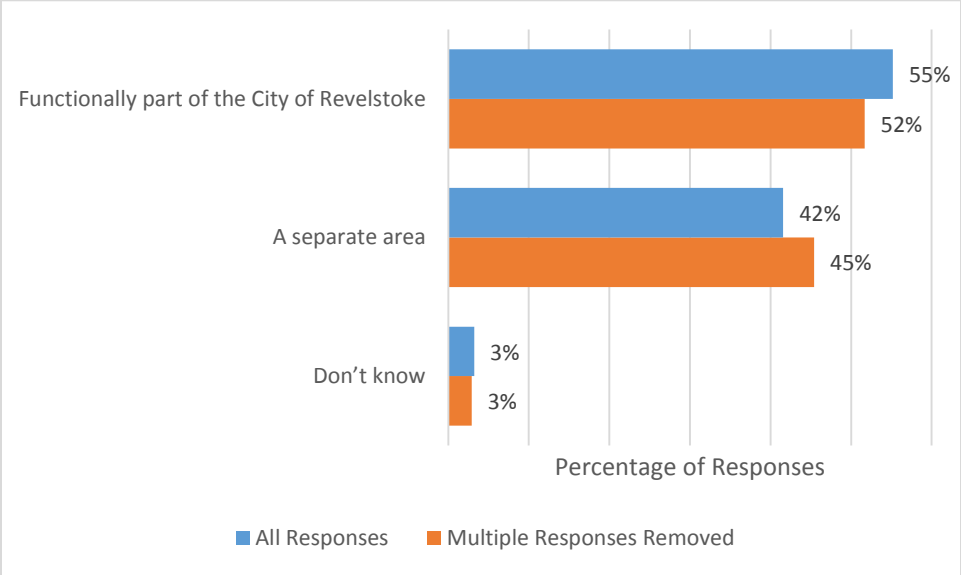


Figure 6.12: Do you feel that South Revelstoke is a separate area or functionally part of the City of Revelstoke?

More than half of City of Revelstoke respondents did not want to see greater development in South Revelstoke and wanted the area to maintain its rural character (Figure 6.13).

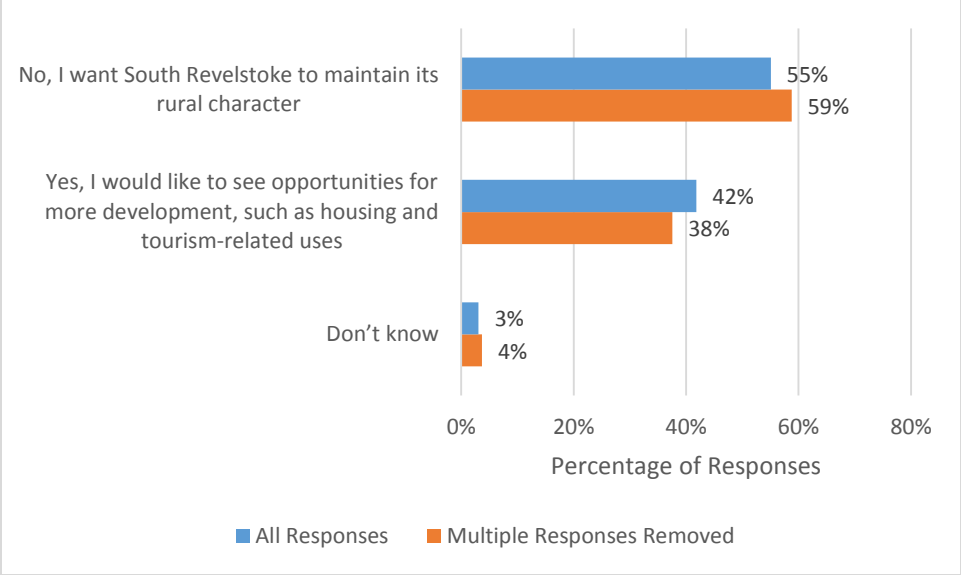


Figure 6.13: Would you like to see greater development in South Revelstoke?

Survey respondents were asked "Under what circumstances would it be appropriate for the South Revelstoke Study Area (or a portion of this area) to join the City of Revelstoke?" The following themes were identified by two or more survey respondents (note that identical responses were only counted once):

- No circumstances would be appropriate (26)
- If boundary extension was needed for Study Area residents to connect to services (15)
- If agricultural land could be protected (13)
- Present circumstances support boundary extension (13)
- If Study Area residents support boundary extension (10)
- To support more housing development for local residents, including affordable housing (10)
- To support the City of Revelstoke's growth and development (9)
- Only when the City of Revelstoke is fully built-out (8)
- To support RMR development (7)
- If there was a plan in place (7)
- When the City has capacity to take on more infrastructure (4)
- To allow moderate subdivision (3)
- To expand the City's tax base (3)
- To support more housing and tourism development (2)
- If it benefits existing residents (2)

## Survey Comparison

Each survey used a mapping exercise to collect information regarding respondents' views on land use within the Study Area. Respondents were asked to identify areas with the following markers:

- Agriculture –areas where agriculture should be the primary use
- Environment—areas with environmental features that should be protected
- Maintain as is—areas that should be maintained as they are now
- More development—areas suitable for more development
- Other—areas with other features not captured by the other markers

Responses to the mapping exercise are provided in Appendix C. The following are high-level findings from this exercise:

- Agriculture—Study Area residents were more likely than City of Revelstoke residents to focus agricultural uses on ALR land; City of Revelstoke residents were more likely to consider the entire Study Area for agriculture.
- Environment—Study Area residents identified areas with environmental features throughout the Study Area where City of Revelstoke residents' responses were concentrated primarily along waterfront areas.
- Maintain as is—Between Study Area residents and City of Revelstoke residents, there was generally a similar distribution of markers indicating areas that should be maintained as is.
- More development—City of Revelstoke survey respondents placed more of this type of marker and covered a wider area than Study Area survey respondents.

# 7 CONCLUSIONS

Based on both the history of boundary extension proposals in the Revelstoke community, and the community engagement that was undertaken as part of this Diagnostic Inventory, it is clear that the issue of boundary extension is polarizing within both the City of Revelstoke and the South Revelstoke Study Area. There is some support for boundary extension. The Study Area is located in close proximity to the City of Revelstoke, and Study Area residents already access some services (e.g. fire protection, recreation) provided through the City of Revelstoke. Some property owners have interest in developing their lands, potentially with community water and sewer services to be provided by the City of Revelstoke.[30] As well, many people (more so in the City than in the Study Area) feel that the Study Area is already functionally part of the City of Revelstoke.

Conversely, there is also strong support to maintain Study Area lands as part of CSRD Electoral Area B. There is interest in maintaining the rural character of the Study Area. A majority of Study Area lands are located within the ALR, and there is interest in maintaining these lands to provide a long-term agricultural land supply (although it is recognized that most of the Study Area is not actively farmed at present). Many Study Area residents feel that the area is different than the City of Revelstoke, they are concerned about potential development impacts, and they feel that the rural area governance system is suitable for the area. As well, there are numerous expressed concerns about potential property tax impacts if the area were to become part of the City of Revelstoke.

A boundary extension does not necessarily need to equate to development activity. Theoretically, the City could extend its boundaries to encompass the Study Area (or portions thereof) and maintain the existing land uses. However, without the impetus to add a service such as community water, it is generally difficult to achieve the local support required to proceed with a boundary extension, especially given the potential tax rate impacts that are typical of a change from rural area governance to municipal governance.[31]

Alternatively, some amount of additional development could theoretically occur whether lands are included within City boundaries or remain within electoral area boundaries. However, there are two primary factors limiting the development potential. The first factor is the need for water and sewer services, which would mostly practically be available through the City of Revelstoke, with service extensions funded on a user-pay basis. Future water system extensions could occur to facilitate expansion of the Revelstoke Airport; however, the current policy approach suggests a need for boundary extension if properties are to connect to extensions of City water infrastructure.

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[30] While establishment of CSRD water/sewer systems is theoretically possible under the current governance arrangement, extension of City systems would likely be the most practical approach. As indicated, the City's current policy is to require a boundary extension as part of service expansion, rather than providing extraterritorial water/sewer service outside of City boundaries.

[31] As indicated, property tax rates are higher within the City than they are within the electoral area – though it has been noted that provision of a community water service within the study area could also bring down property insurance rates.

The second factor limiting development potential is the fact that 57 percent of study area lands are located within the ALR. As indicated, the current Electoral Area B OCP states that a review for exclusion would only occur if there is evidence that more land is required to service growth pressures, and if the land is proposed for incorporation into the City of Revelstoke. Further, the ALC is not required to consider ALR lands within a municipality differently than lands within an electoral area.

As a result of these two factors, it is highly likely that significant development activity could only occur if:

a) properties were able to connect to water and sewer services; and/or,
b) for current ALR lands, the ALC supported a block exclusion of ALR lands.

Given these findings and the results of the community engagement process, it is apparent that a City of Revelstoke boundary extension to the full Study Area would likely not be supported by a majority of the residents and property owners within the Study Area. There are, however, some residents and property owners who are clearly supportive of a boundary extension, primarily to enable land use planning and potential provision of utility service by the City of Revelstoke, as well as a City-wide discussion about the future of the area. Based on recent events, it is plausible that the City will continue to receive interest in the possibility of boundary extension from pockets of property owners within the Study Area.

Given the possibility of ongoing discussions around this issue, there are a number of potential options for next steps, not limited to the following (but including possible combinations thereof):

- A formal mail-out survey of Study Area residents could be conducted to identify which property owners might be interested in studying the possibility of a boundary extension in more detail.
- The City of Revelstoke Council and the CSRD Board of Directors could review this Diagnostic Inventory and determine whether to recommend to the Province that a formal governance study be undertaken to evaluate potential boundary extension options.
- The City of Revelstoke Council and the CSRD Board of Directors could jointly advance policies and/or an agreement related to management of the fringe area (e.g. land use, service delivery, and boundary extension process).

Regardless of the approach that is taken, the following actions are recommended.

- Communications and Referrals:

  It is recommended that the City and the CSRD jointly develop a clear and transparent communication protocol regarding the potential consideration of any future boundary extension proposals. This communication protocol could also be extended to cover referrals on land use applications. This communication protocol could be incorporated into an agreement between the CSRD and the City of Revelstoke.

- Future Land Use Planning:

  It is recommended that as part of the initial work on the City's next Official Community Plan update, further research is undertaken on the market demand for new residential housing (i.e.

potential annual absorption by residential unit type), tourism development, and the available capacity for development within current City limits (i.e. the number of residential units that could be built based on the City's land inventory). Similarly, it is recommended that the CSRD's next Electoral Area B Official Community Plan update consider the sub-regional planning context and provides guidance on the long-term future of the study area within this context. Potentially, the CSRD and the City could undertake joint studies and analysis (e.g. related to water infrastructure servicing, long term land use demands and supply, agricultural land capability and supply) to advance future land use planning initiatives.

- Consideration of Boundary Extension Applications

  It is recommended that any future boundary extension proposal(s) consider all relevant properties (i.e. a logical block or blocks of parcels) at the same time, so that one comprehensive proposal is brought forward to the CSRD, other referral agencies, and the Province of BC, rather than multiple individual proposals Further, it is recommended that any future boundary extension proposal be for lands that are contiguous to the existing City boundary, and that no 'doughnut holes' are created within the City.

- Scope for a Formal Governance Study

  If the CSRD and the City determine that a formal governance study is warranted in the future, it is recommended that it be a joint study between the CSRD and the City, with a scope of work that includes review (and/or development) of options as required, analysis of impacts to Study Area property owners, analysis of impacts to the City of Revelstoke, analysis of impacts to the CSRD, and a review of considerations related to the ALR. Further, it is recommended that a robust engagement process be undertaken to confirm a preferred option.

# Appendix A ENVIRONMENTAL INVENTORY

## Geology and Soils

A full geotechnical review is outside the scope of the study. General information regarding geology and soils was acquired through available online resources. Soils in the Study Area are generally derived from fluvial, glaciofluvial, and morainal deposits. Soils are usually Brunisols with some areas of Orthic Regosol. The soil material is primarily composed of mineral particles.[32] Brunisolic soils are one of three soil orders for forested soils in Canada and are generally found in areas where the mean annual precipitation is less than 700 mm. However, this is not always the case as the Revelstoke area receives an average of 950 mm of rain per year. Orthic Regosols are characterized by a very thin or absent B horizon (i.e. is less than 5 cm thick). Soils of this order are most commonly associated with landforms where the land surface is (or has recently been) unstable due to erosion or deposition.[33]

## Agricultural Capability of Soils

The soils within the Study Area are classified under the Canada Land Inventory as Class 2 and Class 4 lands (see Figure A.1), with some limitation subclasses denoted by a capital T or P.[34] Soils in the area immediately east of the Study Area are Class 7 with a limitation subclass of T and R. Note that black text on the figure denotes non-irrigated capability and red text denotes the irrigated capability rating. The classes and subclass limitations are outlined in Table A.1. Note that the Canada Land Inventory classification system focuses on cultivated field and forage crops. It does not consider the soil capability for trees, fruit trees, small fruits, ornamental plants, recreation or wildlife.

[32] Agriculture and Agri-Food Canada, Canadian Soil Information Service: http://sis.agr.gc.ca/cansis/
[33] Soils of Canada website: http://www.soilsofcanada.ca/index.php
[34] Canada Land Inventory: http://sis.agr.gc.ca/cansis/nsdb/cli/classdesc.html

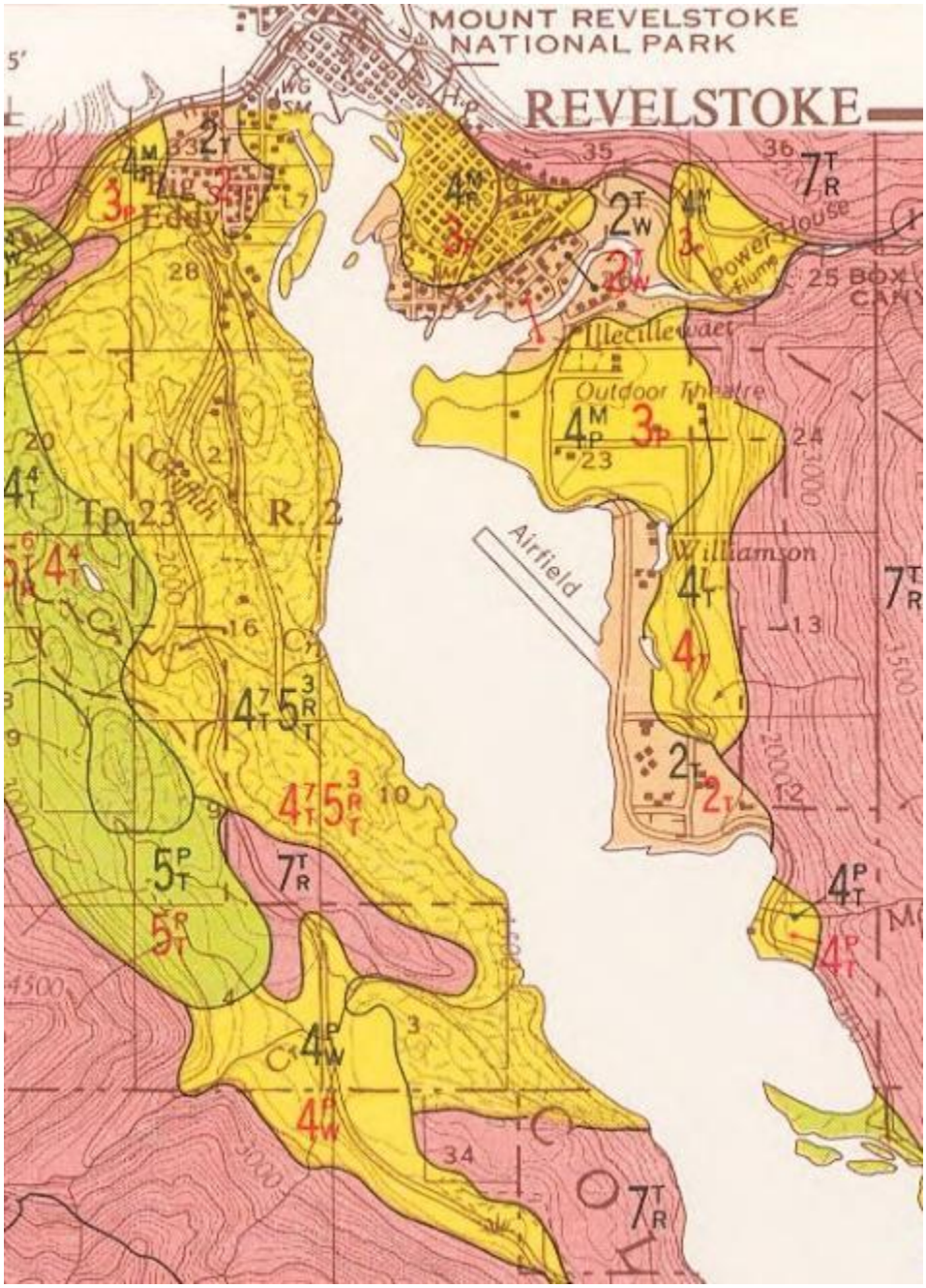


Figure A.7.1: Canada Land Inventory Soil Classifications

Table A.1: Soil Classification

| Class | Description |
|---|---|
| Class 2 | Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. The soils are deep and hold moisture well. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management, Class 2 soils are moderately high to high in productivity for a fairly wide range of crops. |
| Class 4 | Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices, or both. The limitations seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, choice of crops, and methods of conservation. The soils are low to fair in productivity for a fair range of crops but may have high productivity for a specially adapted crop. |
| Class 7 | Class 7 soils have no capability for arable cultivation or permanent pasture. This class also includes rockland, other non-soil areas, and bodies of water too small to show on the maps. |
| Capital T | Capital T depicts a limitation of topography. Both the percent of slope and the pattern or frequency of slopes in different directions affect the cost of farming and the uniformity of growth and maturity of crops as well as the hazard of erosion. |
| Capital P | Capital P depicts a limitation of stoniness. These soils are sufficiently stoney to hinder tillage, planting and harvesting operations. |
| Capital R | Capital R depicts a limitation where the presence of bedrock near the surface restricts their agricultural use. |

## Vegetation

The Study Area is located in the Interior Cedar Hemlock (ICH) biogeoclimatic ecosystem classification zone of BC. This zone has the highest diversity of tree species of any zone in the province. Western redcedar and western hemlock dominate mature climax forests. White spruce, Engelmann spruce and subalpine fir are common and can form a part of climax stands with either western hemlock or redcedar. Western larch, Douglas-fir and western white pine are common seral species, while ponderosa pine occurs on dry, warm slopes.

Skunk cabbage swamps are found along small drainage channels within the area. Dominant vegetation within these swamps includes hybrid white spruce, western redceder, western hemlock, devil's club, skunk cabbage, lady fern, oak fern, common horsetail and moss species (Meidinger and Pojar, 1991).

Riparian and lakeshore marshes are generally non-forested or have only a few stunted trees. Understory vegetation includes sedges, willows, Labrador tea, bog-laurel, scrub brush, buckbean, bog cranberry, sphagnum mosses, golden fuzzy fen moss and flow moss. Skunk cabbage swamps are found along small drainage channels.

# Groundwater

To determine groundwater wells within the Study Area, a search was conducted using the BC Ministry of Forests, Lands and Natural Resource Operations Water Resources Atlas. A total of 32 water wells were confirmed within the Study Area and were identified as either Private Domestic or Water Supply System wells. The wells ranged in depth from 8.2 m to 45.4 m in depth.

A second search of the Water Resources Atlas was conducted for aquifers underlying the Study Area. This search identified a single aquifer beneath the northern portion of the Study Area. Aquifer 0802 lllA (12) is a glacio-lacustrine type aquifer, classified as moderate demand, with high productivity and high vulnerability.

# Aquatic Resources

## Streams and Fisheries

There are several surface water resources within and adjacent to the Study Area.[35] The Columbia River is a significant river that flows into the Upper Arrow Lake just north of the Study Area. The Columbia River has an overall length of over 2,000 km. The Upper Arrow Lake is a large reservoir behind the Hugh Keenleyside Dam which is located in Castlegar 230 km to the south. Along its length, the Columbia River receives water from a number of sources including stormwater drainage, groundwater seepage and tributary flows. There are significant fisheries resources in the Columbia River and the Upper Arrow Lake. Table A.2 provides a summary of fish species that are documented to inhabit the Columbia River in the vicinity of the Study Area.

Table A.2: Columbia River Fish species

| Fish Species | |
|---|---|
| Bridgelip Sucker | Brook Trout |
| Brown Trout | Bull Trout |
| Burbot | Carp |
| Chinook Trout | Chiselmouth |
| Columbia Sculpin | Cutthroat Trout |
| Dace (General) | Dolly Varden |
| Kokanee Salmon | Lake Chub |
| Lake Trout | Lake Whitefish |
| Largescale Sucker | Leopard Dace |
| Longnose Dace | Longnose Sucker |
| Minnow (General) | Mottled Sculpin |
| Mountain Whitefish | Northern Mountain Sucker |
| Northern Pike | Northern Pikeminnow |

[35] BC Ministry of Environment Habitat Wizard: http://maps.gov.bc.ca/ess/sv/habwiz/

| Fish Species | |
|---|---|
| Peamouth Chub | Prickly Sculpin |
| Pumpkinseed | Pygmy Whitefish |
| Rainbow Trout | Sedside Shiner |
| Sculpin (General) | Shorthead Sculpin |
| Slimy Sculpin | Smallmouth Bass |
| Steelhead | Sturgeon (General) |
| Sucker (General) | Tench |
| Torrent Sculpin | Umatilla Dace |
| Walleye | Westslope Cutthroat Trout |
| White Sturgeon | White Sucker |

There are several other surface water resources in the Study Area. Locks Creek is a small drainage from Williamson Lake to the Columbia River to the north of the Study Area. It is 500 m in length and terminates into the Airport Marsh. Fish species in Locks Creek (and Williamson Lake) include minnow, mountain whitefish, rainbow trout, redside shiner, sculpin and yellow perch.

Scott Creek is a first order stream with a length of 2.7 km that flows through the Study Area into Montana Marsh. No fisheries information is available for Scott Creek.

Montana Creek is a 2nd order stream with a length of 4.3 km that flows through the Study Area and terminates in Montana Marsh, approximately 3 km south of the Airport. Montana Creek is known to provide habitat for rainbow trout.

## Lakes and Wetlands

There are two small lakes partially within the Study Area. Williamson Lake is a small lake at the northern edge of the Study Area. This lake is 5.06 ha with a maximum depth of 5.5 m. The fisheries values of this lake is moderate and provides habitat for minnow, mountain whitefish, rainbow trout, redside shiner, sculpin and yellow perch.

A second small pond, called Turtle Pond, is visible along Sunnyside Road. This pond is 2.55 ha and does not appear to have any natural drainage into the Columbia River.

Airport Marsh is a large area adjacent to the Study Area within the Arrow Lakes reservoir. This area is subject to flooding and has extensive emergent vegetation along the shoreline. When the water level rises the marsh expands as the adjacent land is inundated with water. This creates a series of interconnected shallow ponds and ephemeral wetlands dominated by bulrush, common cattail, pondweed, milfoil and reed canary[36].

[36] The Ecology of Western Painted Turtles in a Northern Canadian Reservoir: https://www.tru.ca/__shared/assets/Basaraba_Thesis_201433081.pdf

Montana Slough is a wetland complex adjacent to the Study Area. This area exists as a functional wetland that completely floods as reservoir levels rise, with the exception of a large floating island of vegetation in the middle of the slough. This wetland is dominated in moss, willows, sedge and reed canary grass.

All lake and wetland complexes in and adjacent to the Study Area are home to, and very important habitat for, painted turtle (Intermountain Rocky Mountain Population). In addition, the wetlands adjacent to the Study Area are the best remaining fragments of habitat in the Canadian portion of the Columbia River and provides habitat to 65 species of birds, including important resting stops for many species of migratory birds. [37]

## Wildlife

The habitat within the Study Area varies greatly from relatively continuous forest to wetlands and lakes with fragmented blocks of anthropogenically altered greenscape such as agricultural fields.

The wildlife habitat within the Study Area is valuable considering the size and proximity to the Columbia River as well as Williamson Lake. Young forests, riparian areas, lakes and agricultural areas provide habitat to mammals, birds, amphibians and reptiles. Wildlife species that are known to utilize areas in the ICH include (Meidinger and Pojar, 1991):

- Mammals: mule deer, white-tailed deer, Rock Mountain elk, black bear, Columbian ground squirrel, moose, caribou, gray wolf, lynx, badger, beaver, muskrat, coyote.
- Birds: red-tailed hawk, ruffed grouse, downy woodpecker, Steller's jay, American Robin, dusky flycatcher, American kestrel, blue grouse, mountain bluebird, bald eagle, Canada goose, common loon, northern harrier, sandhill crane, eastern kingbird, western kingbird and Bonaparte's gull.
- Reptiles and amphibians: painted turtle, spotted frog, wood frog, western terrestrial garter snake, western toad, and pacific tree frog.

## Species at Risk

Species at risk are ranked and listed by both federal and provincial government agencies. The provincial and federal species at risk ranking processes are discussed in the following sections.

### Federal Species at Risk Act

On the Federal level, species ranking is conducted by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), established under Section 14 of the *Species at Risk Act* (SARA). COSEWIC is a committee of experts that assesses and designates, under Sections 15 to 21 of the SARA, those wild species of animal, plant or other organisms that are in danger of disappearing from Canada. Schedule 1 of the SARA is the official list of species that are classified as extirpated, endangered, threatened and of special concern. It should be noted

[37] Revelstoke provides precious resting place for migratory birds - http://www.revelstokecurrent.com/2012/03/17/revelstoke-provides-precious-resting-places-for-migratory-birds/

that only species listed on Schedule 1 of the SARA are considered protected under the Act. Species of special concern are not protected under the Act, but may be protected provincially or under regional management plans. Species on Schedules 2 and 3 of the SARA are not protected under the Act but have been assessed by COSEWIC and may eventually be listed under Schedule 1.

Following is a listing of the status categories used by COSEWIC to rank or list a species:

- Extinct: a species that no longer exists.
- Extirpated: a species no longer existing in the wild in Canada, but occurring elsewhere.
- Endangered: a species facing imminent extirpation or extinction.
- Threatened: a species likely to become endangered if limiting factors are not reversed.
- Special Concern: a species that is particularly sensitive to human activities or natural events, but is not an endangered or threatened species.
- Data Deficient: a species for which there is inadequate information to make a direct, or indirect, assessment of its risk of extinction.
- Not At Risk: a species that has been evaluated and found to be not at risk.

## Provincial Species at Risk

The BC Conservation Data Centre (CDC) tracks and categorizes species according to their conservation status in BC. Provincially, the CDC assigns a provincial rank or listing of 'Red' or 'Blue' or 'Yellow' to a species based on its status within BC. The rankings or provincial listing categories described below highlight the wildlife and plant species as well as natural plant communities that require special attention. The CDC listing is an advisory and management tool and is not a legal designation in the province.

- Red: any indigenous species, subspecies or plant community that is extirpated, endangered, or threatened in BC. Extirpated elements no longer exist in the wild in BC, but do occur elsewhere. Endangered elements are facing imminent extirpation or extinction. Threatened elements are likely to become endangered if limiting factors are not reversed.
- Blue: any indigenous species, subspecies or community considered to be vulnerable (special concern) in BC. Vulnerable elements are of special concern because of characteristics that make them particularly sensitive to human activities or natural events. Blue-listed elements are at risk, but are not extirpated, endangered or threatened.
- Yellow: indigenous species which are not at risk in British Columbia.

## Species at Risk Search Methodology

In order to determine a list of potential species at risk that may occur within the Study Area, the following information review was conducted based on geographic location, biogeoclimatic zone and available habitat:

- A search of the BC Species and Ecosystems Explorer web site;

- A search of the BC Ministry of Forests, Lands and Natural Resource Operations Conservation Data Centre; and
- A search of the web site "Species at Risk and Local Government: A Primer for British Columbia".

## Species at Risk Search Results

Table A.3 summarizes the search results based on preferred habitats and potential presence in the Study Area for all designated species at risk including:

- Species listed on Schedule 1 of the Species at Risk Act;
- Species which have been assessed by COSEWIC and may eventually be listed under Schedule 1 (Schedule 2 and Schedule 3 listed species); and
- Provincially designated species at risk (Red-listed and Blue-listed species).

Table A.3: Species at Risk identified as potentially occurring on the Study Area

| Common Name | Scientific Name | Taxon | Federal Status | Provincial Designation | Preferred Habitat | Potential Presence within the Study Area |
|---|---|---|---|---|---|---|
| Western Toad | *Anaxyrus boreas* | Amphibian | Listed on Schedule 1- Special Concern (2005) | Blue | Are observed in a variety of habitats, both aquatic and terrestrial. Breed in shallow, littoral zones of lakes, temporary and permanent poos and wetlands. Toads utilize a variety of terrestrial habitats, including all forest and woodland types, cropland, grasslands, old fields and suburban areas. Hibernacula are located in areas with loose soils and burrows. | Possibly for both breeding and foraging. . |
| Monarch | *Danaus plexippus* | Arthropod | Listed on Schedule 1 – Special Concern (2003) | Blue | Habitat is a complex issue. Breeding areas are virtually all patches where milkweed and a variety of wildflowers exist. This includes abandoned farmland, roadside ditches and other open spaces where these plants grow. | Possibly if there is the presence of milkweed within the Study Area. |
| Vivid Dancer | *Argia vivida* | Arthropod | None | Blue | This damselfly is generally associated with thermal springs, with the exception of low elevation cool springs in the Okanagan Valley. Require thoracic temperatures of 26 degrees Celsius for flight and, thus, bask in sunlit patches with flight being sporadic on overcast days. | Unlikely as there is a lack of thermal springs within the Study Area, however may pass through as suitable habitat exists within the Columbia River Valley. |
| Barn Swallow | *Hirundo rustica* | Bird | None | Blue | Occurs in open areas and less frequently in partly open habitats. Frequently found near water. Nests in barns or other buildings, under bridges, in caves or cliff crevices. Commonly reuses old nests. Yearlings often return to within 30 km or closer of natal site. Flies over open land and water to forage on insects. | Possibly, as suitable habitat exists within the Study Area. |
| Black Swift | *Cypseloides niger* | Bird | None | Blue | Breeds almost entirely on small ledges or in shallow crevices in steep rock faces and canyons, usually near or behind waterfalls. Foraging flocks range widely and may occur over a variety of habitat types. | Possibly for foraging, however unlikely for nesting as suitable habitat does not exist. |
| Long-billed Curlew | *Numenius americanus* | Bird | Listed on Schedule 1 – Special Concern (2005) | Blue | Nest in short to mid-grasslands. Prefers for nesting in irregular clumps where they blend in well. Once the eggs hatch, prefer taller, denser grass. Appear to be able to use some agricultural areas for feeding and raising young. | Possibly for both breeding and foraging. |
| Olive-sided Flycatcher | *Contopus cooperi* | Bird | Listed on Schedule 1- Threatened (2010) | Blue | Most often associated with open areas containing tall live trees or snags for perching. Require vantage points for foraging. Open areas may include cleared forests, forest edges along rivers or human-made openings. | Possibly for both breeding and foraging. |
| Rusty Blackbird | *Euphagus carolinus* | Bird | Listed on Schedule 1 – Special Concern (2009) | Blue | Breeding habitat includes woodlands, bushy bogs, fens and wooded edges or water courses and beaver ponds. Nests within trees or shrubs, usually in or near water. | Possibly for both breeding and foraging. |
| Short-eared Owl | *Asio flammeus* | Bird | Listed on Schedule 1 – Special Concern (2012) | Blue | Preferred nesting sites are dense grasslands and areas of small willows. Has a preference for open spaces, however the main preferences involve food availability. Utilizes a variety of habitats. | Possibly for both breeding and foraging. |
| Western Grebe | *Aechmophorus occidentalis* | Bird | None | Red | Nests on large inland bodies of water. Nests typically built over or anchored to living vegetation. Nests usually are against water deep enough to allow birds to swim submerged. | Possibly, as suitable habitat exists within the Study Area. |
| Bull Trout | *Salvelinus confluentus* | Fish | None | Blue | Require cold, clean water. Typically associated with natural flows, stable channels, clean gravels, deep pools and lots of cover. | Possibly, as suitable habitat exists within the Study Area. |

| Common Name | Scientific Name | Taxon | Federal Status | Provincial Designation | Preferred Habitat | Potential Presence within the Study Area |
|---|---|---|---|---|---|---|
| Westslope Cutthroat Trout | *Oncorhynchus clarkia lewisi* | Fish | Listed on Schedule 1 – Special Concern (2010) | Blue | Requires cool, clean, well-oxygenated water. In rivers, prefers large pools and slow velocity areas. Often occurs near shore in lakes. | Possibly, as suitable habitat exists within the Study Area. |
| White Sturgeon (Columbia River population) | *Acipenser transmontanus pop. 2* | Fish | Listed on Schedule 1 – Endangered (2006) | Red | Most individuals within the Arrow Lakes use Beaton Flats to overwinter, as this area is thought to provide stable depths and suitable substrate. Spawning habitats were located approximately 7 km north of the Revelstoke Airport. Feeding areas are observed to be near or in the vicinity of tributaries such as the Big Eddie River or Illecillewaet River. Overall, populations are estimated between 49 and 185 individuals which is near the functional extinction level for a species. | Possibly, as suitable habitat exists within the Study Area. |
| Grizzly Bear | *Ursus artos* | Mammal | None | Blue | Now found mostly in alpine tundra and subalphine mountain forests. Previously found a larger variety of lower elevation habitats. | Unlikely, as suitable habitat does not exist within the Study Area. |
| Northern Myotis | *Myotis septentrionalis* | Mammal | Listed on Schedule 1 – Endangered (2014) | Blue | Generally associated with old-growth forests composed of trees 100 years old or older. Relies on intact interior forest habitats with low edge-to-interior ratios. | Possibly for migration or foraging. |
| Magnum Mantleslug | *Magnipelta mycophaga* | Mollusc | None | Blue | Found under logs, pieces of bark, in depressions in moist earth and within talus n cool, moist coniferous forests. | Possibly, as suitable habitat exists within the Study Area. |
| whitebark pine | *Pinus albicaulis* | Plant | Listed on Schedule 1 – Endangered (2012) | Blue | Found on mesic to dry slopes in the subalpine to alpine zones of the province. Considered a keystone species. | Possibly, however may be found only in higher elevations around Revelstoke. |
| Painted Turtle – Intermountain Rocky Mountain Population | *Chrysemys picta* pop. 2 | Reptile | Listed on Schedule 1- Special Concern (2007) | Blue | Live in slow moving, shallow waters with soft bottoms, basking sites, and aquatic vegetation. May colonize seasonably flooded areas near permanent water. Females dig nests in south facing soft soil in open areas up to a few hundred metres away from water. Hatchlings emerge in the springs. | Confirmed on site. The river around Revelstoke is home to a large population of turtles year round. |

# Cultural Resources and Archaeology

A search of the Integrated Land and Resource Registry indicated 828 records. The results yielded no sensitive records which are known to indicate the presence of archaeological or cultural resources.

# Contaminated Sites

## BC Online Provincial Contaminated Sites Registry

The BC Online Provincial Contaminated Sites Registry was searched on May 24, 2017. The results of the search indicated a total of three sites adjacent to the Study Area registered under the provincial database. Details of each site are included in Table A.4.

Table A.4: BC Contaminated Sites Summary

| Location | Site Identifier | Type of Contamination | Status |
|---|---|---|---|
| 2931 Airport Way | 7206 | Bio-cells containing stockpiled contaminated soils. | Waste Management Approval Issued April 18, 2012 |
| 3128 Camozzi Road | 11109 | Unknown. | Notice of Independent Remediation Completion Submitted, November 27, 2009. |
| 2931 Airport Way | 3494 | Hydrocarbon Contamination | Waste Management Approval Issued April 18, 2012. |

## Federal Contaminated Sites Inventory

A search of the Treasury Board of Canada's Federal Contaminated Sites Inventory web site was conducted on May 16, 2017. The search indicated that there no federally registered contaminated sites within the Study Area.

# References

BC Conservation Data Centre (2017). BC Ministry of Forests, Lands and Natural Resource Operations Conservation Data Centre Website. Available: http://maps.gov.bc.ca/ess/sv/cdc/. Accessed May 16, 2017.

BC Habitat Wizard (2017). Habitat Wizard Web Application. Available: http://maps.gov.bc.ca/ess/sv/habwiz/. Accessed: May 16, 2017.

BC Ministry of Forests, Lands and Natural Resource Operations (2017). BC Species and Ecosystems Explorer website. Available: http://a100.gov.bc.ca/pub/eswp/ Accessed May 16, 2017.

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Environment Canada (2017). 1981 to 2010 Canadian Climate Normals and Averages Data. Available: http://climate.weather.gc.ca/climate_normals/index_e.html.

Meidinger, D. and Pojar, J. (Eds.) (1991). Ecosystems of British Columbia. British Columbia Ministry of Forests: Victoria, BC.

Species at Risk and Local Government: A Primer for British Columbia website. Available: http://www.speciesatrisk.bc.ca/. Accessed May 16, 2017.

Treasury Board of Canada Secretariat (2017). Federal Contaminated Sites Inventory website. Available: https://map-carte.tbs-sct.gc.ca/map-carte/fcsi-rscf/map-arte.aspx?Language=EN&backto=http://www.tbs-sct.gc.ca/fcsi-rscf/home-accueil-eng.aspx?Language=EN&sid=wu35183645123. Accessed May 16, 2017

# Appendix B SURVEYS

The Study Area and City of Revelstoke surveys questions are presented in the following pages. Please note that the survey used an online format. The documents presented here are intended to document the questions asked, but will have a different look and feel than the actual surveys.

# South Revelstoke DIAGNOSTIC INVENTORY

## Study Area Residents

This survey is designed specifically for **residents of the South Revelstoke Study Area**. If you do not live in the South Revelstoke Study Area, please go back and complete the survey for City of Revelstoke residents.

PLEASE NOTE: Residents responding to this survey are encouraged to review the fact sheet or preliminary report prior to completing the survey. These documents can be accessed at: www.csrd.bc.ca

**FAST FACTS:**

- The South Revelstoke Study Area covers a land area of 2.3 $km^2$, 57% of which is located in the Agricultural Land Reserve (ALR). The area is home to approximately 300 residents, living on about 110 parcels.
- The South Revelstoke Study Area is part of Electoral Area B.
- The Columbia-Shuswap Regional District (CSRD) is the local government responsible for the Study Area.
- While the base of Revelstoke Mountain Resort (RMR) and the Revelstoke Airport are within City limits, areas in between and to the south are outside of the City of Revelstoke boundary.

1. When it comes to the future of the South Revelstoke Study Area, which three topics are most important to you? Please select your top three priorities and number them 1 (first priority), 2 (second priority), 3 (third priority).

_ Agricultural land
Large portions of South Revelstoke are part of the ALR, land where agriculture is considered a priority. This land should continue to be protected and used primarily for farming.

_ Tourism development
The area is popular among outdoor recreation enthusiasts. More tourism opportunities should be developed in South Revelstoke, including hotels.

_ No tourism development
Land in South Revelstoke should not be used for more tourism opportunities, such as hotels.

_ Low property taxes
Tax increases should be minimized in South Revelstoke.

_ Rural service standards
The level of service in South Revelstoke is adequate and should be maintained as it is.

_ Infrastructure
Services such as community-wide water and sewer systems are needed in South Revelstoke

_ Natural environment
Protection of the natural environment in South Revelstoke should be a priority and influence future development in the area.

_ Rural lifestyle
The rural lifestyle is what attracts people to South Revelstoke, including large properties, the natural environment, and lower taxes.

_ Other priority (please describe): _____

## EXISTING SERVICES

2. CSRD provides land-use planning and bylaw enforcement services to the Study Area. How satisfied are you with these services?
   - ☐ Very dissatisfied
   - ☐ Dissatisfied
   - ☐ Neutral
   - ☐ Satisfied
   - ☐ Very satisfied
3. CSRD provides refuse/recycling services to the Study Area. How satisfied are you with these services?
   - ☐ Very dissatisfied
   - ☐ Dissatisfied
   - ☐ Neutral
   - ☐ Satisfied
   - ☐ Very satisfied
4. The City of Revelstoke provides fire services to the Study Area, through a contract with the CSRD. How satisfied are you with these services?
   - ☐ Very dissatisfied
   - ☐ Dissatisfied
   - ☐ Neutral
   - ☐ Satisfied
   - ☐ Very satisfied
5. The Province of British Columbia is responsible for roads in electoral areas, including the Study Area. How satisfied are you with road maintenance within the Study Area?
   - ☐ Very dissatisfied
   - ☐ Dissatisfied
   - ☐ Neutral
   - ☐ Satisfied
   - ☐ Very satisfied

## OTHER SERVICES

6. Are there any services that you do not currently receive that you would like to receive? If so, please identify which ones:
   - ☐ Dog control
   - ☐ Curbside garbage collection
   - ☐ Curbside recycling
   - ☐ Street lighting
   - ☐ Noise control
   - ☐ Municipal water (through City of Revelstoke)
   - ☐ Municipal sewer (through City of Revelstoke)
   - ☐ None, I receive all the services I want.
   - ☐ Other

7. Would you be prepared to pay higher property taxes for a higher level of service?

☐ Yes ☐ No ☐ Don't know

## AGRICULTURE AND DEVELOPMENT

8. How important is it to keep land in South Revelstoke available for agriculture?

☐ Very unimportant

☐ Unimportant

☐ Neutral

☐ Important

☐ Very important

9. Would you like to see greater development in South Revelstoke?

☐ Yes, I would like to see opportunities for more development, such as housing, neighbourhood commercial, and tourism-related uses

☐ No, I want South Revelstoke to maintain its rural character

☐ No preference

## COMMUNITY IDENTIFY

10. Do you feel that South Revelstoke is:

☐ Functionally part of the City of Revelstoke

☐ A separate area

☐ Don't know

11. Under what circumstances would it be appropriate for the South Revelstoke study area (or a portion of this area) to join the City of Revelstoke?

## MAPPING

12. The following map identifies the study area boundary. Identify areas where you would like to see more development or areas where the characteristics should be maintained, as well as areas for agriculture and environmental protection. Please drag and drop at least 3 markers on the map.

The following markers (and accompanying questions) were used:

More development: Why is this area suitable for more growth and development?

Agriculture: Why should this area be agricultural?

Environment: Why should the environment in this area be protected?

Maintain as is: What characteristics of this area should be maintained?

Other: What other significant features are in this area? Or what improvements could be made in this area?

**WRAP-UP**

» Thank you for your input so far! IT has been recorded.
» Please Answer a few optional questions. This helps us understand your input better.
» Your private information will be kept private.
» Use the sharing tools (on the right) to spread the word!

13. Which of the following roads do you live on?

- ☐ Airport Way
- ☐ Shaver Road
- ☐ Goch Road
- ☐ Sunnyside Road
- ☐ Catherwood Road
- ☐ Camozzi Road
- ☐ Gawiuk Road
- ☐ Lennard Drive
- ☐ Prefer not to respond
- ☐ Westerburg Road
- ☐ Wager Road

14. What is your age?

- ☐ 19 or under
- ☐ 20-39
- ☐ 40-59
- ☐ 60-79
- ☐ 80 and over
- ☐ Prefer not to respond

15. Have you read the fact sheet or preliminary report?

- ☐ Yes
- ☐ No

Thank you for your input. If you would like additional information, please visit the CSRD website at csrd.bc.ca/area-b-diagnostic-inventory. The City of Revelstoke and CSRD will be hosting a public information meeting at 6pm on October 4th, 2017 at the Revelstoke Community Centre. **Please join us there!**

South Revelstoke
DIAGNOSTIC INVENTORY

## City of Revelstoke Residents

This survey is designed specifically for residents of the City of Revelstoke. If you are not a resident of the City of Revelstoke, please go back and complete the survey for residents of the South Revelstoke Study Area.

PLEASE NOTE: Residents responding to this survey are encouraged to review the fact sheet or preliminary report prior to completing the survey. These documents can be accessed at: www.csrd.bc.ca

**FAST FACTS:**

- The South Revelstoke Study Area covers a land area of 2.3 $km^2$, 57% of which is located in the Agricultural Land Reserve (ALR). The area is home to approximately 300 residents, living on about 110 parcels.
- The South Revelstoke Study Area is part of Electoral Area B.
- The Columbia-Shuswap Regional District (CSRD) is the local government responsible for the Study Area.
- While the base of Revelstoke Mountain Resort (RMR) and the Revelstoke Airport are within City limits, areas in between and to the south are outside of the City of Revelstoke boundary.

1. When it comes to the future of South Revelstoke, as a City of Revelstoke resident, please rank the top three characteristics you value most? Please select your top three priorities and number them 1 (first priority), 2 (second priority), 3 (third priority).

   _ Agricultural
   South Revelstoke offers agricultural land that is important to the region's economy and food security.

   _ Rural character
   South Revelstoke's rural character is important to the region.

   _ Development
   South Revelstoke has land that could be developed for tourism or housing in the future.

   _ Environment
   South Revelstoke has important natural features that should be protected.

   _ Recreation
   South Revelstoke offers many outdoor recreation opportunities.

   _ Other priority (please describe): _____

## DEVELOPMENT

2. Would you like to see greater development in South Revelstoke?
   - ☐ Yes, I would like to see opportunities for more development, such as housing, neighbourhood commercial, and tourism-related uses
   - ☐ No, I want South Revelstoke to maintain its rural character
   - ☐ No preference

## AGRICULTURE

3. How important is it to keep land in South Revelstoke available for agriculture?
   - ☐ Very unimportant
   - ☐ Unimportant
   - ☐ Neutral
   - ☐ Important
   - ☐ Very important

## COMMUNITY IDENTIFY

4. Do you feel that South Revelstoke is:
   - ☐ Functionally part of the City of Revelstoke
   - ☐ A separate area
   - ☐ Don't know
5. Under what circumstances would it be appropriate for the South Revelstoke study area (or a portion of this area) to join the City of Revelstoke?

## MAPPING

6. The following map identifies the study area boundary. Identify areas where you would like to see more development or areas where the characteristics should be maintained, as well as areas for agriculture and environmental protection. Please drag and drop at least 3 markers on the map.

The following markers (and accompanying questions) were used:

More development: Why is this area suitable for more growth and development?

Agriculture: Why should this area be agricultural?

Environment: Why should the environment in this area be protected?

Maintain as is: What characteristics of this area should be maintained?

Other: What other significant features are in this area? Or what improvements could be made in this area?

**WRAP-UP**

» Thank you for your input so far! IT has been recorded.
» Please Answer a few optional questions. This helps us understand your input better.
» Your private information will be kept private.
» Use the sharing tools (on the right) to spread the word!

7. What is your age?
   - ☐ 19 or under
   - ☐ 20-39
   - ☐ 40-59
   - ☐ 60-79
   - ☐ 80 and over
   - ☐ Prefer not to respond

8. Have you read the fact sheet or preliminary report?
   - ☐ Yes
   - ☐ No

Thank you for your input. If you would like additional information, please visit the CSRD website at csrd.bc.ca/area-b-diagnostic-inventory. The City of Revelstoke and CSRD will be hosting a public information meeting at 6pm on October 4th, 2017 at the Revelstoke Community Centre.

Please join us there!

# Appendix C SURVEY VERBATIM COMMENTS

The surveys provided a number of open-ended questions where respondents were able to type in their comments. This appendix is a record of all comments received. Comments are presented in no intended order.

Note: Inappropriate language and identifying information were removed and replaced with "[]".

# Survey for Study Area Residents

## Question 1. Priorities

Question 1. When it comes to the future of the South Revelstoke Study Area, which three topics are most important to you? Please select your top three priorities and number them 1 (first priority), 2 (second priority), 3 (third priority).

Respondents could also suggest another priority if they felt that the list did not capture their priorities. The following represents all open-ended responses received for this question:

| Question 1. Priorities (Open-Ended) |
|---|
| Expand city boundary to allow for meaningful development |
| Low impact tourism development, e.g. Ban B resident owner short term rental |
| The City needs more land move it to the City |
| Affordable Housing for workers |
| Rural Infrastructure Standards |
| Higher density zoning to promote property development |
| Self-Determination |
| homes for working people |
| housing |
| Housing and other amenities. Anything but open land doing nothing but siting there for 100 years and stayed my status quo. We need change in this community and we need more people living here. |
| More housing for families |
| -More housing for families<br>-more development properties to ease the housing crisis |
| more family housing |
| -more family housing<br>-more accommodations for ski hill staff and tourists |
| Property Values per Acre pari passu with city |
| development of housing |
| Being part of the City |
| being part of city |

| Question 1. Priorities (Open-Ended) |
| --- |
| Support worker housing |
| Future use for a various development not just what you have listed. |
| out of CSRD and into the city-allows for the community of Revelstoke to determine its own growth path |
| No. [] rules that the town dictates to Revelstoke residents |
| Housing |
| City water |
| Sewer system and gas availability |
| City of Revelstoke and not the CSRD should be in a position to decide proper growth strategy and land use on this most valuable land |
| To be included into Revelstoke |
| No tourism related development or uses, no neighbourhood commercial development, and no multi-unit housing development as to minimize taxes. |

## Question 11. Circumstances for Boundary Extension

Question 11. Under what circumstances would it be appropriate for the South Revelstoke study area (or a portion of this area) to join the City of Revelstoke?

The following text represents all of the open-ended comments received in response to this question.

| Question 11. Circumstances for Boundary Extension |
| --- |
| There are many priorities for the city of Revelstoke to focus on prior to diving into a developmental project of such vast size in south Revelstoke. |
| There is no circumstances would I ever join the city |
| This is the only useable land to allow for city expansion and as such meaningful zoning should be put in place. Keeping the land in the CSRD and placing large parcel sizes is not proactive management, this will just lead to large homes being built and any future land use opportunities lost. This will not serve the city of Revelstoke or the CSRD's long term needs. |
| Majority of landowners agree on it. |
| For our property there is no benefit to be in the Revelstoke city limits. Higher taxes for no additional services. The city is poorly managed. |
| I don't want to be part of the city. I do want to see the CSRD be more flexible and open to ideas like tourism opportunities for resident owners (e.g. resident owner short term rentals), higher density (e.g. allowing smaller parcels in areas outside the ALR), and service levels that are more in line with the taxation rate that, while lower than Revelstoke, is still high which, combined with the artificially high property values has significantly increased the tax burden on local landowners. |

| Question 11. Circumstances for Boundary Extension |
| --- |
| We should acknowledge that we are part of the city in many ways without the benefit of proper representation with the monachary single handily leading us backward. We cannot live with our heads in the sand in the future |
| See no need to join the city of Revelstoke and my house is strongly opposed to this idea. |
| it would be very worthwhile if sewer and water were provided and the zoning changed to R1 to allow for subdivision of those properties ac |
| provide water, |
| None |
| The areas adjacent to the ski hill boundary, east of Catherwood Rd should be next area annexed |
| none |
| It is very appropriate for the area around Catherwood road to join the City the city need lands for future use. keeping t lands in the CSRD is not smart planning. |
| Never. Our food security is too important to densify and lose farmland. Initiatives should be considered to encourage farming here instead of letting rich property owners sit on unproductive land. |
| no circumstances. our properties when worth nothing were not of interest so I feel they still shouldn't be. if because of the resort, most of us out here voted NO |
| For access to city water and sewer. |
| That the south Revelstoke and only the south Revelstoke residents had a vote as to whether or not they wanted to join the city. |
| It is imperative to the City of Revelstoke to promote, foster and encourage growth in the direction that the economics are pointing. This would most certainly be tourism both at RMR as it exists and more importantly as it would look if infrastructure investment is encouraged. The bench needs to be brought into the city and developed in character with the rest of the community. Delaying the inevitable is short-sighted. |
| That the south Revelstoke and only south Revelstoke residents have a say/vote as to whether or not that they want to be brought into the city. Under no circumstances should they be forced to be brought into the city to enhance in my opinion the tourist industry in the area. |
| The circumstances are appropriate now. |
| I do not see any reason for South Revelstoke to join the City. The CSRD provides a dump where residents can take garbage and recyclables and is cheaper than having garbage pick up. We have excellent road and maintenance service provided by Emcon. I like living within the ALR. The CSRD provides bylaws for South Revelstoke. South Revelstoke does not need to join the City at all. |
| I do not see any reason for South Revelstoke to join the City. The CSRD provides a dump where residents can take garbage and recyclables and is cheaper than having garbage pick up. We have excellent road and maintenance service provided by Emcon. The CSRD provides bylaws for South Revelstoke and their Development Services Staff responds to any inquiries within a quick timeframe and are very helpful. I moved to South Revelstoke to pay lower property taxes, have a larger |

| Question 11. Circumstances for Boundary Extension |
| --- |
| property within a natural environment, live within the ALR and no tourism development allowed. South Revelstoke does not need to join the City at all. Joining the City would only promote development in an area where residents do not want to see any tourism development. |
| As soon as possible. Bring us sewer and water and resort residential zoning |
| only if there was absolutely no other option |
| For the growth and development of the town t |
| To develop the city of Revelstoke. |
| Only if all services are available to those in the south as they are throughout the City of Revelstoke. |
| If City of Revelstoke grows by another 10,000 people which it wont. |
| It's imperative that the City of Revelstoke acts rationally and moves to fully include the South Bench into the City limit. Any objections to this development are flawed and not in the best interests of the town and local people. I urge action to accelerate development and prosperity of the area. |
| Very important to give the residents of Revelstoke control over their future growth and taxes. Status Quo would be a clear signal for the area to stagnate and become an economic drag on future growth. |
| need for infrastructure |
| NONE |
| I think it would be necessary to have a comprehensive land use plan, developed in consultation with the residents of south Rev, and a clear agreement as to the services which would be improved with an accurate forecast of tax increases. Then there would need to be consent of residents of south Rev and citizens of Revelstoke. |
| Under all circumstances. Makes the most sense for it to join the City of Revelstoke |
| I think it would be appropriate for the south Revelstoke study area to join the city of Revelstoke so that more development may be possible in and around resort area so as to increase money flow into the city. |
| To allow for the much needed growth of the community this area should be allowed to join the city |
| In order to allow further development surrounding RMR so the resort can continue to grow and become a world class destination |
| no |
| Keep as is |
| Now the circumstances are now. It takes years to plan and develop ideas. The longer it stays in the CSRD the longer we can't plan. |
| If we had city water and possibly sewer |
| I believe we need more housing in south Revelstoke/ Revelstoke area. Housing for families, Housing for Staff working at the hill and we also are in need of tourist accommodations. The lands in the South Revelstoke area are not suitable for agricultural food production, the soil is not as fertile as some may believe. So why keep it only as farm lands? I certainly don't see the land being used for |

| Question 11. Circumstances for Boundary Extension |
| --- |
| local food production at this time, nor do i see it being used for that in the future. we need homes, hotels accommodations for tourism. |
| none |
| Circumstances as they exist dictate that the study area should be in the city and not the CSRD. |
| Maintain less zoning restrictions for building. I want to buy in the CSRD because it is less restrictive than Revelstoke. |
| please do develop south side. this seems like |
| please do develop south side. this seems like a plan for developers to get more land for more building. I am vehemently against that. |
| Not at all appropriate |
| if taxes remained the same |
| I do not want to join the City of Revelstoke under any circumstances! I moved to the South Revelstoke study area to be apart from the City of Revelstoke and enjoy the benefits of rural life. |
| Maybe incorporate the airport. |
| every circumstance - its long overdue |
| it should be part - no conditions |
| it should be part |
| all circumstances |
| None of it. The city sewer and water can't handle it. |
| South Revelstoke should join the City now as it is functionally and from a planning perspective part of the City and the only route for future growth of the city and the economy. There is much better and plentiful land for agricultural and recreational uses. |
| Not appropriate. The city will let the highest bidder place hotels and other non rural items in our area increasing foot and car traffic that doesn't belong. If your friends with COR council the rules don't apply and you get away with anything. Ex Catherwood homes that want to be brought into city so they can dose the house and put a hotel and shopping and restaurants in without having to invest in the ski hill amenities but completely benefit from it. I purchased a home on an acre away from the city and away from downtown so I had a view of the stars on a quiet street where i know all my neighbours and never need to lock my doors. I don't need vacation rentals and tour busses invading my quiet neighbourhood. |
| expansion plans for the resort |
| Once they have delivered city water and sewer to the entire area |
| I recognize there would be mutual benefit in seeing City Water brought south through the neighborhoods impacted by this survey. The CSRD and City would gain better water supply and fire protection to the Airport. The City would improve the overall design of their water infrastructure by creating a loop through Westerburg Rd, versus two 'dead ended' water pipes at the ski hill and the airport. City would gain additional tax revenue from those utilizing the supply. |

| Question 11. Circumstances for Boundary Extension |
| --- |
| Seeing as the ski hill is in the city and it needs to expand and develop into an international Resort so the area around it should also be in the city and able to support development., provide services , housing and infrastructure . |
| We need to plan for our future growth now as supposed to later when it's too late and we can't catch up |
| The South Revelstoke bench under the resort is integral to the further growth of the city. Improvements in this area will open up a corridor of intelligent growth as it relates to the ever increasing four season tourism. Leaving this area out of the city will only stunt the growth of this extremely important driver of new jobs, taxes and investment. |
| Never. I do not want to be in town. That is why I purchased land outside of city limits. |
| NEVER!!!!It needs to be maintained as an agricultural area so that Revelstoke maintains the ability to feed itself. Please so not let it become a tourist trap making a small number of people very rich and powerful. |
| Never!!!!!It is needed to enable Revelstoke to sustain itself with food. |
| None |
| I don't see any need to join |
| none |
| Once all of Revelstoke has been serviced with adequate water and septic services, and development opportunities have been maximized there. The City seems to be stretched to provide service for the areas within it already. |
| none |
| None |
| to allow for better use of the land which has little potential for Agriculture, nor has the majority of it ever been it in the past. Not massive urban sprawl with housing and being pushed by developers simply trying to build, build cheap and cash out... but to use the land in creative ways taking advantage of what is there to helps provide accommodation solutions, while keeping the natural beauty and environment in tact (for the most part).<br>Projects that will be amenities for Revelstoke and benefit, locals and tourists alike. |
| No circumstances!!! |
| All of area CSRD electoral area B should become the City of Revelstoke. All of the area or none of the area.<br>Also, city water should at least be extended to Airport Way, Sunnyside Rd., Gawiuk Rd., Westerburg Rd., Shaver Rd., Catherwood Rd. and Leonard Dr. The water line on airport Way does not have to go any farther south than Catherwood Rd. |
| None, if people wanted to live in town they would. |
| None. If people wanted to live in town they would. |
| when water and sewer would be available to connect to |

| Question 11. Circumstances for Boundary Extension |
| --- |
| when water and sewer would be available to connect to and the people don't have to pay an extreme amount to connect to it as at present people are self sufficient on wells and septic. We live here because we like the quieter lifestyle and do not want increased development |
| When there is a benefit to the people whom have invested and own this land. Agricultural land is shrinking globally, population is going up. Going to require some food. Do not see when it would ever be feasible. |
| None no circumstance warrants change. |
| Not for tourism, but things that may benefit the people that live here year round |
| Not for tourism, but for things for people that live here year round and call Revelstoke home |
| This town must grow. |
| None |
| It wouldn't |
| None |
| It wouldn't. |
| I like our rural lifestyle. However, with the ski development so close it makes logical sense to me that this area should be part of the city in order to take advantage of development. |
| Now |
| none |
| Only if we were given good reason to become part of the city. Example: maintain lower tax rate but have some more services but I don't see that as feasible - why would city want to do that. |
| Under no circumstance should South Revelstoke join the City of Revelstoke |
| none |
| Current circumstances seem appropriate for South Revelstoke to join the City. |
| At this time there is no direct benefit to joining the city of Revelstoke |
| If the City of Revelstoke complete changed its ways and became more like the CSRD with lower taxes, less services etc. |
| When the rest of the city is COMPLETELY built out!!every lot and zone is 100% occupied and in use for its designated planning . By then I expect ag land will be very important to the city!! |
| When all available land within the city boundaries has been developed and there is a city council that is able to maintain a balance between development and the natural environment. |
| i feel that if the city was to over see these parcels, as a avenue to have them removed from the ALR. The zoning and acquisition of the lands should favour smaller parcels (1-2 acres)with zoning which would allow agricultural practices, such as farming.<br><br>I believe that if these ALR parcels were available to be sold off in smaller parcels, which would more affordable to the buyer, and still net a profit for the seller. The lands then could be used for small scale farming/agricultural, which is not the case now. Small parcels of an acre or so would allow the average person to afford the lifestyle of growing their food , and still uphold the values of the |

| Question 11. Circumstances for Boundary Extension |
| --- |
| ALR act.<br><br>We must adapt the lands/laws to suit our " growing" needs, and not let a few land owners/Barron's change the law and cash in !<br><br>Because it's really all about the money |
| No circumstances. |
| none |
| It would only be appropriate if the City committed, through local laws, to keeping land in this area for future agricultural use and to maintain its rural nature. This not only benefits the residents who live in South Revelstoke but it also benefits City residents by ensuring the potential for future food security. It would not be beneficial to the City to allow development in the rural area that competes with RMR, thereby impacting the success of RMR and the taxes that can be collected from that development. |
| On a strict understanding that land is set aside and used for agriculture, and remains in the ALR. Revelstoke has a food security issue that will not be remedied by more development on prime agricultural land. |
| It's somewhere between the top two suggestions. A separate area, but with its close proximity to Revelstoke it is of course a special - yet separate - part of Revelstoke |
| No circumstances would be appropriate for south Revelstoke or portions of it to join the City of Revelstoke as agricultural lands need to be maintained. Rural lifestyle and the natural environment also needs to be maintained. any tourism development, commercial and housing projects needs to be kept within the current city boundaries north of the current southern most ski run as drawn on the map in question 12. |
| never |
| under proper consultation of everybody, maybe some ALR related development only!! Simple this is FARMLAND duh |
| The City of Revelstoke needs to get its own finances in order before I'd ever consider such a proposal. The city of Revelstoke should be ashamed its current state of affairs and look internally to correct its course. Offering tax breaks to those in (and outside of) the community with the deepest pockets is how they got into this financial mess, reversing that course is the ethical way out. Revelstoke can't afford to maintain its current infrastructure needs, the idea they can afford to service a larger area is comical. It's obvious this is an attempt to gain a larger municipal tax pool and little else. Joining the town of Revelstoke is not in the interest of the residents of this part of the CSRD. |
| no circumstances, we receive few services that are notable, (water, sewer, garbage, fire hydrant,) why have our taxes raised for a couple big land owners that are only interested in this application to receive a large pay out down the road with no regard to some of the last rural living around Revelstoke area |

## Question 12. Mapping

Question 12. The following map identifies the study area boundary. Identify areas where you would like to see more development or areas where the characteristics should be maintained, as well as areas for agriculture and environmental protection. Please drag and drop at least 3 markers on the map.

The following markers were provided:

More development: Why is this area suitable for more growth and development?

Agriculture: Why should this area be agricultural?

Environment: Why should the environment in this area be protected?

Maintain as is: What characteristics of this area should be maintained?

Other: What other significant features are in this area? Or what improvements could be made in this area?

The open-ended comments presented below show all of the feedback received for each of the markers. This information is provided as a summary. A KML file showing the location of each marker and corresponding comment has been provided to the CSRD and the City of Revelstoke.

| Study Area Question 12. Map Marker—More Development |
|---|
| Adjacent to ski hill |
| Adjacent to ski lift area - logical extension for the city |
| again close to the ski hill, easy for staff or tourists to walk. hotels, homes and staff housing desperately needed. |
| Allow resident owners to generate income from their properties by way of low-impact tourism opportunities (e.g. short-term rentals). Don't download the lack of long term rentals in Revelstoke and at the resort on resident owners. Employers and the city should be working together to ensure there is adequate housing for new and seasonal employees who are needed to fill available jobs. |
| already broken up into smaller lots |
| already community area |
| Already in the City, already near water lines, on a slope that is not designated ALR |
| Already zoned for future growth |
| base of ski hill area, convenience |
| bottom of an international ski resort |
| bottom of the ski hill |
| Climbing wall.....pub, beer store |
| Close to city |
| Close to city services |
| Close to resort and next to city land just added from csrd |

| Study Area Question 12. Map Marker—More Development |
|---|
| close to resort and town. enough to fit hundred of people. |
| Close to ski resort, land not ideal for agriculture |
| flat and close to ski hill |
| flat and close to ski hill |
| flat and easily serviceable |
| flat and location to ski hill |
| flat and proximity to ski hill |
| Flat and services by airport |
| Flat land suitable to medium density development |
| good area for housing |
| Housing and small business development. |
| I think the area close to the resort should be able to develop to some extent |
| Ideal area to live in or rent out for ski season |
| In the existing area of the airport. |
| it already caters to high volume of tourists. more options would improve the area. |
| It is already in the City of Revelstoke and part of the resort. That is where development should occur. |
| its close for tourists to hunker down for the night, AND BE AT THE HILL IN MINUTES. staff housing and more homes are in much need here. |
| It's proximity to RMR |
| Keep development out of the area of study |
| Keep development on Mountain close to city and ski hill. |
| Large potential for infill once water issues are addressed |
| Lodge, hotel, pub |
| Logical extension for development |
| logical extension for development |
| Mixed development |
| More Accommodation and more resources such as grocery/liquor, restaurants.... |
| More affordable housing |
| more housing/hotels for staff and tourists |
| More housings and small business development. |
| near the ski hill, great for staff housing which is an easy walk for employees. hotels that are able for tourist to walk to. |
| next to ski hill. avoid large houses on large properties effectively sanitizing land |
| Next to Town/Ski Hill. Natural expansion or there will just be mansions on large pieces of property |
| not suitable for agricultural use, soils not very fertile |
| Plenty of area to be developed, in a area of development |
| prime housing location |

| Study Area Question 12. Map Marker—More Development |
|---|
| Proximity to City Services |
| proximity to existing development. Unreasonable to be used for 'typical' agricultural operations |
| proximity to RMR |
| Proximity to town and ski hill |
| Pub, restaurant, beer store, |
| Resort lands already serviced and zoned within city |
| right below ski area and easy to bring city water to as it was extended to Camozzi road already, even with no sewer it would allow 10,000 sq ft lots |
| RMR should be pushed to stop their needless foot dragging and develop the resort's accommodation at a faster pace so that services can expand and access increase to more tourism to support the local community by creating better jobs.. Many parts of the city are suffering because young people don't have opportunities in the town which is damaging the community. |
| Should be part of the city infrastructure anyway. Some emergency services are based out of there. |
| the whole area is suitable for development as its really part of the city |
| This ALR area has plot holdings which are unsuitable agriculture but perfect for more dense residential development |
| This area is closest to the resort. As there is no development underway in the resort proper, this area should be allowed to develop as an alternative. |
| This area is perfect for clearing and more residential development. |
| This area of the ALR should certainly be included in the City of Revelstoke. It's of no agricultural value other than grazing by too small a holding to be economic. If should be included in the City limits to accelerate the development of RMR and Revelstoke. |
| Under OCP for development |
| Underutilized |
| we need more housing |

| Study Area Question 12. Map Marker—Agriculture |
|---|
| All ALR land should remain ALR. There is a history of farming in the area which as much the historical culture of the valley as is the historical downtown core. |
| Already an agricultural area with limited farming. |
| Any soil disturbances lower than farming depth could potentially harm the water table in the area water is not that far from the surface on these lands. Develop Revelstoke. First the ecosystem in this area is very fragile and important leave as is |
| Any type keep as much land in the ALR as possible |

| Study Area Question 12. Map Marker—Agriculture |
|---|
| As this is existing, established, producing farm land, ALR status must remain on this area. In addition, the land should be utilized as such (ie. land share opportunities with new farmers, livestock housing). |
| Because there is cleared flat land that grows grass and livestock eat that grass and we eat livestock. |
| Cleared, good agri land |
| Either keep as ALR or expand Williamson's Lake campground and park. There is need for camping near the ski hill - should be for year round use. City owned and operated creates income for the City. |
| Flat easy to farm |
| flat farmland with big acreages now |
| Food security. |
| good soil |
| good soil,flat,historically farmed |
| great farmland |
| Great soil was used as agricultural in the past senior owners are too old to use it at present |
| Historic and current use. |
| Hobby farms |
| I believe that existing agricultural lands should stay that way. Do not take land out of the ALR |
| Investors should never be allowed to develop into anything other than 1 home. |
| it is already agriculture land and we will need even more in the future, not less. |
| It is excellent agricultural land |
| It is important for the way of life for many people. Any more added building will rob the land of the natural settings |
| It is myopic not to protect land suitable for growing food. |
| Its some of the only farm land left in the entire valley. |
| Just outside of city for farming but close for growers to come and go. |
| Keep the cows where they are |
| keep the farms and land as is |
| keep the farms as is |
| Keep this area in the ALR |
| Last remain ALR lands suitable for small scale local food production |
| Leave in CSRD |
| need to eat |
| nice flat large acreage now |
| Prime land, cleared |
| protect agricultural uses |
| Remain as ALR for future agricultural use. A development here is a parasitic development to the ski hill and is no one's best interest other than the developer. The City should be discouraging parasitic |

| Study Area Question 12. Map Marker—Agriculture |
| --- |
| developments, not wasting taxpayer money creating processes for developers to propose annexation into the City solely for their own financial gain. |
| Revelstoke has an amazing local food culture/industry, should be supported - |
| Should never be allowed to develop further |
| that's what it is now |
| The agricultural reserve is important for the future. Much of this land has been cleared and flattened, then grazed and pooped on for decades. It's not easily replaceable. |
| The areas I chose seem to have the most potential for agriculture. I don't think the ALR is very effective in promoting agriculture. Perhaps a tax regime which reflects land use (productive farm vs residential) rather than ALR status would provide some motivation for agriculture. |
| The last good land for agriculture in the area |
| there are large areas of undeveloped land |
| there is very little agriculture land left in the Revelstoke area most of it was flooded for the reservoir in the seventies we should not loose any more. |
| This area was agriculture area before the dam and should always continue to be agricultural area as there are many small farms still active in the whole area. |
| This is ALR land, and should be maintained as such. More enforcement of ALR rules are required. |
| this is historically farmland and would be valuable as such. Additionally maintaining larger properties maintains a positive rural atmosphere for the area. |
| This is our last agricultural land left after flooding of farms by BC Hydro. Global warming will impact the import of food from southern climes [e California] due to lack of water and wildfires. |
| To enable Revelstoke to feed the people who live there, basic necessity of life, condos are not a basic necessity of life. |
| To protect food security |
| very rich soils and very suitable for livestock development. Potential utilization for locally grown food to be available for the town. |
| we have very limited agricultural area left in this valley. we should try to protect what still exists. |
| We need Agricultural land more then any development. Your kids or grand kids will need this land to grow food. We can't rely on the USA & other countries for things we can grow here. There is too much land being taken out of the ALR. |
| We need flat ground to grow food!!!!! |
| With water and food being taxed leave as valuable crop land. Hard to reclaim once disturbed. |

| Study Area Question 12. Map Marker—Environment |
| --- |
| ABOSULTELY NO MORE DEVELOPMENT!<br>Tell the Developers to stay out of here! |

| |
|---|
| Absolutely no more building!!! NO more developments!!!!!!!!!! |
| Ah, trees, grass, bugs, streams, basically the environment , |
| All areas along near wetland. Fragile habitat and lots of potential for damage due to sloppy development. |
| All natural features |
| All of it |
| All the features should be protected in this area. there are many users who walk out on the flats (area flooded by hydro) when accessible. there are many hiking and biking trails in the area as well. This is a beautiful area that should be kept in its natural state! |
| animal habitat and corridors throughout the study area and between the study area and the resort development. |
| Avalanche path. |
| Balance smaller properties and small, low impact tourism businesses with a rural feel that maintains and encourages natural vegetation, keeping trees standing, etc. The key word here is balance. Think small and local-ownership not big and external developers. |
| Entrance into environment free of major development for outdoor enthusiasts. |
| Every tree, stream etc. really- do you have to ask- natural means natural. |
| Flats, heron rookery, pasture land and forest. |
| Heron rookeries, turtle ponds, neo-tropical songbirds, ungulate habitat. |
| heron rookery |
| Hiking trails |
| i believe that we need have the flats (whether open or flooded) available for use by the residents. These areas should be undeveloped and enjoyed |
| I think the areas close to the river, and access to the drawdown zone, are important. |
| Impact assessments should be undertaken in the area below the proposed "Treehouse Hotel". Recent disruptions of the wetlands below the proposed development site may destroy vital ecosystems in this area. |
| its a water shed, with diverse wild life using it. |
| LAND |
| Lower slopes have potential for instability if disturbed/developed. |
| Maintain mountainside and relationship to River and area for animals to access water |
| minimizing subdivision in this area is not a planning decision that protects the environment. isolated, small acreages will increase the city footprint and provide nominal ecological benefit. |
| Montana Lake:  water year-round:  nesting habitat - ducks, geese, turtles, beavers, otters, eagles, osprey etc. |
| Montana slough is a vital ecological area for many species. This area needs to be monitored and preserved. |
| Nature and recreation |

| |
|---|
| New property owners have cut trees within the boundary of public right of way. No permits were applied for previous to the removal. Rules should apply to all landowners equally and should be enforced. |
| No development should be allowed |
| No development should happen around the lake. There are beautiful trails that should be not be disturbed. |
| Please protect land for wide life |
| Prone to flooding |
| Some Trailer Park residences frequently dump their refuse into the forest belonging to the [] family. Surveillance and prosecution should be utilized to protect existing forests and remain bear-safe. |
| Super area for wildlife. |
| The existing mountains with no more added items to destroy the habitat for the animals that have already been displaced with added building. The way of life is clean and no sewer smell like the Revelstoke sewage lagoon |
| The flats should be foot traffic only to protect from erosion |
| The natural beauty of the valley bottom should be maintained and preserved. Try to establish the primary commercial/development area within the vicinity of the Resort. |
| The tree line and flats for habitat and for view |
| turtle and bird habitat, casual recreation for residents |
| turtle and water and shore bird habitat |
| water quality should be monitored and maintained in the areas near the RMR. |
| Water, trees and wildlife. |
| wetland habitat |
| wetlands<br>grassy areas<br>accessible recreation for nonmotorized use |
| wetlands and natural environment |
| WETLANDS should be well protected!! |
| wetlands, fauna, flora |
| wetlands, Mount Cartier, flora, fauna |
| wildlife corridors, trees, heron rookeries, turtles, endangered species |

| Study Area Question 12. Map Marker—Maintain As Is |
|---|
| acreage style housing |
| Agricultural land, trees, land for deer etc. |
| agriculture should be maintained |
| Airport way should not become a hotel strip. |

| Study Area Question 12. Map Marker—Maintain As Is |
|---|
| all features as is |
| all of south Revelstoke should be maintained. |
| All of the study area should remain as is. |
| ALR |
| As is |
| As is |
| Because tourist are attracted to the natural beauty of Revelstoke and that will be lost if it becomes a tourist trap like Banff and Whistler that caters to the rich and ignores the rights of the majority of the people and the wildlife and the environment. |
| Catherwood south on airport should be mixed affordable housing/light living and food growing |
| City gravel pit refuse. Should never be developed into anything commercial |
| Current Conditions |
| Current conditions |
| Current conditions |
| established large lots with existing houses |
| farther from ski resort and city and harder to bring services to |
| forested area, possible trails |
| Great area for wildlife |
| hard to get services to |
| I believe that people move to South Revelstoke to have larger properties and rural lifestyles. This needs to be maintained throughout the whole of this area |
| its fine the way it is |
| keep the area woodsy |
| Keep this area the same as it is. |
| Land for agriculture and natural ecosystem |
| leave it as it is |
| Leave rural |
| Leave the way it is |
| leave this area as is. We live here because we don't want the rules and regulations living in the city of Revelstoke. |
| Local acreages and parcels of land that are utilized primarily for residential. This area is beautiful and it provides homeowners the sense of country living. |
| Lot sizes and zoning should not change. |
| More farm land is needed not less. |
| Nice neighborhood |
| No development |
| No development or commercial uses including ski area development south of existing ski run |
| Quietness, private, lots of animals. |

| Study Area Question 12. Map Marker—Maintain As Is |
|---|
| Rural large holdings. |
| Rural lifestyle |
| Rural lifestyle, CSRD governance, no tourist development. |
| rural residential |
| Services are fine as is. |
| The area around the airport |
| The community |
| The way it has been for the last 50 years or more |
| There should be no more growth or development in the South Revelstoke area. These agricultural lands need to be maintained and protected into the future. Development is rapidly destroying our ability to grow crops that provide for the locals. The Province needs to be much more aware of the loss of agricultural lands. The current environment provides habitat for deer, bear, coyote, other beaver, great blue heron, bald eagle, duck, goose, osprey, hawk, painted turtle, and many more. The agricultural, rural and natural environment characteristics need to be maintained to provide a lifestyle that attracted people to the South Revelstoke area. |
| There should be no more growth or development in the south Revelstoke area. These agricultural lands need to be maintained and protected into the future. Development is rapidly destroying our ability to grow crops that provide for the locals. The province needs to be much more aware of the loss of agricultural lands. The current environment provides habitat for deer, bear, coyote, other beaver, great blue huron, bald eagle, duck, goose, osprey, and the painted turtle, and many more. The agricultural rural and natural environment characteristics needs to be maintained to provide a lifestyle that attracted people to the south Revelstoke area. |
| There should be no more growth or development in the south Revelstoke area. These agricultural lands need to be maintained and protected into the future. Development is rapidly destroying our ability to grow crops that provide for the locals. The province needs to be much more aware of the loss of agricultural lands. The current environment provides habitat for deer, bear, coyote, otter, beaver, great blue heron, bald eagle, duck, goose, osprey, hawk, painted turtle, and much more. The agricultural, rural and natural environment characteristics need to be maintained to provide a lifestyle that attracted people to the south Revelstoke area. |
| These vital areas should be maintained as critical habitat due to proximity to water sources. No development should occur at this site. |
| this area does not require any further development. we don't feel there is any benefit to building codes and permits being forced upon us. the city of Revelstoke can't keep up with the demand that exists for their land-base and population right now. |
| This area was identified to be maintained as rural through all processes to date including the open houses for the City of Revelstoke and Area B as it related to the Mt. MacKenzie development [ie RMR] The CSRD OCP stated that there would be impacts but those would be first and foremost on the Upper Bench. The main concern was water quality. As expected Thomas Brook was impacted |

| Study Area Question 12. Map Marker—Maintain As Is |
|---|
| and the residents had no choice but to join the City due to their policy of not extending water services outside of their boundaries. Main development was supposed to be on Mt. Mac not outside of the RMR Boundary until full buildout. What we have now is an attempt by speculators to cache in on land that is ALR expecting that it could be released if the City requested that from the ALC. This is not beneficial for the long term viability of our community |
| This comment refers to the entire study area - in general there should be no major changes to the area: maintain agricultural potential and rural lifestyle of the properties. |
| This property is developed as much as the owner is intending, therefore no change is warranted. |
| To maintain the view and special drive/bike path that many people come to see. |
| To prevent undo pollution and keep the rural existence |
| Until development occurs on other properties, we should hold the line on allowing a full on land rush. See how development occurs on first parcels, and learn from experience regarding further development. |
| Water, trees, wildlife and level of development and services. |
| Works well for people wanting rural lifestyle and it's the best agri land left in this region |

| Study Area Question 12. Map Marker—Other |
|---|
| Allow smaller parcel sizes in areas outside ALR and where agriculture is not a viable option. |
| Close to Williamson's Lake Park. (See comments with Agriculture Icon) |
| Leave thing the way they are!!!! |
| leave things the way they are. |
| Low cost housing |
| Maintain large lot sizes if development is allowed. potential for serious negative impact to existing environment and lifestyle in the area. |
| Many residences in South Revelstoke do not have adequate recycling option and choose not to utilize recycling options within the city. It should be unacceptable for residences to have more than one garbage bag out weekly. However, many residences have 5+ garbage bins out every week. |
| Minimal services and low taxes. |
| no body in South Revelstoke wants to see this area become part of the City! |
| Seems like a logical step to include the area within the City of Revelstoke |
| Unique historical A-frame barn should not be destroyed. |
| water and sewer would be great |

# Survey for City of Revelstoke Residents

## Question 1. Priorities

Question 1. When it comes to the future of South Revelstoke, as a City of Revelstoke resident, please rank the top three characteristics you value most? Please select your top three priorities and number them 1 (first priority), 2 (second priority), 3 (third priority).

Respondents could also suggest another priority if they felt that the list did not capture their priorities. The following represents all open-ended responses received for this question:

| Question 1. Priorities (Open-Ended) |
|---|
| More housing |
| Climbing wall |
| Develop to support tourism |
| Sensitive development of multi-family affordable housing |
| More infrastructure |
| expand the city boundary to include south Revelstoke to provide services |
| Agricultural Housing developments |
| Education |
| Development education |
| modern, forward-thinking use |
| Learning center |
| Pay tax to city |
| Retail |
| Single Family Lots |
| Affordable Housing |
| Social Housing |
| join the city to vote for council |
| Housing with increased density |
| Employee housing |
| Housing |
| More housing |
| Climbing wall |
| Recreation development |
| Zip trek |
| Zip track |

| Question 1. Priorities (Open-Ended) |
| --- |
| Sensible development in keeping with environment and character; not just any development; we need this area developed and in a good way |
| Sewer system |
| Sewer and natural gas service |
| There is still farming going on that feeds cattle. Which in turn feeds Revelstoke residents. And supports the local economy |
| tourism and housing needs |
| resort-related usage |
| Adventure tourism. |

## Question 5. Circumstances for Boundary Extension

Question 5. Under what circumstances would it be appropriate for the South Revelstoke study area (or a portion of this area) to join the City of Revelstoke?

| Question 5. Circumstances for Boundary Extension |
| --- |
| We need it in the city to grow |
| It has gone as far as it should go; providing water to camozzi road residents who lost their water supply due to the ski resort. |
| expanded housing / community opportunities to support RMR development which lags exceptionally behind original goals. larger land plots do not support this potential growth. |
| Functionally they are part of the city, enjoying much of what the city provides without proper representation. It is obvious that this area will and should be part of the city |
| It's bizarre that it such a limited parcel of land is not included in City operations. |
| the circumstances are here already and the CSRD's own OCP also recognizes the future use of this land to be resort compatible so why are you doing the survey. it should be in the city and zoned accordingly. all this BS about agriculture the lands in question have never been farmed the farmland was all flooded by hydro in the 60's |
| the circumstances are here already and the CSRD's own OCP also recognizes the future use of this land to be resort compatible so why are you doing the survey. it should be in the city and zoned accordingly. all this BS about agriculture the lands in question have never been farmed the farmland was all flooded by hydro in the 60's |
| None |
| That the residents wishes and concerns are respected and applied |
| If the majority of those that live there vote to become part of the city. |
| I believe that people that have chosen to live in this area did so largely due to the fact that is had rural character, that it was out of the scope of drastic development and for fewer taxes. Let's respect those people and their decisions. |

| Question 5. Circumstances for Boundary Extension |
|---|
| Needs to be done for water, sewer, and airport in city |
| For municipal boundary extension |
| If land would and could only be used for land use not building as there are plenty of other areas within the city that have space for work! |
| If facilities were built that would bring value to city residents not just tourists. |
| They need to still have access to the public services like ambulance and fire crew. While still maintaining a rural feel. |
| I think the whole area should join the city! |
| Regional planning, land us |
| Regional planning, land use planning, housing needs, environmental stewardship |
| None. |
| None this area needs to be kept rural. We are losing our rural area to development and we need to keep some space for people to enjoy living. |
| When we want them on a sewer system |
| With a plan for how to transition from the Resort to the surrounding rural area... Not an abrupt border, but a logical transition from resort to rural/agricultural landscape. This may include some development as long as it is in line with the overall character. |
| If it were required to provide safe living conditions, such as drinking water and roads. |
| If agriculture could be included in any future development plans, or similar land elsewhere in town was allocated for agricultural use. |
| Housing and tourism based development |
| I believe that we have potentially one of the best ski/ recreation areas in North America. I feel it is super important that the city maximize and control that development so that it is conducive to an International Ski Resort and the city can expand the tax base on some pretty high end development. It is crazy that at the foot of such an incredible resort the properties can't be smaller then 10 acres. Let that land into the city and control the development and give us room to grow and give us a tax base that will maybe improve our services and costs |
| Actually it is critical that it does - housing, more recreation development, create a larger tax base, and to ensure sane, environmentally sound development that benefits all residents rather a select few. |
| We need this area for future housing development with it's proximity to the ski hill and recreation areas. |
| When everyone realises this place needs more bloody houses for my kids and their friends or they gonna leave |
| If services that are suitable for sewerage and other municipal requirements can be paid for, without levying taxes on existing house owners |
| Only if land was designated park or protected land where development was not an option. |
| To ensure the growth of our community |

| Question 5. Circumstances for Boundary Extension |
| --- |
| Safety - fire and policing<br>Water and sewage |
| Safety - fire and policing<br>Water and sewage<br>before South Revelstoke has more housing we should look at increasing the density of downtown with apartment/condo structures |
| Utilities |
| When we have a proper plan to make this into a ski town. |
| Small acreages - 1 to 5, definitely not high density. Opportunity for smaller farms. Huge opp to feed and support community. please don't let the developers ruin it. |
| For growth and development of the town - essentially financial growth |
| Because the ski hill is situated there and there needs to be convenient access to the hill as well as have amenities to supply the area |
| When this town gets its act together |
| Get skiing going - - |
| Get skiing going - - we got the number 1 mountain, it needs to be the number 1 resort. Chamonix doesn't look like or [] town. |
| No more then the big eddy , Columbia park ,central , arrow heights or southside area |
| It should always be separated |
| All circumstances. The agricultural value of this small stretch of land is uneconomic whereas it's perfectly suited to sensible, well planned residential development. |
| If there was a trade off with equally or more valuable agricultural land being given ALR designation. |
| To provide water services to those that do t have a suitable water source |
| To provide water services to those that do t have a suitable water source. |
| City needs available land so very appropriate now |
| I am not keen on paying for extension of all city infrastructure to this area. For example, Revelstoke's sewage system does not seem to be able to deal with the current loads. Adding more load would break the system. |
| Allowing sub-diving down to 1 to 5 parcels. This would allow smaller family farms to help feed the community. |
| The current circumstances. Naturally part of the resort area build-up. |
| Revelstoke people and businesses benefit hugely from the airport which appears to be within this area if I understand the map correctly - it should be considered part of the city for this reason. If new housing is going to be built there (which is likely if it is city or CSRD) then I believe the new buildings should be inspected by the city building department - new homes outside of city limits and inspections are often built to very low standards and do not meet building codes as there is not a city inspector to enforce adequate standards. This results in another generation of poorly designed and built homes. |

| Question 5. Circumstances for Boundary Extension |
| --- |
| Revelstoke benefits hugely from the |
| None. |
| It would be appropriate so further development surrounding RMR can occur, providing more housing and tourism opportunities to improve and expand the resort. Currently the resort here is pathetic in comparison to other world class ski hills like Whistler Blackcomb |
| It would be appropriate for joining so that more development may be possible to stimulate growth in Revelstoke |
| It would be nicer to have a nicer tax base as a whole City |
| I'm not sure why we got this ski hill here if workers can't live near it - are we going to bus people in? So if we have a ski hill there, it should be part of Revelstoke. |
| Added services. Contribute to the City tax base. |
| It maintains it's ALR designation and is not allowed to be changed into an area for development |
| When all of the affected residents wish to join and it fits into the Revelstoke Community Strategy |
| Only if there were no development lands left in the City |
| If we have maximized all of our land within city limits, then it would be appropriate to branch out. |
| It should be up to the residents of South Revelstoke only whether or not they wish to be part of the City. The residents need to be fully aware of the consequences in order to make an informed decision. I firmly believe that people that live in an area should determine the future of their area not a developer who has the main objective to make as much money as possible. Anyone who purchases a property in an area knowing full well the zoning or if the property is in the agricultural land reserve, should not be then allowed to have the City annex the property so that the development can go ahead. The South Revelstoke Area is a source of pride and beauty for our community and should be treated as such and any annexation by the City or development needs to be extremely carefully considered. |
| For further development of housing and tourism. The ski hill needs further development now. I am very concerned whether the City of Revelstoke staff are competent enough for the task. |
| Only if the residents there agree firstly and foremostly. And only if the necessary infrastructure was in place to offer services like water and sewer. Revelstoke has no business expanding and developing until we have a concrete plan to manage our sewage treatment and our water. all residents of Revelstoke should have the option of converting to city sewer at some point in our near future. If we could get rid of our septic fields we could explore carriage houses and alleyway homes in the largest lots in Revelstoke which is Arrow Heights and the big Eddy. |
| If S. Revelstoke stays essentially the same, I don't see why they need to become a part of Revelstoke (unless they want to). I fear more housing, and development and loss of agricultural land if they join Revelstoke proper. |
| Revelstoke is a growing town and it would be silly to not consider south Revelstoke as part of the city, it is almost 2018, change is inevitable! |
| Change is inevitable. The city will grow |

| Question 5. Circumstances for Boundary Extension |
| --- |
| It would allow the residents out there to have access to water and sewer! Also there is a housing shortage in Revelstoke it would allow for more development to fix that, thus creating more jobs here and bringing growth which is obviously happening in Revelstoke, and British Columbia |
| We need more housing more jobs more expansion. The time is now |
| At the moment I don't think the City of Revelstoke has the capacity to take on this much more infrastructure, administratively or financially. But this area was always deemed to be where the resort would be developed. |
| None should remain separate for people to enjoy |
| None it needs to remain rural. We don't need every square inch of this community developed. Leave rural area for people to enjoy. Leave the area for those that do not want to live in developed area. If they wanted to live in developed area they can live in town. |
| The south should join the City of Revelstoke when the dams are taken down and we can build on the agricultural lands that were flooded by these dams, leave the lands that wasn't flooded south of Revelstoke for future Agriculture |
| None |
| Decrease in housing prices |
| Decrease in over all housing prices |
| If Revelstoke could repair and maintain properly its own infrastructure (i.e. Roads, parks, food security) and reduce the tax loads of its current residents and commercial property owners!! Then we could reasonably expect this Not to be another wonton tax grab , and re-evaluate this again |
| It is essential that the South Revelstoke study area be included within the City boundary. The south Revelstoke study area is the only land available for future growth of the City that is not restricted by existing development. The South Revelstoke area is flat and ideal for good quality, medium density affordable housing that is essential for attracting and retaining support workers for growth in businesses and government jobs. This area is the only land which the City can plan from scratch to accommodate these uses. |
| It is essential that the South Revelstoke study area be included within the City boundary |
| it should all be in the city = why is there any agricultural significance when nothing is grown on these lands |
| We need more land for future growth it's kind of simple really |
| For utilities |
| Presently none |
| it should remain as is until all other land that has been purchased for development is fully developed, and there is real need for change |
| None |
| increase tax base and allow residents to vote for mayor and council |
| Future development, more housing for the people that want to live in Revelstoke. Would free up some of the city limits lower cost housing for young families and first time Buyers. |

| Question 5. Circumstances for Boundary Extension |
| --- |
| My feelings are as soon as the ski hill was developed and moved into the city then he area around needs to support this with development and should be in the city also. The municipality can then control , plan and tax this development |
| If the city was to expand its boundary then bringing in the existing RR2 properties as its existing small lot housing and could benefit from city water and sewer services and also happens to be in closest proximity to the existing boundary.<br><br>The remainder of the area with large rural lots, ALR land, etc. should remain in the CSRD. The City of Revelstoke has no agriculture and taxation discourages any agricultural development and would result in the ALR lands being developed should the entire Area B be brought into city limits. |
| If the residents of this area (majority) agreed to become part of the City |
| Revelstoke is a growing town and needs more space for development outside of the core centre! Especially near the ski hill. |
| Longer-term, with planning, when the City has the resources, in small portions |
| Revelstoke is a growing town and now needs more housing - as with many towns, as they grow they spread out, this seems like a viable area |
| This area is of extreme value to the City of Revelstoke on many levels, but that doesn't mean that it shouldn't still be protected for its ecological and agricultural values. |
| no circumstances |
| Right now - we need jobs and places to live - this is a city whose role it is to help people live and get incomes. |
| I believe the best use is single-family lots no commercial or high-density residential. Single-family lots will allow for more affordable housing. Keep the density at the Resort and downtown Revelstoke. |
| to create additional accommodation solutions while providing new tourism opportunities that will be a benefit to both tourists and locals while maintaining the natural environment |
| To provide progressive housing option that are virtually non existent in the present narrow viewed and controlled city..ie carriage houses small lot housing container design multi units etc |
| It would need to retain its agricultural land status. |
| Extension of city sewer and water to existing neighborhoods if they so wished at the cost to those homeowners and not the existing tax payers. |
| In no way should south Revelstoke become a suburbia. However having parcels of land, larger than downtown parcels, that allow for people to live and grow their own food would be hugely viable for our community's growth. |
| If it was going to be kept the way it is now. This a great place to ride bikes or walk. |
| As long as it stays for agricultural use! |

| Question 5. Circumstances for Boundary Extension |
| --- |
| It would be suitable if it is kept as an agricultural or rural area. The city doesn't need more over priced vacation rentals. It's unrealistic to think that hospitality employees will be able to own or even rent anything built this close to the resort. |
| There is no benefit to South Revelstoke joining the City of Revelstoke. Therefore, there are no circumstances where this would be appropriate. |
| If they were to be connected to sewer and water and obviously contribute to taxes in association to this |
| City Water |
| Land needed for development and housing once all the existing property within the City of Revelstoke has been used. |
| I don't feel there is a need to have this area join the city of Revelstoke. |
| when [] and city council drop bleeding every drop of blood out of this town and into developers pockets |
| Only if it contributed to the quality of living and lively hoods of those whom are already invested in that area. If expansion comes at the cost to the people that are already there and benefits only the select few (ie: developer) then the vision is not applicable. |
| develop affordable housing! |
| None should remain as it is. Don't let it be developed and become another Mackenzie village. It's disgusting what is happening to this community. All I see is greed from developers and []. |
| The housing shortage we're currently experiencing |
| I think it should be able to use the facilities of the city - but should be set apart as a great example of a sympathetic eco-development that mirrors how a year round resort can be built with the environment to the fore. I don't agree there should be a bunch of private homesteads on the edge of Mount McKenzie - it should be a resource for all to use, with beautiful lakeside cabins etc for summer, and snow shoe/xc skiing in nature. I really think we could do a much better job of developing the surroundings to the airport - unless of course thats ALR (Airport Land Reserve.) On that note, what are the effects of promoting agricultural growing on the very edge of a commercial airport. Would have thought brake dust and Avgas would be pretty noxious? |
| Can't think of any circumstances at all where it would be desirable. |
| If the residents of south Revelstoke decide that they want to become part of the city |
| If the City of Revelstoke and the CSRD authorities and residents mutually agree that it is appropriate to bring properties into the City limits. The City must plan and prepare for infrastructure upgrades that annexation would require. |
| Zero farming activity |
| Residential and industrial/commercial development. As a relatively long term resident of Revelstoke it seems that there is limited space for new residential construction and this will become a large issue in the future. |

| Question 5. Circumstances for Boundary Extension |
| --- |
| Not necessary to annex. Far in the future if density of the neighbouring city properties encroaches, then perhaps it makes sense. |
| I don't see any reasons to join. |
| If it could be done without further stress on the infrastructure, eg sewage plant, water supply, wear and tear on Fourth Street, difficulties with the Illecillewaet bridge when greater population density is considered. |
| Right now I don’t see it as appropriate. |
| None, unless the residents of the area voted to join the city. |
| Only if the ALR development guidelines were kept |
| i dont think it would be except that services should/could be shared where practical |
| If we want to ruin this amazing place? |
| After completion and adoption of a comprehensive land management plan that protects agricultural land an environmental values, and establishes limits to growth, development densities, and efficient infrastructure requirements. |
| I feel like they are part of this town...the population density alone suggests it's not quite as rural as they want it to be. It does seem they are showing a unified front based on the type of people who came to the open house last night... |
| I am surprised it has not already occurred. |
| We simply need to calculate the increased tax revenue from incorporating them and compare it to the cost of incorporation and providing them with the services they want/need. If it makes economic sense do it. If not, don't. It is as simple as that! |
| Only when the 1,900 acres of vacant land known as the Westside road area which is already zoned urban reserve and was intended for the expansion of the future in the City of Revelstoke has been exhausted. |
| When an upgrade/expansion to the only bridge leading to the South Revelstoke Study Area has happened. |
| Never keep it the way it is |
| When the City has developed almost all it's vacant land, as well as increasing density within City limits, and when the population of the City has at the same time grown significantly, say by 15 or 20 percent, then perhaps land south of the City might be carefully reconsidered for development at that time. By then we will probably value this land more for food security. I do not favour development on a large scale by large developers at any time. In general, I prefer small developments by small developers. |
| Give them all city services |
| When the rest of the city is 100% built out!! !EVERY lot and zone is occupied and being used for it designated zoning ....other then that...NO circumstance! |
| Never, this land needs to be kept as an agricultural land base to be used as required within that mandate for the future |

| Question 5. Circumstances for Boundary Extension |
| --- |
| The residence of the area request to join the City of Revelstoke. |
| Leave South Revelstoke as agriculture area and protected . |
| Only after a comprehensive land use study is done for the entire Revelstoke area. Possibly only after all alternative development areas within the city boundaries have been utilized and in-filled. Even then we should consider going up (highrises) instead urban sprawl. |
| Expansion of the Williamson lake campground and area if made into parkland to protect the unique lake for community and tourists alike. |
| If all residents agreed it was a viable option and beneficial to them all. |
| I can't see a need, other than to gouge further taxes from this area. |

## Question 6. Mapping

Question 6. The following map identifies the study area boundary. Identify areas where you would like to see more development or areas where the characteristics should be maintained, as well as areas for agriculture and environmental protection. Please drag and drop at least 3 markers on the map.

The following markers were provided:

More development: Why is this area suitable for more growth and development?

Agriculture: Why should this area be agricultural?

Environment: Why should the environment in this area be protected?

Maintain as is: What characteristics of this area should be maintained?

Other: What other significant features are in this area? Or what improvements could be made in this area?

The open-ended comments presented below show all of the feedback received for each of the markers. This information is provided as a summary. A KML file showing the location of each marker and corresponding comment has been provided to the CSRD and the City of Revelstoke.

| Question 6. Map Marker—More Development |
| --- |
| Housing, condos and town houses |
| Single family |
| hard to determine exactly from map, but southern R is close in proximity |
| Adjacent to present city and development |
| Mixed development with good planning |
| Closer to the ski hill the better. |
| Closer to the ski hill the better. |

| Question 6. Map Marker—More Development |
|---|
| Increased density and infrastructure |
| This area is already ruined. Why not keep developing on Camozzi from the gondola base? |
| This is where the airport is.  It would be nice to have it slightly more developed when people land. |
| Close to ski hill |
| Because of it's location adjacent to the resort. |
| Transition development from resort to rural along resort boundary |
| keep it contained to one area |
| I don't like the resulting sprawl that this creates. There are a number of vacant parcels in arrow heights. The city should be aiming for more dense walkable developments closer to town, not fringe development that requires cars |
| more tourism based development |
| more homes all the way down airport |
| because it is at the foot of an international ski resort |
| So close to the city / the ski resort and incredible potential with areas around Williamsons lake |
| Not really agri-viable; perfect for housing and accommodation which is badly needed now and into the future. |
| Proximity to town makes this a good area for non-commercial development |
| Proximity, need for housing; great location near ski resort … all strong factors indicating sane development would be best choice |
| Proximity, need for housing; great locations for non-commercial development to expand tax base for Revelstoke; only makes sense |
| Recreational development here would be great; close to ski resort; needed housing etc. |
| low density non-commercial development would be a nice complement to a waterfront park |
| proximity to town services and ski hill |
| Flat and prime for construction |
| Prime property for housing development |
| its close o town |
| its close |
| its close |
| We need to become more attractive to tourism and recreation - that is how the economy will thrive |
| We need to become more attractive to tourism and recreation - that is how the economy will thrive |
| Close to ski hill |
| Already higher density |
| There isn't any character in this area. Needs improvement |
| Ideal for business and property development. |
| Large land perfect for ski accessibility and small businesses. |
| because it where the growth needs to be |
| Ski town |

| Question 6. Map Marker—More Development |
|---|
| Ski town |
| Ski town |
| I like to ski not stand in lift lines |
| We need to be realistic and progressive here. The holdings in this ALR area are too small to be economically viable for agricultural usage. The government should be providing assistance for the development of the City and not impeding the expansion of Revelstoke mountain. |
| This area isn't appropriate in the ALR because the modern economy doesn't make these small holdings economic. Dairy, livestock, field crops need scale far beyond the size of this holdings. It's perfectly suited for more dense residential development. |
| Well planned sensible residential development in this beautiful area would bring jobs and more prosperity to Revelstoke. |
| Need to have more affordable housing with smaller lot availability |
| City needs more housing |
| No farming here let people live here, it's beautiful |
| Again, no farming here, let people live along the river |
| The Ski Hill is only partly developed it would be great to see more plans go ahead |
| More development on existing properties in the downtown. As in carriage homes, rental suites, higher density housing units. |
| We have a lot of vacant land within the City of Revelstoke that isn't being developed, I think plans for higher density houses should be investigated before we take away ALR. |
| develop to smaller parcels |
| not good for agriculture |
| close to ski hill |
| agriculture here would be unsightly and counterproductive |
| Extend the ski resort and facilities |
| Ideal spot for real-estate |
| Build out the airport so its more suitable for International/Night/Bad weather - and have a welcoming array of hotels, and hospitality facilities. Wouldn't mind a Hockey Stadium someday. |
| Good location |
| prime real estate |
| close to ski hill |
| Already subdivided |
| Zoned and dedicated for development |
| There is room for development in this area. Our community is growing but we do not have enough housing. Along with housing then comes more business investment. It's a win both ways. |
| Much more housing development could be marked for this area. |
| sustainable housing for developing a environmentally friendly area |
| Revelstoke Ski Club Chalet |

| Question 6. Map Marker—More Development |
|---|
| slight expansion of the town boundary while maintaining a rural /agri area beyond the airport |
| Already being developed and needs more infrastructure |
| Already developing and needs inclusion in city |
| Increase airport capacity |
| The old ski lidge is an eye sore and development should proceed here with close proximity to the ski hill. |
| If development must happen, it should be up on Camozzi. South Revelstoke is a flat area, which could be beneficial for future farm productions. |
| It is close to the resort and is not agricultural land. |
| Close to City. Next logical area for development especially for tourism related activities. |
| This should be developed as part of the wider development of the ski hill - which is long overdue. In fact it should have already been developed. |
| Well suited for greater density, housing and commercial services with adequate infrastructure for water, sewer and roads |
| Immediately surrounds the resort. |
| Immediately surrounds ski hill. |
| Low cost housing clkse ro tow for those with out vehicles. |
| residential housing |
| prime level land for needed housing - little agricultural value |
| This area is flat clear and perfect to open up for inevitable population growth |
| Flat and near services |
| flat with access to services |
| Flat with good access to services with minimal existing development |
| We need a variety of housing types and our land base in the City is finite |
| it is already slated for development ,and has not been completely utilized |
| Able to subdivide larger properties to allow for smaller parcels of land to make it more affordable. |
| It is at the base of an international ski resort |
| it is at the base of an international ski area |
| Additional housing options for tourism and hospitality workers within close proximity to the Resort. |
| Potential to link up mountain bike trails with the Resort base. |
| Vacant level land. |
| Close proximity to ski hill resort area. |
| Easy access, not limited by Illecillewaet bridge, working on sewer |
| close to town for individuals |
| close to town for easy access |
| Mixed use development and expansion of commercial area around lake |
| Open pace can be densified and still retain its flavour |
| Close proximity to city services. |

| Question 6. Map Marker—More Development |
|---|
| Close to existing services. |
| City services are close by |
| We need more densification close to existing city services. This will help keep ongoing infrastructure maintenance more affordable |
| smaller lots and more housing, this land isn't suitable for much else and we need more housing opportunities |
| Revelstoke Mountain Resort is underdeveloped |
| Develop in existing city boundaries. Just because someone has acquired good land at reasonable prices doesn't mean it should all of an sudden be developed. Let them pay more for land inside city limits. |
| Flat, easy access to services, near airport |
| flat, good access to resort for support staff housing |
| increase home value. lots of trailers in this area |
| useable space |
| There is a lot of land to build homes to support the growth of Revelstoke and the ski area. |
| because the layout by the ski hill |
| Parcels of land on cpr that can be developed with beautiful views |
| Proposed golf course can have town homes or Mansons |
| This area is already developed significantly and could handle more without detracting from the area |
| Proximate to RMR. |
| Areas within the South Revelstoke zone should be developed where possible without developing the shoreline and riparian areas. Areas that require extensive earthworks to provide suitable soil/ground for development should be avoided for environmental protection, i.e.: marsh land and riparian habitat. |
| Flat so easier to develop. |
| Existing plots are smaller, on less fertile land, and adjacent to city limits |
| It is currently developed to a low density, and could be densities. |
| Close to the ski hill |
| there is a lot of non-used land here that could be developed into housing |
| more and higher density housing |
| more and higher density housing |
| it is already designated as urban reserve for future growth of the city, and is in the City. |
| Close to resort. Not impacting the Columbia flats. Good flat ground for development |
| available land |
| lots of suitable land in this general area |
| it is all ready within the boundaries of the city and should be utilized before expanding elsewhere. |
| Close to the town and ski hill |
| Already designated for future development as a resort. |

| Question 6. Map Marker—More Development |
|---|
| keep development closer to town |
| This area is already in the city and great for development. |
| at the base of the ski hill, should be a resort village |
| already higher density, lots of traffic etc here. |

| Question 6. Map Marker—Agriculture |
|---|
| According to Revelstoke's Food Security Plan as much land as possible should be kept for agriculture (food production) |
| ALR, viable land! We may need this someday! |
| Already there |
| Any land which is currently or potentially available for agriculture and/or in the ALR should be conserved as such. |
| As much food as possible needs to be grown locally instead of importing from stateside |
| As noted in your links it's prime quality soil ideal for farming. Most suitable agricultural land in the greater Revelstoke area and therefore should be protected as if offers future potential for locally produced food as proven successful by TerraFirma Farms and Greenslide Cattle Co. Both of which are new and financially feasible agricultural businesses proving there is demand and feasibility to agriculture in the area. |
| BC has such limited areas for agriculture we need to preserve it |
| Because although it's possible to change ALR land to residential, you can't go back. Too much ALR land being re-zoned everywhere. |
| because its ALR land and this valley has lost enough Agriculture land because of the flooding from the dams |
| because its the best growing area around duh |
| Because of unsustainable existing food supplies |
| Because once you allow development you can't go back |
| Because that's what the outskirts of a town are for. Land, agriculture, and environments. |
| Because we have very little agriculture land left. What is left should stay that way. |
| Best soil and potential for future agriculture in the REGION. Tons of other undeveloped land within city and CSRD for development. |
| best use |
| Big plots, fertile land |
| Designated ALR land with high quality soil, large land parcel sizes and relatively low population density. |
| Designated ALR land with high quality soil, large land parcel sizes and relatively low population density. |

| Question 6. Map Marker—Agriculture |
| --- |
| Existing Zoning for ALR? This is may not be economically viable unless there is consideration and collaboration towards new technologies and available funding from CBT. This is the time to consider what is possible for food security and local food growing! |
| Flat land in ALR |
| Flat land with good soil quality with larger parcels of land suitable for mid-sized farms or intensive farming such as greenhouses. |
| Flat, good exposure, cleared |
| Food growing potential. |
| Food security is more important that tourism! You can't eat tourists! |
| for future use/food security |
| good arable land, in the ALR |
| good arable, undeveloped land in the ALR |
| Good farm land allowing locally grown food in the future |
| Good farm land for future food security |
| Good grazing/ farmland. Further from resort |
| Good soil for growing food for Revelstoke. |
| great for the environment, also buy local food |
| Hay for cattle |
| Historically was used for agriculture and is needed to maintain food security in Revelstoke |
| I believe there already is space and land to have horses, and perhaps small hobby farms |
| I could be convinced of some development here if there were a sizeable agricultural component. For example, the developer places some land in a land trust to be used as an agricultural cooperative |
| Ideal agricultural land that has potential. Primary undeveloped large parcels suitable for farming. |
| Important |
| In the interest of food security, Revelstoke has a minimal about of arable land. Looking to the future this land is going to be essential to provide food for our community. |
| It already designated ALR and should be left as is. We have very few areas that have enough space for farmable land. |
| It has become increasingly obvious that strong resilient communities, especially ones as isolated as our need to maintain their agricultural opportunities we gave up enough when BC Hydro flooded this valley in the late 50's. We need to keep what is remaining |
| It is in the ALR, It is the best farmland we have left. |
| It is the only land left after the flooding of our farms. |
| It was previously farmland although some has been flooded by dam development we need to start encouraging use for local food sources. |
| It's a heritage use of this part of the valley lands, and we would be out of our minds to surrender any agricultural land to housing development. |

| Question 6. Map Marker—Agriculture |
|---|
| keep the ducks and marine life |
| Larger parcels of flat land with good soil suitable for mid-sized farms or intensive farming. |
| Local food initiatives are required given Revelstoke's remoteness |
| Maintain existing agriculture area towards the south end of Revelstoke. |
| Maintain potential for farming |
| No other area in Revelstoke allotted for agriculture |
| not necessary to develop this far away from resort. If the land is good for growing, let's GROW there! (not let it sit unused) |
| Open space allows development and agr. To co exist |
| prime soil, sun exposure, and slope of land |
| prime soil, sun exposure and slope of land |
| productive cattle farm |
| Proximity to the town is important for local agriculture |
| Rural Setting |
| Small farms |
| soil is good - nature needs 10,000 years to grind rocks down, etc. to make 1 inch of soil! |
| Some of the area is being utilized for this reason and should remain as agriculture. |
| some of the only flat land in the valley |
| The only agricultural land left for the community of Revelstoke and Area |
| There really only limited agriculture capability and it is far south to the "south Revelstoke" boundary |
| This area is beautiful keep it as is. There are many more area that can be developed at a lower cost than this area. |
| This area is farmland and should stay farmland as there are plenty of other areas in city limits that can be developed. |
| this area is not being utilized currently , however in the near future a need will arise |
| this is further away from the resort and can be kept for agriculture |
| this is our last area of arable land for the future |
| this is the last of our farmland in this area |
| We currently have a few successful farms. Why shouldn't we have more. There would be no where else to grow anything and having locally grown produce as difficult as it may be will ensure a sustainable contribution from our residents. Otherwise the more people we have the harder it will be to find locally sourced items. |
| We don't have much agricultural land in Revelstoke, I think in the future we will need to become a more sustainable community, having land set aside for farming is an integral part of this. |
| We need it |
| We need local food. |

| Question 6. Map Marker—Agriculture |
| --- |
| We need to grow more food locally - but we can all work together with the development community on this one |
| We need to keep more ALR in this town for food security and to give options to people who want to farm. It should not be developed for mansions and millionaires. |
| we should consider new agricultural needs for Revelstoke |

| Question 6. Map Marker—Environment |
| --- |
| current water and nesting areas |
| river region and its natural beauty is critical |
| It is all environmental management areas. This is a poor attempt at smoke and mirrors to promote a nimby argument |
| Entryway to the Campground should be protected to allow "wilderness" experience at the campground. |
| The nature and especially the bird marshes, turtle areas other wildlife that we can enjoy right in our back yard. Development cares only about profit. We let people shlep into our territory and buy us and pave paradise. Stop before it's too late !! |
| Nature is nice |
| The lake is used by children, and the wildlife and turtles need protecting. |
| Same |
| Same |
| The wetlands. This is the country and should remain as such. |
| Green belt left as is |
| The whole area, waterbodies, wetlands, trees(bird habitat), drawdown areas. |
| Wetlands (flats) |
| Recreational trail system |
| Steep slopes and existing trees can provide a nice buffer between resort and rural area |
| We use the flats here for hiking and xc skiing |
| Hiking Trails and the wetlands |
| Williamson Lake area - not so much protected as extremely sensitive and sane development |
| Waterfront for all; public access low impact park and trails here would be good |
| Wet land |
| Wet land |
| Keepin it green |
| the turtles |
| water shed |
| Trees around development and river /water environment |

| Question 6. Map Marker—Environment |
|---|
| Waterfront, wetlands, forest |
| Habitat protection |
| Rural area, trails, wildlife areas |
| the coast.  keep the water clean |
| The natural landscape and ecosystem/marsh should remain intact |
| Williamson Lake |
| Water areas |
| Montana Slough is an important ecosystem that needs to be protected- development may damage this area. |
| Wetlands. Keep them all. Important bird habitat. It's important to have open space, especially near the river. |
| Natural space, forest, rural properties, river front |
| The natural beauty of the flats, and as a place to be enjoyed as is, by the variety of people already enjoying it, as it exists. |
| West bench is more suited for rustic rural living |
| farm land |
| all south Revelstoke should remain as is for wildlife values as they are being pushed farther because of development currently in city boundaries.  riparian zones are important! |
| Much water fowl, and wildlife in the area |
| peace and quiet, wildlife routes |
| More development affects the removal of trees and development will mean more water use, sewer use and changes the land permanently. |
| Habitat of wildlife/fowl |
| All natural features |
| all of it , there is no need to change fix what is not broken at this time |
| Water, the Columbia River Flats. |
| best use |
| Create or protect as greenspace interface for recreational use and environment between upper bench resort land development and the river. I believe it's mainly steep hillside and not ideal for other uses either. |
| The flats - limit motorized vehicles - open more up to paddling opportunities - non motorized |
| Lake, marsh |
| Everything that is present now and no smelly sewage lagoon |
| Wetlands for birds, river otters, other wildlife |
| Parkland should be created around Williamson lake and expansion of campground. Used heavily by both locals and tourists but is too small to meet demand throughout the summer. |
| Everything that is growing here now should be protected |
| all things growing |

| Question 6. Map Marker—Environment |
|---|
| Tight sloping area between mountain and river for animal access to water and marshlands |
| Waterways and wetlands. |
| water and green zones |
| Wetlands and bird-watching. |
| wetlands, grasslands, forested area, riverside environments |
| Given the proximity to the Columbia river and upstream effects to existing farms, there should be consideration to the environmental effects of new development and zoning changes. |
| Riparian and aquatic habitat should be preserved throughout the whole of the area. These areas are know to be home to several sensitive amphibious species. |
| Riparian and aquatic habitat should be preserved throughout the whole of the area. These areas are know to be home to several sensitive amphibious species. |
| All features should be protected. |
| Turtle and bird habitat |
| floodplain wetlands |
| The banks of the Columbia River must be maintained and never allowed to be used for any housing purposes |
| Marshlands |
| Environmental corridor between Williamson's Lake and reservoir. |
| Maintain existing recreation area adjacent to the river |
| Forested areas should be maintained if possible |
| keep the lands that border on the river natural |
| The immediate areas surrounding Williamson lake |
| The area around Williamson and the base of the resort lands need to be maintained as pristine environment. |
| the land. It is to close to the lake draw down zone for any more development. it is to close to a riparian area, the wildlife and migratory birds need some protection from overdevelopment |
| Waterfowl & Bird Habitat |
| heron rookeries. wildlife corridors. |
| High level waterways when area flooded in summer. Lots of wildlife here |
| all of them |
| The area around the flats needs to be maintained for its environmental impact |
| all land as is should remain undeveloped |
| wetland and any land used by painted turtle or other endangered species. i.e. Turtle pond to the lake/river and around Williamson Lake |
| wetland in particular but any land used by migrating birds, painted turtles, and other fauna and flora which are of concern, threatened or endangered |
| wetland or areas for migrating birds some of which are endangered or threatened or species of concern. This is one of the major migratory routes on the west side of North America. |

| Question 6. Map Marker—Environment |
| --- |
| Painted turtle habitat |
| Development should be downtown not in this area. Wetlands and animal corridors in this area are critical |
| The whole appeal of Revelstoke area, is its untouched wilderness. Greely area farmlands need to remain undeveloped and protected. Absolutely no theme park,there are enough mountain bike areas and whitewater areas now. The endangered Yellowfin Rainbow trout spawning grounds throughout the Illecillewat drainage must be preserved and protected from any development. Stop turning Revelstoke into Disney World. Stop greedy, ignorant developers. |
| sensitive wetlands |
| lakes rivers air quality |
| Marshlands, habitat for all the various species found there. |
| well considering bc hydro already [] it we should probably maintain all the natural things around this area |
| These marshes and grasslands should be preserved for birds and wildlife. |
| All along this area should be protected for wildlife. |
| Wet lands |
| Wet lands |
| All lakes and wildlife corridors |
| The lands between airport way and Williamson Lake to the south of the existing city boundary to expand the camping and access to the lake as well as further greenspace/parkland. |
| Flora, fauna, wetlands, natural habitats |

| Question 6. Map Marker—Maintain As Is |
| --- |
| existing rural area |
| Leave the begbie area alone |
| Higher density residential population. Not a lot of room for new development. Hopefully, life remains as is usual for residents of this section of the study area. |
| Too much development has ruined the beauty and calm of the entire valley we live in. Opportunity for Big Buck development takes precedence and is tolerated over quality of life and things of tangible ( wildlife, natural lands and intangible( the enjoyment of nature ) value to pass on to other generations. Long term residents have already been sold out and pushed out of their neighbourhoods or the enjoyment of neighbourhoods. |
| Single family only, no high density |
| The existing character of the downtown core |
| Existing rural, I think |
| People's homes and their surrounding property |

| Question 6. Map Marker—Maintain As Is |
|---|
| people's homes and surrounding lands |
| rural |
| rural |
| rural |
| Rural road character and waterfront free of development |
| Rural road character and waterfront free of development |
| I like it here |
| Access to airport |
| the space |
| the birds wetlands |
| Preserve the road along flats to maintain the beautiful view and popular pathing |
| Low density, small acreages.. |
| ALR status, |
| the airport |
| Buffer zone |
| The large lot sizes need to be maintain. The residents purchased or built their homes because of the rural setting and lots sizes. If they wanted to be on smaller lots they would have chosen to live within City limits. |
| Very important to keep ALL the wetlands. This is a key habitat. It should not be built on. |
| The rural character, space, large properties, peace and quiet, nice for biking and walking |
| The natural environment, and the existing homes and farms. |
| Development should stop here, Everything south of this remain the same. |
| last of our farm land in area |
| Leave as is |
| Leave as is in developed for the wildlife. You are pushing them out!!! |
| prohibitive for future development |
| rural character, neighbourliness |
| This area has already gone through enough changes with the addition of RMR and the development. Revelstoke needs to seriously think about this and take the time to hear all community members. |
| Land sizes and uses. |
| all should be maintained ,as is , the land all around is bought up by developers and nothing is being developed , until all other lands are fully occupied by the developed promises it should remain as is . |
| leave as is |
| best use |
| Maintain access to the Columbia River flats. |

| Question 6. Map Marker—Maintain As Is |
| --- |
| The RR2 large lot housing. In-fill empty lots. Maintain existing character with single family homes to keep transition from residential to agricultural lands. |
| Large parcels |
| Keep as is |
| Larger single family lots and hobby farms 2-5 acres |
| Open space green buffers and tree screening |
| Single family homes with large lots. |
| Keep within ALR and do not allow subdivision into smaller parcels as it would make it unfeasible for agriculture and ultimately result in removal from ALR. |
| The entire area that is currently part of the CRSD |
| The entire area that is CRSD should remain in the CRSD |
| The entire area that is in the CRSD should remain in the CRSD |
| this entire area should be kept as it is now. Actually maybe a few light improvements on the old highways would be nice. |
| Large lots are essential to rural character |
| Williamson lake is a long time local spot. Development here would absolutely ruin its character and probably over pollute the lake. |
| The rural nature of the area should be maintained |
| I strongly believe the area south of Revelstoke should remain as is. Just because a developer had acquired land at a good price doesn't mean he has a right to build etc.. Perhaps they should have acquired land, at a higher cost, inside city limits. The majority of people acquiring the housing won't necessarily be from town. The type of housing in this area, such as acreages, is rare in Revelstoke and we should not be compromising something for the benefit of a few persons. |
| farmers share the fields here for horses and hay . Community land sharing of private property |
| The [] have bought most of this land in this specific area . They just want to developments in these areas . Revelstoke needs agr land |
| leave as is |
| We don't need excessive development. |
| Rural lifestyle |
| No need to develop the larger parcels of land and spread thin city resources. The city should focus on developing up not out. They struggle with sewer/roads/snow/garbage as is. Why would one look to expand outside of current boundaries to stretch its resources even further and acquire greater depth to try and maintain service levels. Focus on current infrastructure and allow hotels etc to build within current boundaries. |
| Lovely area |
| Existing rural residential areas, in most cases. |
| From this area south should be kept as is |
| As above, this area is beautiful as is, even if a few big house go up in here it maintains the character |

| Question 6. Map Marker—Maintain As Is |
|---|
| these beautiful properties |
| The whole area should be maintained for its natural environment, agriculture and rural characteristics. No one needs more tree houses. |
| Keep the rural character |
| Farming |
| Lake should be maintained as a public recreation amenity. |
| No extension of the resort area |
| Clearly the residential areas should be maintained so that lifestyle's change as little as possible...but hopefully that can be done at the same time as growth and evolution of the resort. |
| Keep the campground small, but improve facilities (bathrooms, showers, mini-golf) |
| Keep all of this residential. Slightly higher density smart, but no hotels or anything that would contravene the master development plan between the City and RMR. Doing anything else will only slow down the development of the resort as this type of unfair competition devalues resort real estate and in the long run will hurt Revelstoke. But by all means, build higher density housing. |
| The land should remain in the CSRD |
| Mother Nature |
| there are many other areas in the city to develop. we need agricultural land. |
| all of it it is a beautiful natural area pristine |
| Maintain this entire area's rural character, maybe one day I can afford to live there |
| no more development |
| Listed as ag land and used as is currently allowed. |
| Agricultural opportunities |
| limited land available |
| already fairly well developed |
| The rural character of this area |
| the rural setting that Revelstoke and area lacks in a big way |
| Density and type of mixed residential |
| Life as it is now |
| large lot housing. Maintain rural character. |
| Rural character of small hobby farms. Small acreages. |
| Rural lifestyle. |
| rural character |

| Question 6. Map Marker—Other |
| --- |
| I hope this isn't a survey to stop competition for the ski hill. They definitely don't deserve to have a monopoly on the land that is out there. I support appropriate development that involves housing for workers or fair competition for the ski hill. |
| N/A |
| Hard to see what's here without aerial view of map available. I would suggest having the satellite image as a background so it's easier to locate what's where. |
| More single family homes... detached low density |
| Nice smaller rural holdings. Good for horses but not soil based agriculture |
| Ski Town Build Out |
| Zoning for restaurants hotels and tourism features |
| Lodging a leisure activities |
| Environmentally sensitive tourist attractions |
| Commercial amenities for development including some office/light ski related work units |
| Balance the development with new recreation opportunities - a camp site? walking trails? nature reserve... |
| Affordable Housing - Support for the Hill |
| Recreational area - promoted for independent tourism operators/Entrepreneurial area. |
| Paraglider Landing Zone |
| Tourism development. This are should have been developed for tourism - i.e. outdoor park, arial rope park etc. This would be far better than developing the other side of the ski hill out of town to the East. |
| Mixed use, pocket neighbourhoods, creative use of the land base, while allowing protection of wildlife corridors and environmentally sensitive areas. |
| There are no farms except for Greenslide Cattle Company in South Revelstoke anything that was farmland was flooded by the construction of the Hugh Keeleyside Dam. |
| some kind of lake and water access perhaps even a tourist eco area that they can see learn and use the area with low impact water sports |
| finish the ski resort |
| focus on eco-tourism |
| Single Family lots only |
| Single family lots only |
| recreation |
| recreation |
| Make this a proper airport so we can get in and out in winter |
| Housing for workers and low income |
| Leisure development |

# Appendix D SURVEY MAPPING RESULTS

Appendix D provides a record of the distribution of marker responses for the mapping question in the surveys. The comments associated with markers are recorded in Appendix C. The questions were stated as follows in both the Study Area survey (Question 12) and the City of Revelstoke survey (Question 6).

The following map identifies the study area boundary. Identify areas where you would like to see more development or areas where the characteristics should be maintained, as well as areas for agriculture and environmental protection. Please drag and drop at least 3 markers on the map.

The following markers were provided:

More development: Why is this area suitable for more growth and development?

Agriculture: Why should this area be agricultural?

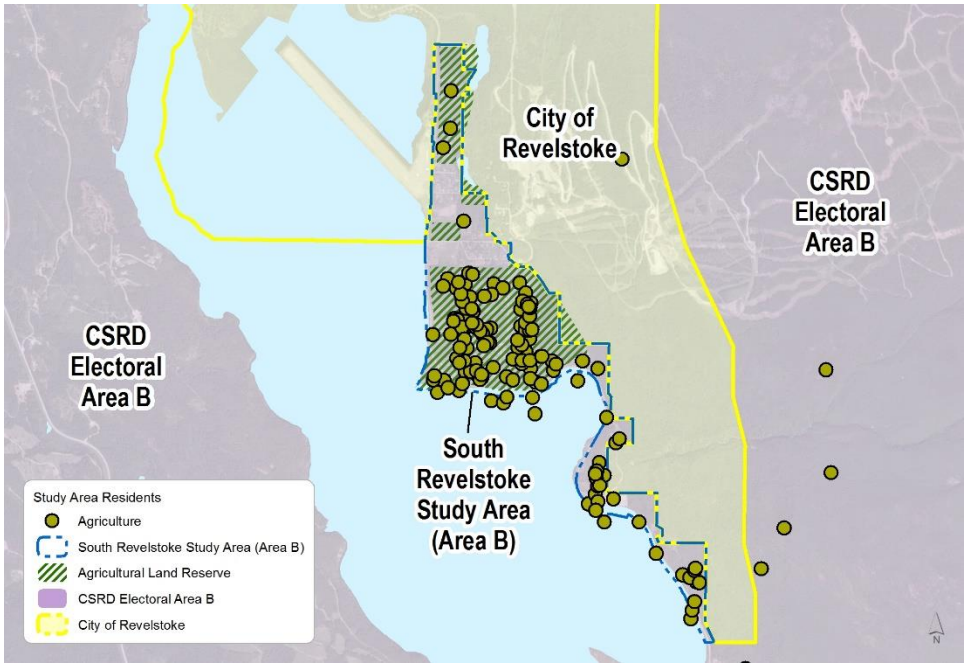
Environment: Why should the environment in this area be protected?

Maintain as is: What characteristics of this area should be maintained?

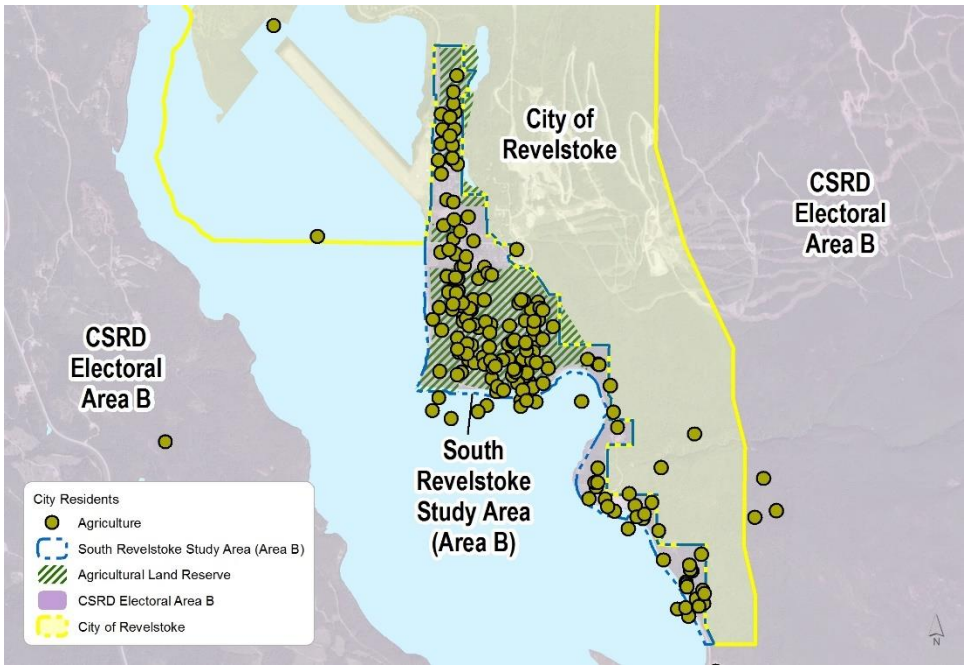
Other: What other significant features are in this area? Or what improvements could be made in this area?

Note: There were no limits to the number of markers that any one respondent could place. However, respondents did not generally place more than 20 markers, with the exception of one outlier. For the purposes of the maps below, 20 markers from this outlier were randomly selected for inclusion and the others were excluded to avoid skewing the maps in favour of a single respondent. The KML file provides all responses.

# Agriculture

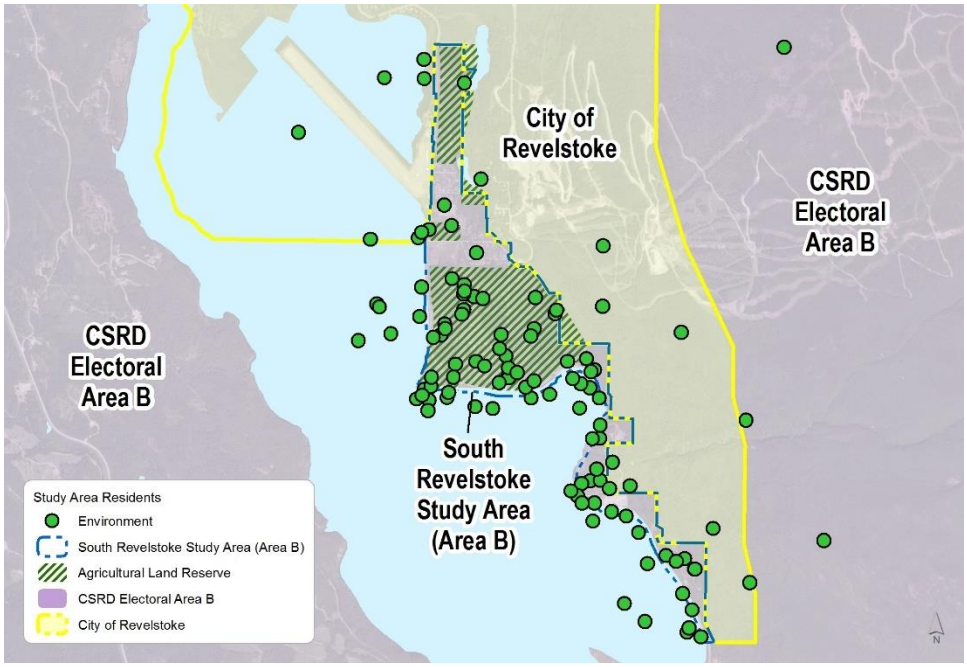



Study Area Survey - Agriculture Markers

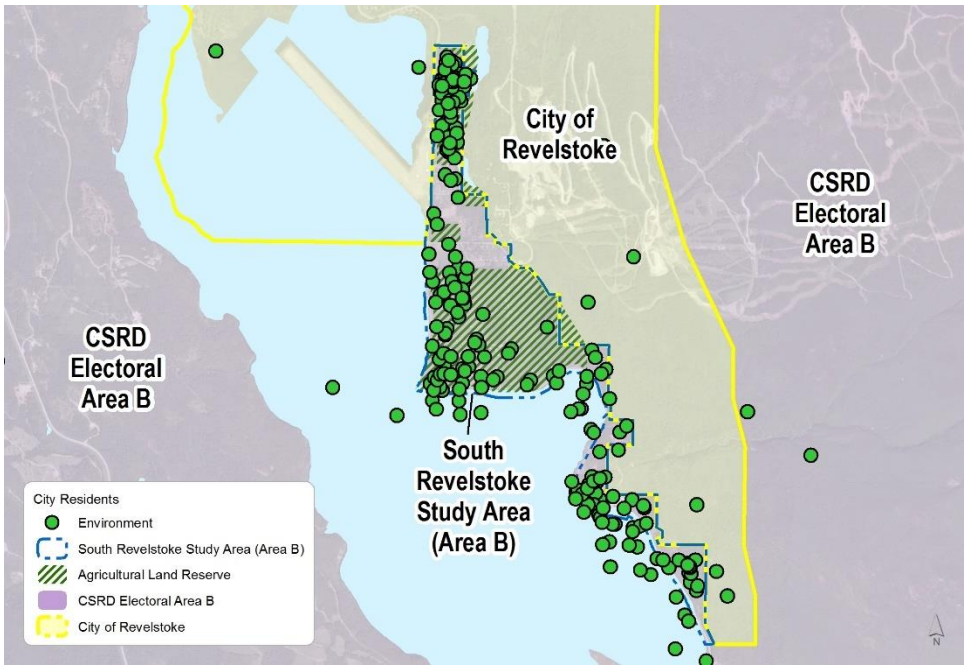



City of Revelstoke Survey - Agriculture Markers

# Environment

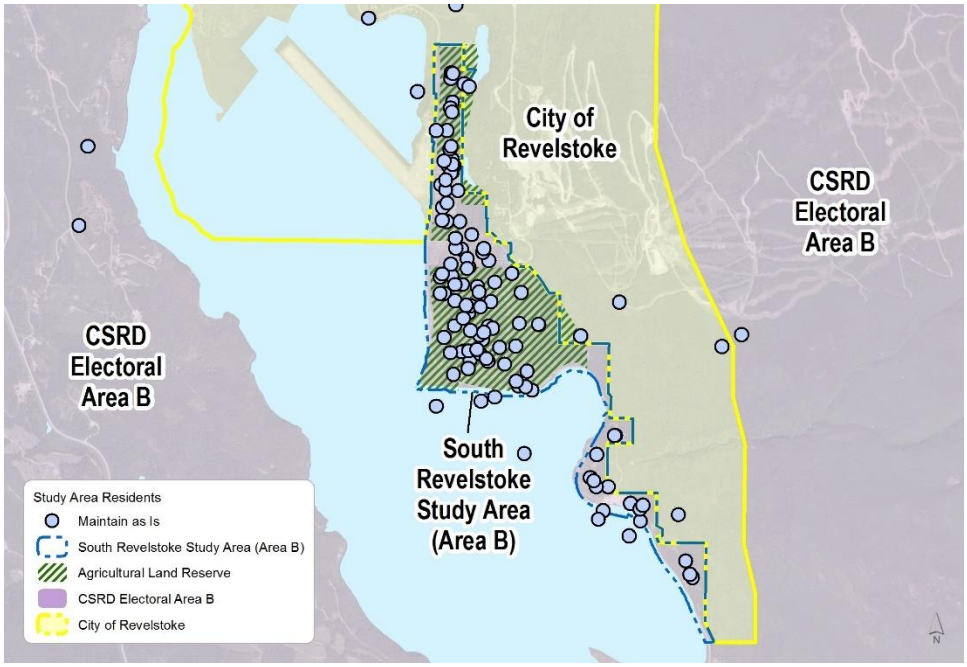



Study Area Survey - Environment Markers

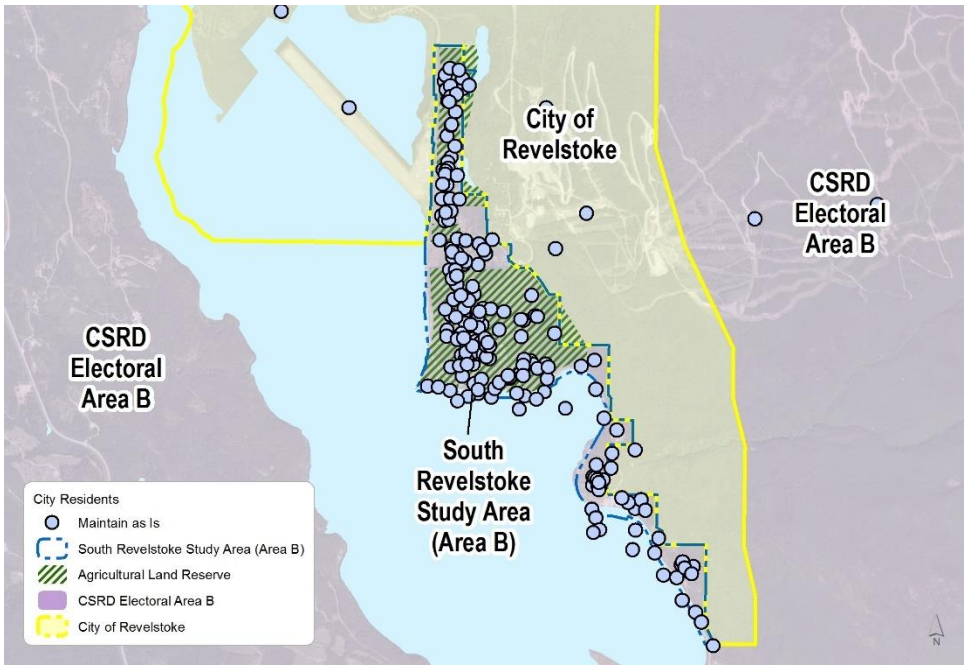



City of Revelstoke Survey - Environment Markers

# Maintain As is

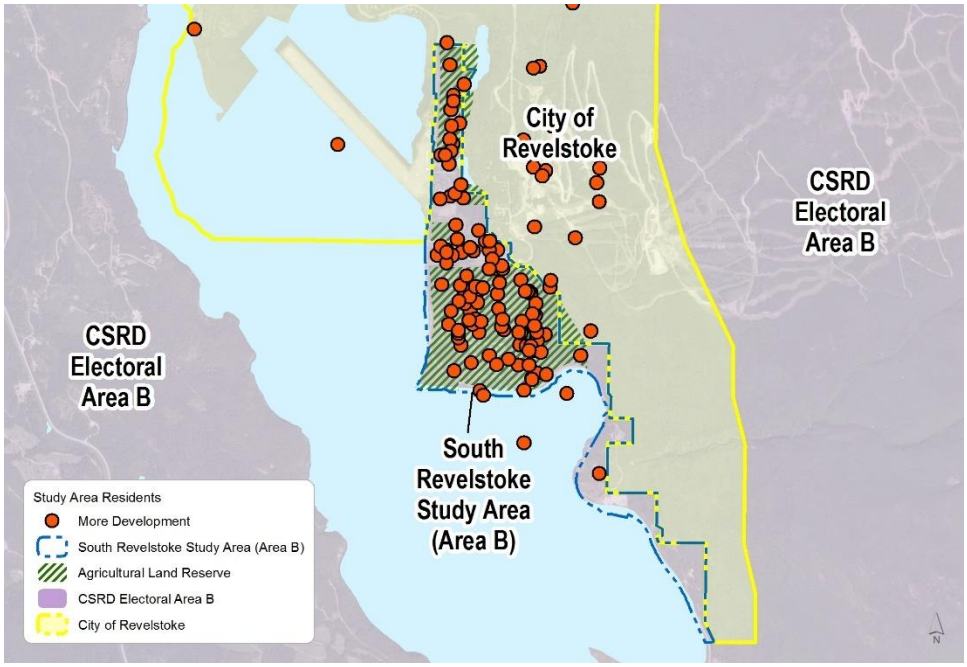



Study Area Survey – Maintain As Is Markers

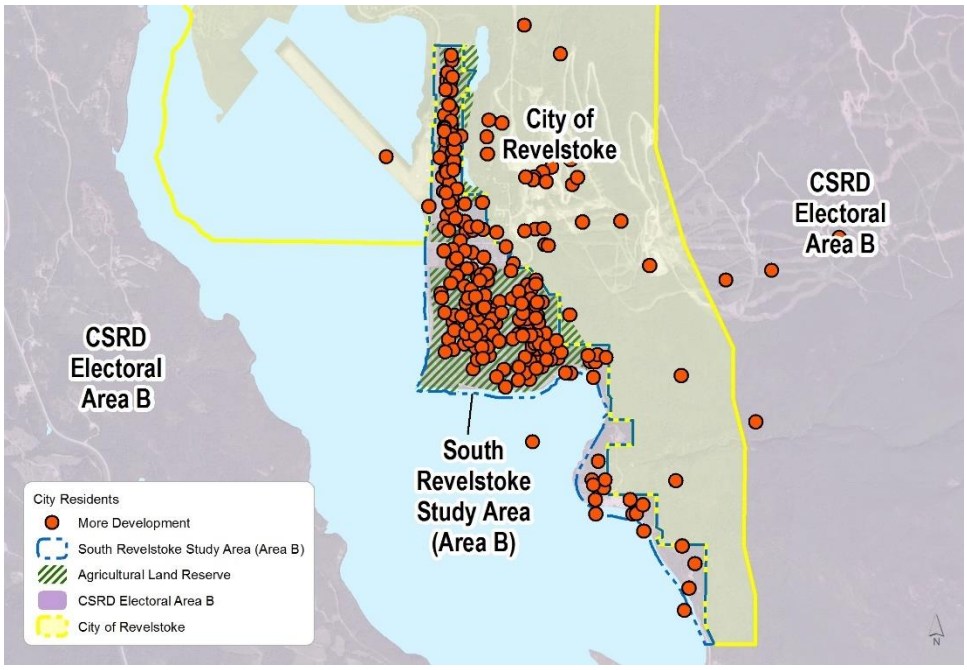



City of Revelstoke Survey – Maintain As Is Markers

# More Development

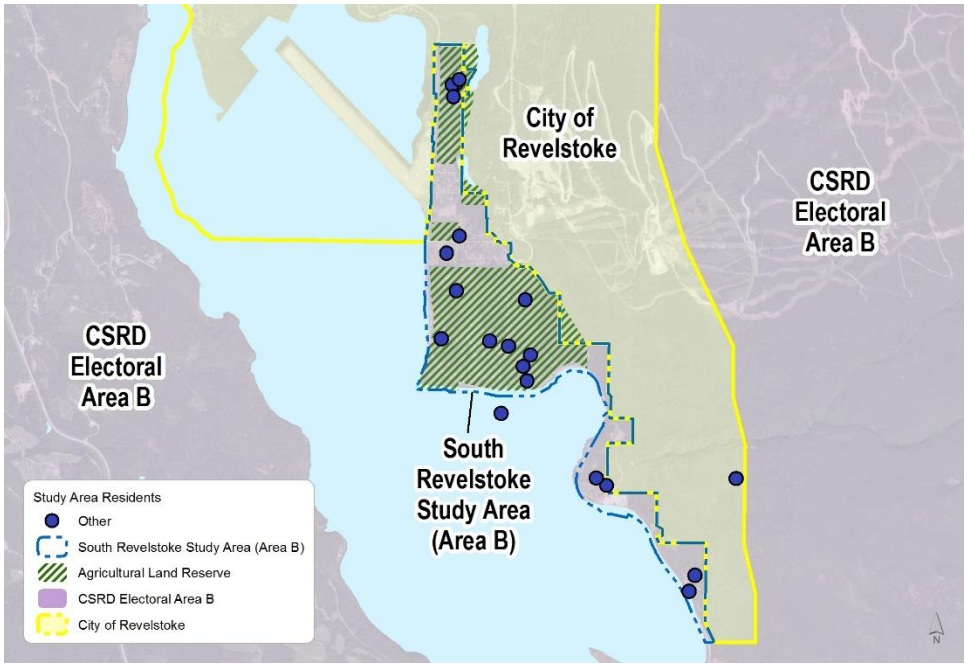



Study Area Survey – More Development Markers

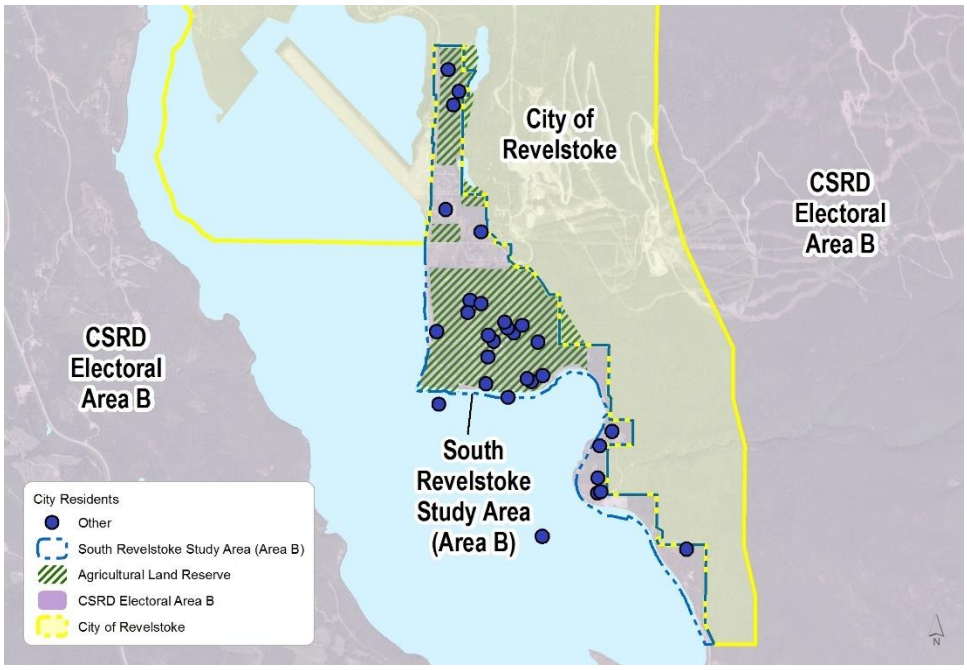



City of Revelstoke Survey – More Development Markers

# Other




Study Area Survey – Other Markers




City of Revelstoke Survey – Other Markers

urbansystems.ca

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URBAN systems

# BOARD REPORT

| | | | |
|---|---|---|---|
| **TO:** | Chair and Directors | **File No:** | BL 2133<br>PL20150194 |
| **SUBJECT:** | Electoral Area D: Ranchero/Deep Creek Land Use Amendment (Linda Parker) Bylaw No. 2133 | | |
| **DESCRIPTION:** | Report from Dan Passmore, Senior Planner, dated October 26, 2017.<br>5192 Highway 97B, Ranchero | | |
| **RECOMMENDATION #1:** | THAT: the Board receive this report regarding proposed Bylaw No. 2133, for information and consider new information from the applicant in relation to the July 20, 2017 resolution. | | |
| **RECOMMENDATION #2:** | THAT: the Board set a new deadline of December 20, 2017 for submission of the required hydrogeological assessment in order to consider delegation of a Public Hearing for proposed Bylaw No. 2133. | | |

**SHORT SUMMARY:**

The property that is the subject of this rezoning application is located at 5192 Highway 97B in the Ranchero area of Electoral Area 'D'. The original proposal was for a text amendment to the CR – Country Residential Zone that would add a new permitted use, specific to the subject property, to permit three (3) single family dwellings to remain on the subject property.

The applicant has amended the proposal so that only two (2) single family dwellings would be permitted. The application was amended after first reading of the bylaw to reflect staff concerns in the first reading report regarding site servicing issues.

The Board gave Bylaw No. 2133 second reading, July 20, 2017 but declined delegation of a Public Hearing, instead giving the applicant 90 days to provide additional documentation. While the owner has committed to construction of sewerage system improvements, they have been unable to acquire a hydrogeological assessment of the groundwater well drinking water source on the property within the 90 days allotted, which expired October 19, 2017. This is the first Board meeting that staff have had an opportunity to report to the Board regarding this time limit.

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **VOTING:** | Unweighted Corporate | ☐ | LGA Part 14 (Unweighted) | ☒ | Weighted Corporate | ☐ | Stakeholder *(Weighted)* | ☐ |

**BACKGROUND:**

See attached "2016-04-14_Board_DS_BL2133_Parker-Wood.pdf".

**POLICY:**

See attached "2016-04-14_Board_DS_BL2133_Parker-Wood.pdf".

**FINANCIAL:**

The rezoning is the result of a bylaw enforcement action. If the Board does not adopt the proposed amending bylaw, and the owner does not bring the property into compliance by removing the two additional single family dwellings, and which are currently occupied, the Board may then wish to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through Court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

**KEY ISSUES/CONCEPTS:**

See attached "2017-07-20_Board_DS_BL2133_Parker-Wood.pdf" and "2016-04-14_Board_DS_BL2133_Parker-Wood.pdf".

**Update**

The applicant provided an e-mail dated October 1, 2017 which commits to construct the septic system designed by Mr. Steven Rogers of Shuswap Septic Service and that all necessary approvals from IHA as required will be obtained.

The applicant had not been successful in obtaining the services of a hydrogeologist for an assessment of the existing groundwater well by the end of the 90 day period given by the Board. The applicant had approached a professional hydrogeologist on October 1, 2017, who after some communication had declined the job by October 6, 2017. In declining the job, the hydrogeologist explained that he was uncomfortable with "dug wells" because of the excessive potential liability and because the well report becomes part of the property title. This hydrogeologist recommended that the owner contact another professional in the area.

Staff have recently met with this other prospective professional hydrogeologist to discuss the parameters of such an assessment. However, the second hydrogeologist has not been engaged by the applicant as of the date of the writing of this report. Staff hope to have additional information to provide the Board in a verbal presentation at the November 16, 2017 Board meeting.

In addition to this information the applicant submitted an e-mail October 13, 2017, in which he expressed some concerns with the process. Staff have included this e-mail in the Board report package for the Board's convenience.

**SUMMARY:**

The applicant has not fulfilled the requirements of the Board in regard to the 90 day time limit to provide a hydrogeological assessment. The Board is asked to consider this information and to direct staff on their wishes moving forward.

**IMPLEMENTATION:**

See attached "2017-07-20_Board_DS_BL2133_Parker-Wood.pdf" and "2016-04-14_Board_DS_BL2133_Parker-Wood.pdf".

**COMMUNICATIONS:**

If the Board resolves to give the bylaw no further readings, the applicants will be advised of the Board's decision, and notified that the Bylaw Enforcement process may be re-activated.

If the Board delegates a Public Hearing, staff will set a date for the Public Hearing and proceed with notification of property owners within 100 m of the subject property and publication of newspaper notices in accordance with the Local Government Act.

If the Board resolves to give the applicant additional time to engage a hydrogeologist and obtain an assessment report, staff will advise the applicant. This will require staff to report back to the Board with any results at some future Board meeting.

**DESIRED OUTCOMES:**

That the Board consider this issue and provide staff direction on next steps.

**BOARD'S OPTIONS:**

1. *Extend the 90 day time period to obtain a hydrogeological assessment report.*
2. *Adopt a resolution to give Bylaw No. 2133 no further readings.*
3. *Delegate a Public Hearing.*
4. *Defer.*
5. *Any other action deemed appropriate by the Board.*

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

1. Compliance Inspection Report, by Steven Rogers, ROWP, of Shuswap Septic & Site Preparation, endorsed by Jayme Franklin, P.Eng., dated May 6, 2017
2. Ranchero/Deep Creek Official Community Plan Bylaw No. 750
3. Ranchero/Deep Creek Rural Land Use Bylaw No. 2100
4. Site visit photos (various dates)

**Report Approval Details**

| | |
|---|---|
| Document Title: | 2017-11-16_Board_DS_BL2133_Parker.docx |
| Attachments: | - 2017-07-20_Board_DS_BL2133_Parker-Wood.pdf<br>- 2016-04-14_Board_DS_BL2133_Parker-Wood.pdf<br>- BL2133_Second_amended.pdf<br>- BL2133_Second.pdf<br>- BL2133_First.pdf<br>- Applicant_Letter_2017-10-13_BL2133.pdf<br>- Agency_Referral_Responses_BL2133.pdf<br>- Maps_Plans_BL2133.pdf |
| Final Approval Date: | Nov 7, 2017 |

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

**Corey Paiement - Nov 6, 2017 - 11:40 AM**

**Gerald Christie - Nov 7, 2017 - 8:07 AM**

**Lynda Shykora - Nov 7, 2017 - 8:39 AM**

**Charles Hamilton - Nov 7, 2017 - 8:47 AM**

# BOARD REPORT

| | | | |
|---|---|---|---|
| **TO:** | **Chair and Directors** | **File No:** | BL 2133<br>PL20150194 |

**SUBJECT:** Electoral Area D: Ranchero/Deep Creek Land Use Amendment (Linda Parker) Bylaw No. 2133

**DESCRIPTION:** Report from Dan Passmore, Senior Planner, dated May 29, 2017. 5192 Highway 97B.

**RECOMMENDATION:** THAT: Ranchero/Deep Creek Land Use Amendment (Linda Parker) Bylaw No. 2133", be given second reading, as amended, this 20th day of July, 2017.

AND THAT: the Board not delegate a public hearing until the owner has provided documentation committing to construction of the required sewerage system improvements prior to final reading of the Bylaw and has provided a hydrogeological assessment of the existing groundwater well within 90 days of second reading.

**SHORT SUMMARY:**

The property that is the subject of this rezoning application is located at 5192 Highway 97B in the Ranchero area of Electoral Area 'D'. The proposal is for a text amendment to the CR – Country Residential Zone that would add a new permitted use, specific to the subject property, to permit three (3) single family dwellings to remain on the subject property.

The applicant has amended the proposal so that only two (2) single family dwellings would be permitted. The application was amended after first reading of the bylaw to reflect staff concerns in the first reading report regarding site servicing issues.

| **VOTING:** | Unweighted Corporate ☐ | LGA Part 14 (Unweighted) ☒ | Weighted Corporate ☐ | Stakeholder *(Weighted)* ☐ |
|---|---|---|---|---|

**BACKGROUND:**

See attached first reading report dated March 23, 2016.

**POLICY:**

See attached first reading report dated March 23, 2016.

**FINANCIAL:**

The rezoning is the result of a bylaw enforcement action. If the Board does not adopt the proposed amending bylaw, and the owner does not bring the property into compliance by removing the two additional single family dwellings, the Board may then wish to direct staff to seek a legal opinion

regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through Court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

**KEY ISSUES/CONCEPTS:**

**Sewage Disposal**

The applicant has hired Mr. Steven Rogers of Shuswap Septic & Site Preparation to investigate the current On-site sewerage system, and provide a compliance inspection report. The report, dated May 6, 2017 indicated that the existing system was a Type 1 system which consists of 2 septic tanks, a pump chamber and a pressure-fed dispersal field.

The report noted that one of the septic tanks is situated within 30 m of a groundwater well, which provides drinking water to the property. It advises that this septic tank should be de-commissioned. The report goes on to describe the various components of the system and its configuration in detail, and ends with a frank comment about the unsuitability of the dispersal system to process the effluent produced by a 7 bedroom property.

The report also includes options for utilising some components of the existing system, with construction of new raised sand mound dispersal areas, including a back-up dispersal field, that would be adequate to service the 7 bedrooms contemplated. The report also includes an option that would convert the system to a Type 2 system to reduce dispersal area requirements further.

The Interior Health Authority had advised that it does not recommend support for this rezoning amendment until the owner has provided a site specific onsite sewerage technical assessment of the subject lot completed by an Authorized Person under the Sewerage System Regulation which demonstrate that the parcel is capable of being self-sufficient with the existing 3 dwellings.

The current sewerage system is not compliant with IHA regulations, and would need to be altered in accordance with the report to adequately service the anticipated 7 bedrooms.

**Sewage Servicing and OCP Policies**

OCP Bylaw No. 750 requires new residential development in the RR Rural Residential designation to have a density of 1 dwelling unit per hectare with adequate water and sewer services that meet Provincial guidelines.

The proposal is for a rezoning amendment to sanction an additional dwelling unit onto the property. Although, the additional dwelling unit(s) are existing, they have been installed illegally, and therefore would represent new residential development in the area. The OCP does not support the rezoning amendment application.

**Water Supply**

Water is from an on-site groundwater well. The IHA has adopted a policy whereby property owners seeking to supply drinking water to as many as 2 single family dwellings on a property, do not have to obtain approval for a drinking water system.

**Water Supply and OCP Policies**

Rural Residential Lands Policy 7 talks about the CSRD possibly requiring a hydro-geological impact review and assessment on the quantity and quality of the existing groundwater well. The subject

property is in an area where densities of less than 1 dwelling unit per hectare have been developed. Due to the proximity of small properties, unknown location of other septic systems, and the prevalence of groundwater wells, it would be imprudent to foster increased densification without an examination of the existing well.

**SUMMARY:**

The applicant has applied to amend the CR – Country Residential Zone of Bylaw No. 2100, to add an additional permitted use which would be applicable to only the subject property to permit two (2) single family dwellings to remain on the property.

Staff are recommending that the Board give the proposed amending bylaw second reading, as amended. The applicant has not demonstrated that the property is adequately serviced to support the 2 dwelling units, in accordance with OCP policies 1.4.3, 1.4.5, 3.1.3, 3.1.6, 3.1.7 and 3.1.9. While the owner has had an inspection of the existing septic system, significant upgrading works would be required to service the proposed (existing) 2 dwelling units on the property. Also the OCP does contemplate the provision of a hydrogeological report to address drinking water supply and the Board needs to consider whether this is appropriate in this circumstance.

Staff have provided the Board with the recommendation to move the Bylaw forward, if that is the Board's direction. The recommendation provides that the owner commit to construction of the sewerage system improvements prior to any delegated Public Hearing and that the improvements must be constructed prior to final reading of the bylaw. Further, in consideration of the owners significant delays in obtaining the sewerage assessment, staff are proposing that the owner be given a strict 90 day time limit to provide a required hydrogeological assessment of the existing groundwater well given its proximity to the sewerage system. The assessment would be required to be submitted prior to the Public Hearing being delegated.

**IMPLEMENTATION:**

**Consultation Process**

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommended the simple consultation process. Referral responses have been received and summarized in this report. Neighbouring property owners are aware of the application for the zoning amendment because a notice of development sign was posted on the subject property in accordance with Development Services Procedures Bylaw No. 4001. Staff will advise the applicant of the requirement to remove the sign if the Board determines to give the bylaw no further readings.

**COMMUNICATIONS:**

If the Board resolves to give the bylaw no further readings, the applicants will be advised of the Board's decision, and notified that the Bylaw Enforcement process may be re-activated.

If the Board gives Bylaw No. 2133 second reading and delegates a Public Hearing, staff will set a date for the Public Hearing and proceed with notification of property owners within 100 m of the subject property and publication of newspaper notices in accordance with the Local Government Act.

**DESIRED OUTCOMES:**

That the Board endorse staff recommendation.

**BOARD'S OPTIONS:**

1. *Endorse recommendation. Bylaw No. 2133 will be given second reading and the public hearing will not be delegated until the owner has provided documentation committing to construction of the required sewerage system improvements prior to final reading of the Bylaw and provided a hydrogeological assessment of the existing groundwater water well, within 90 days and prior to the Public Hearing being delegated.*
2. *Give Bylaw No. 2133 second reading and delegate a public hearing.*
3. *Give Bylaw No. 2133 no further readings. The Bylaw will be defeated and bylaw enforcement action will re-commence.*
4. *Defer.*
5. *Any other action deemed appropriate by the Board.*

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

1. Compliance Inspection Report, by Steven Rogers, ROWP, of Shuswap Septic & Site Preparation, endorsed by Jayme Franklin, P.Eng., dated May 6, 2017.

**Report Approval Details**

| | |
|---|---|
| Document Title: | 2017-07-20_Board_DS_BL2133_Parker-Wood.docx |
| Attachments: | - BL2133_BoardReport_1st.pdf<br>- Referral Responses.pdf<br>- Maps_Plans_BL2133.pdf<br>- BL2133 Second.docx |
| Final Approval Date: | Jul 11, 2017 |

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

**No Signature - Task assigned to Corey Paiement was completed by workflow administrator Brad Payne**

**Corey Paiement - Jul 11, 2017 - 2:29 PM**

**Gerald Christie - Jul 11, 2017 - 2:33 PM**

**Lynda Shykora - Jul 11, 2017 - 2:58 PM**

**Charles Hamilton - Jul 11, 2017 - 3:43 PM**

12.2

# BOARD REPORT

| | | | |
|---|---|---|---|
| **TO:** | **Chair and Directors** | **File No:** | BL 2133 |
| **FROM:** | **Dan Passmore**<br>**Senior Planner** | **Date:** | March 23, 2016 |

**SUBJECT:** **Ranchero/Deep Creek Land Use Amendment (Linda Parker) Bylaw No. 2133**

**RECOMMENDATION #1:** THAT:
"Ranchero/Deep Creek Land Use Amendment (Linda Parker) Bylaw No. 2133", be read a first time this 14th day of April, 2016;

AND THAT:
the Board utilize the simple consultation process for Bylaw No. 2133, and it be referred to the following agencies and First Nations:

- Area 'D' Advisory Planning Commission;
- Ministry of Transportation and Infrastructure;
- Interior Health Authority;
- City of Salmon Arm;
- CSRD Operations Management;
- School District #83; and
- All relevant First Nations Bands and Councils.

**APPROVED for Board Consideration:**
*Meeting Date: April 14, 2016*

*Charles Hamilton, CAO*

**SHORT SUMMARY:**

The property that is the subject of this rezoning application is located at 5192 Highway 97B in the Ranchero area of Electoral Area 'D'. The proposal is for a text amendment to the CR – Country Residential Zone that would add a new permitted use, specific to the subject property, to permit three (3) single family dwellings to remain on the subject property.

| | | | | | | |
|---|---|---|---|---|---|---|
| **VOTING:** | Unweighted Corporate | ☐ | Weighted Corporate | ☐ | Stakeholder *(Weighted)* | ☐ |
| | LGA Part 14 (Unweighted) | ☑ | | | | |

**BACKGROUND:**

APPLICANT: William J. Wood

OWNER: Linda E. Parker

| | |
|---|---|
| ELECTORAL AREA: | 'D' (Ranchero) |
| CIVIC ADDRESS: | 5192 Highway 97B |
| LEGAL DESCRIPTION: | Lot 2, Section 32, Township 19, Range 9, W6M, KDYD, Plan 34453 |
| SIZE OF PROPERTY: | 0.99 ac. |
| SURROUNDING LAND USE PATTERN: | |
| | NORTH: Highway 97B/Gardiner Road (unconstructed)/Rural Residential<br>SOUTH: Rural Residential/Agricultural<br>EAST: Highway 97B/Rural Residential<br>WEST: Gardiner Lake/Agricultural/Canoe Creek Golf Course |
| OCP DESIGNATION: | RR Rural Residential |
| CURRENT ZONING: | CR – Country Residential |
| CURRENT USE: | 3 single family dwellings |
| PROPOSED USE: | 3 single family dwellings |

**POLICY:**

**<u>Ranchero/Deep Creek Official Community Plan Bylaw No. 750</u>**

**Community Values**

The OCP Section 1.4 outlines Community Values which were incorporated into the various policies within the OCP, and include the following;

2. Identification and protection of watersheds and aquifers from degradation, inappropriate development and pollution to ensure a continued safe water supply;
3. Recognition that the sustainable development of the Plan Area must be linked to groundwater quality and quantity for all residents;
5. Recognition that a comprehensive approach to managing sewage is required;

**Rural Residential Lands**

The OCP Section 3.6 outlines Rural Residential Objectives and Policies. Objectives in respect of this area are as follows:

3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
4. Encourage affordable and subsidized housing opportunities.

Policies in respect of this area are as follows;

3. Lands within the Rural Residential designation shall have a minimum permitted parcel size of at least 1 ha (2.47 ac). New residential development in the Rural Residential designation

shall be permitted at a maximum density of 1 dwelling unit per ha (2.47 ac) with adequate water and sewer services that meets Provincial regulations.

5. In the Ranchero and Shaw Road areas (shown on schedule 'E'), higher density residential uses may only be considered to provide affordable market housing and subsidized housing. These units include, but are not limited to: duplexes, triplexes, four-plexes, townhouses and manufactured home parks. Higher densities will not be considered for units other than affordable housing.

   These affordable housing developments will be small scale and the maximum density will not exceed 15 dwelling units per ha (6 dwelling units per acre) with adequate water and sewer services that meet current Ministry of Environment Municipal Sewage Regulation Requirements. The above density is inclusive of secondary suites. Further details are to be established in the zoning bylaw.

7. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.

9. One dwelling unit shall be permitted per lot and one secondary dwelling unit may be considered subject to zoning and parcel size. The size of the parcel and size of the secondary dwelling unit will be subject to zoning restrictions. The secondary dwelling unit shall be subject to special provisions, including:

   (a) setbacks from buildings and property lines, and;

   (b) the provision of required parking and access;

   (c) the provision of adequate servicing that meets Provincial water and sewer regulations.

**Ranchero/Deep Creek Land Use Bylaw No. 2100**

**Current Zone: CR – Country Residential Zone**

Permitted uses:

- single family dwelling;
- public use;
- home occupation;
- accessory use.

Please note, only one single family dwelling is currently permitted per parcel.

**Proposed Zoning Amendment: CR– Country Residential Zone**

The proposed amendment will involve adding a new permitted use to Section 2.8.1 as follows:

.5 three (3) single family dwellings, permitted only on Lot 2, Section 32, Township 19, Range 9, W6M, KDYD, Plan 34453.

The proposed amendment will also amend the regulations section 2.8.2 to reflect the new permitted use in 2.8.1

**FINANCIAL:**

The rezoning is the result of a bylaw enforcement action. If the Board does not adopt the proposed amending bylaw, and the owner does not bring the property into compliance by removing the additional single family dwellings, the Board may then wish to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through Court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

**KEY ISSUES/CONCEPTS:**

**Sewage Disposal**

The subject property is currently serviced by some form of existing on-site septic sewage disposal system, although the current owners are not aware if it has been approved by Interior Health Authority (IHA). The new owners have never applied to IHA to expand on the existing system or install new system(s) to support the desired additional dwelling units. From this information, it is clear that the septic system has not been approved for multiple dwelling units, or even if there are more than the one approved septic system on the property.

OCP Bylaw No. 750 requires new residential development in the RR Rural Residential designation to have a density of 1 dwelling unit per hectare with adequate water and sewer services that meet Provincial guidelines.

**Water Supply**

Water is from an on-site groundwater well. The IHA has adopted a policy whereby property owners seeking to supply drinking water to as many as 2 single family dwellings on a property, do not have to obtain approval for a drinking water system. 3 dwelling units on a given property would require the owner to obtain a license to operate a community water system from the IHA. The owner does not have such a license from IHA.

**Access**

Access to Highway 97B is existing, in the location of the unconstructed Gardiner Road.

**Existing Site Development**

The previous owner had constructed a two family dwelling on the property and had added what he had described as a small dwelling unit for a physically challenged relative. In a previous bylaw enforcement action, staff had discussed the situation with the new owner, who had decided to voluntarily comply with Zoning Bylaw requirements by decommissioning 2 of the dwelling units.

Since this time, the owner has recommissioned the dwelling units and they are currently occupied on the property.

**IMPLEMENTATION:**

**Consultation Process**

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommends the simple consultation process. Neighbouring property owners will first become aware of the application for the zoning amendment when a notice of development sign is posted on the subject property in accordance with Development Services Procedures Bylaw No. 4001. Staff will advise the applicant of the requirement for the sign after the Board has considered the bylaw for first reading.

**Referral Process**

The following list of referral agencies is recommended:

- Area 'D' Advisory Planning Commission;
- Ministry of Transportation and Infrastructure;
- Interior Health Authority;
- City of Salmon Arm;
- CSRD Operations Management;
- School District #83; and
- All relevant First Nations Bands and Councils.

**SUMMARY:**

The applicant has applied to amend the CR – Country Residential Zone of Bylaw No. 2100, to add an additional permitted use which would be applicable to only the subject property to permit the existing three (3) single family dwellings to remain on the property.

Staff are recommending that the Board give the proposed amending bylaw first reading and forward the bylaw to referral agencies.

**LIST NAME OF REPORTS / DOCUMENTS:**

| | | |
|---|---|---|
| 1. Maps: Location, Orthophotos, OCP, Zoning | Attached to Agenda Summary: ☑ | Available from Staff: □ |
| 2. Ranchero/Deep Creek Land Use Amendment (Linda Parker) Bylaw No. 2133 | Attached to Agenda Summary: ☑ | Available from Staff: □ |
| 3. Photos | Attached to Agenda Summary: ☑ | Available from Staff: □ |
| 4. Application | Attached to Agenda Summary: □ | Available from Staff: ☑ |

**DESIRED OUTCOME:**

That the Board endorse staff recommendation.

**BOARD'S OPTIONS:**

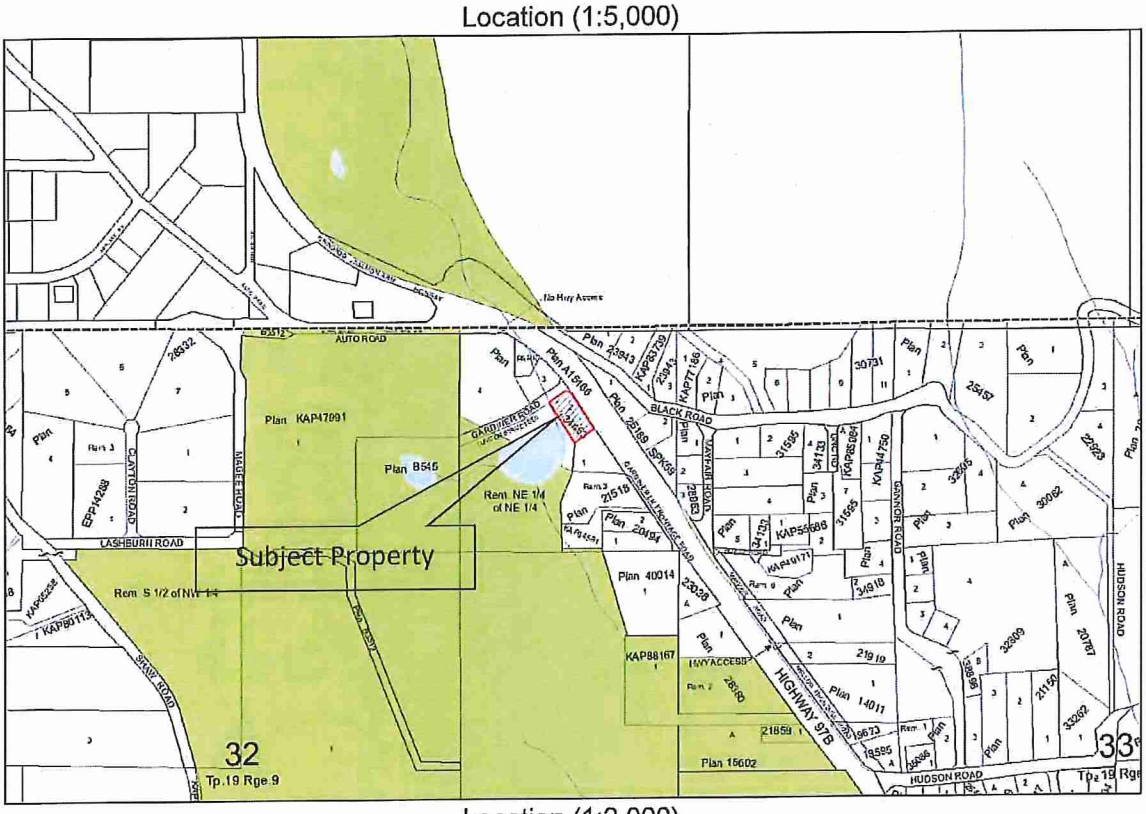
1. *Endorse recommendation. Bylaw No. 2133 will be given first reading and sent out to the referral agencies.*
2. *Decline first reading, Bylaw No. 2133 will be defeated.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**COMMUNICATIONS:**

If the bylaw is given first reading it will be forwarded to the referral agencies. Agency comments will be provided with a future Board report.

| **REVIEWED BY:** | Date Signed Off (MO/DD/YR) | Approval Signature of Reviewing Manager or Team Leader |
|---|---|---|
| Development Services | 04/04/16 | [illegible] |
| Development Services | Mar. 29. 2016 | S. Briggs, Team Leader |
| Operations Management | Mar 30, 2016 | [illegible] |
| Financial Services | March 30/16 | [illegible] |

Location (1:5,000)

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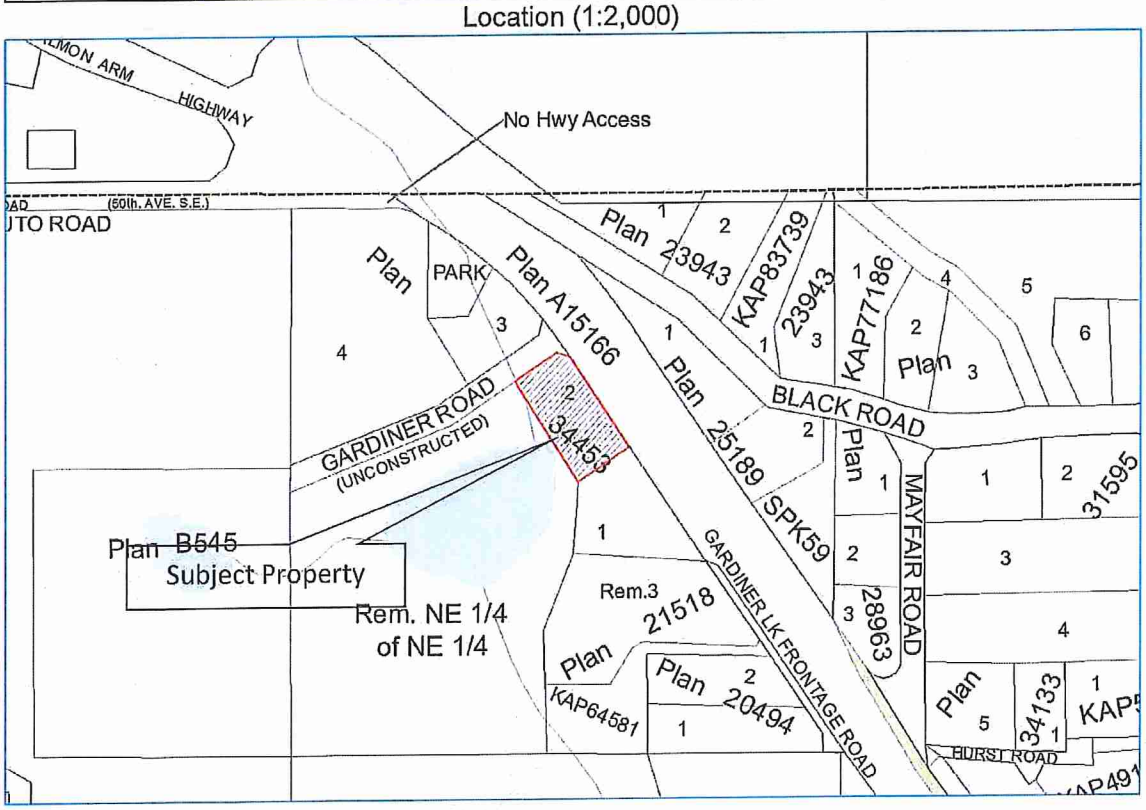
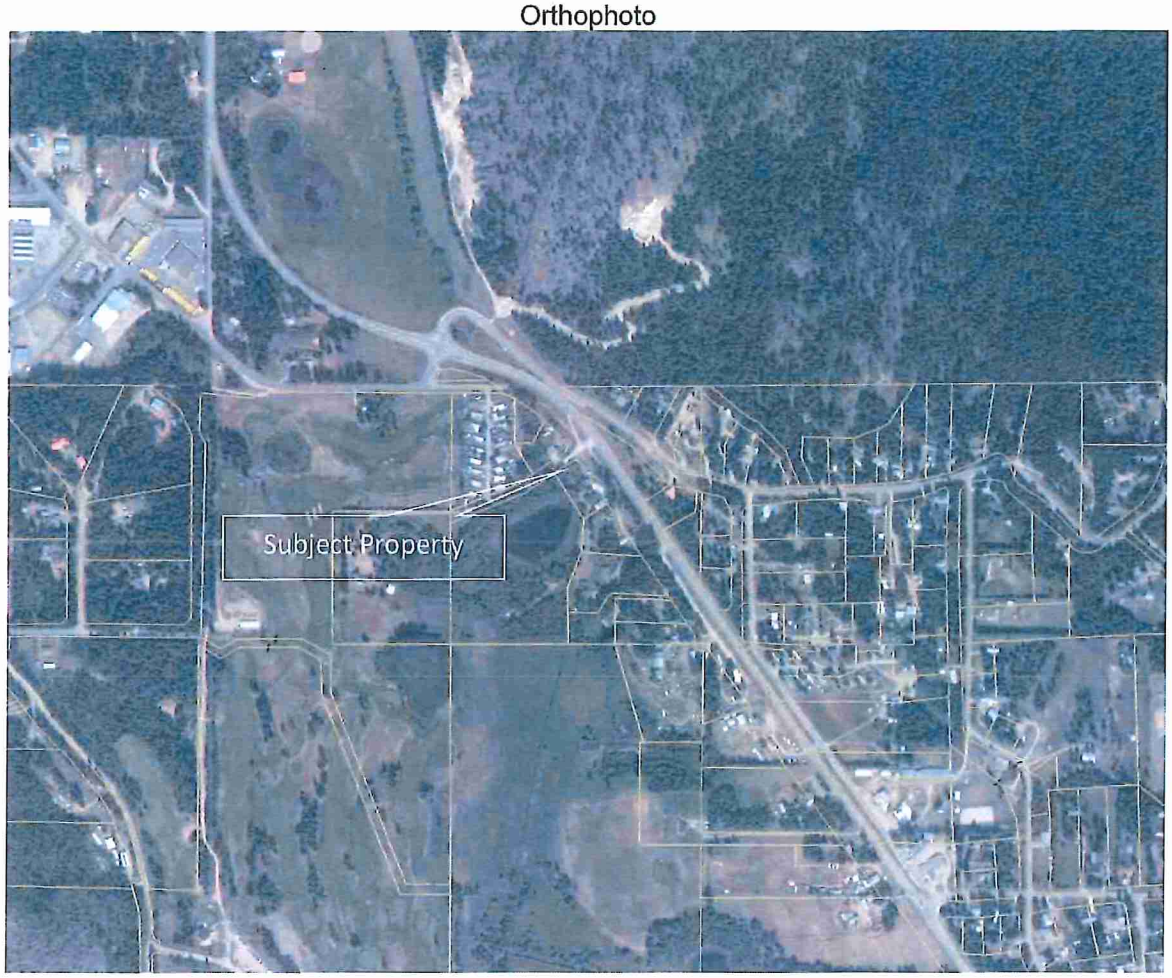
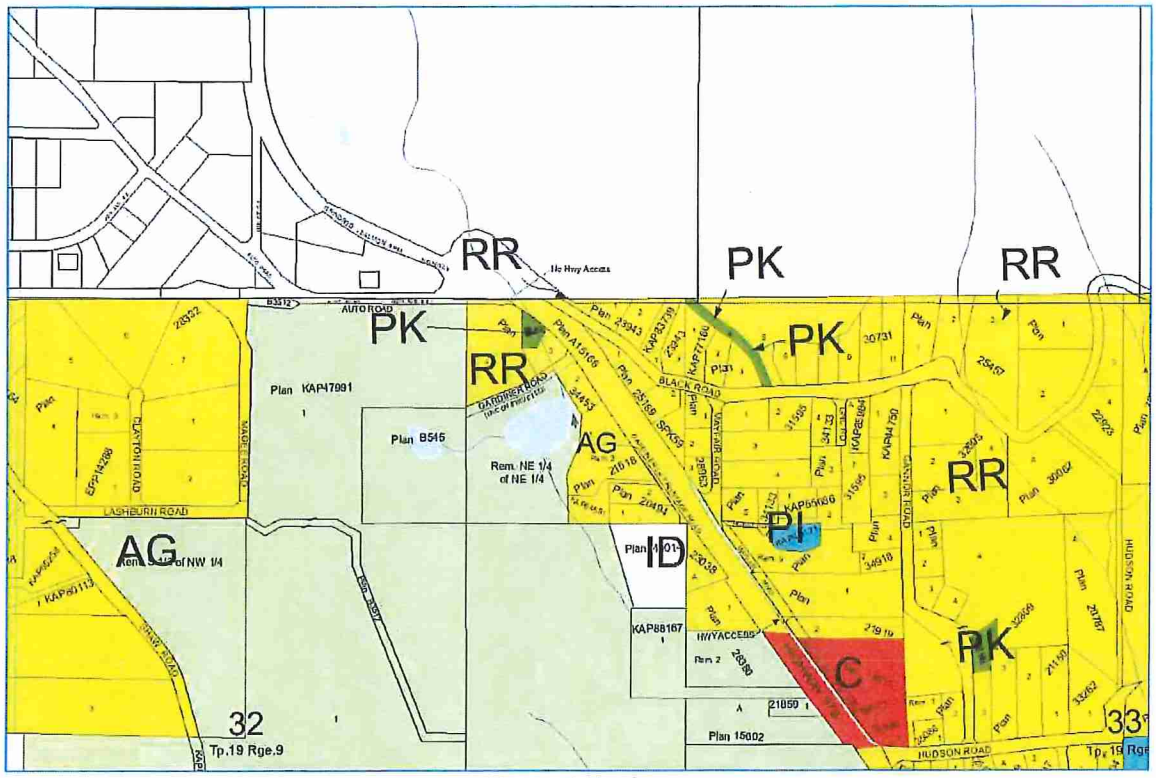


Orthophoto

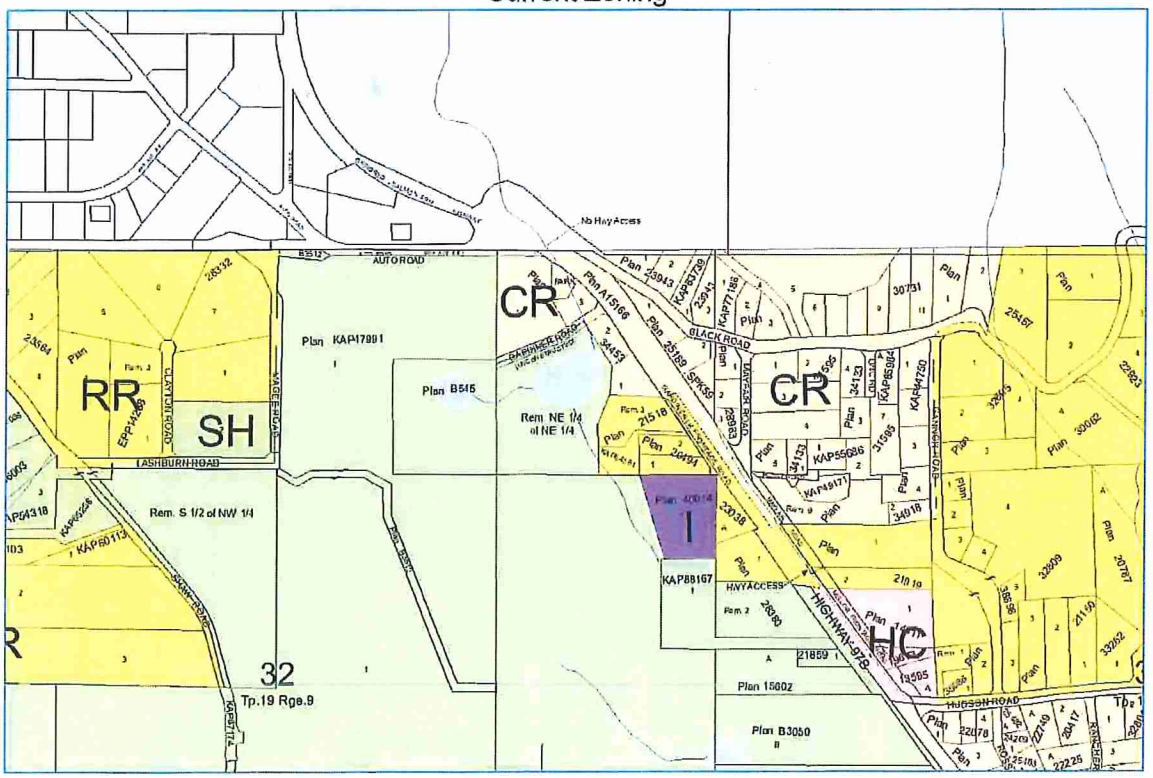


Orthophoto

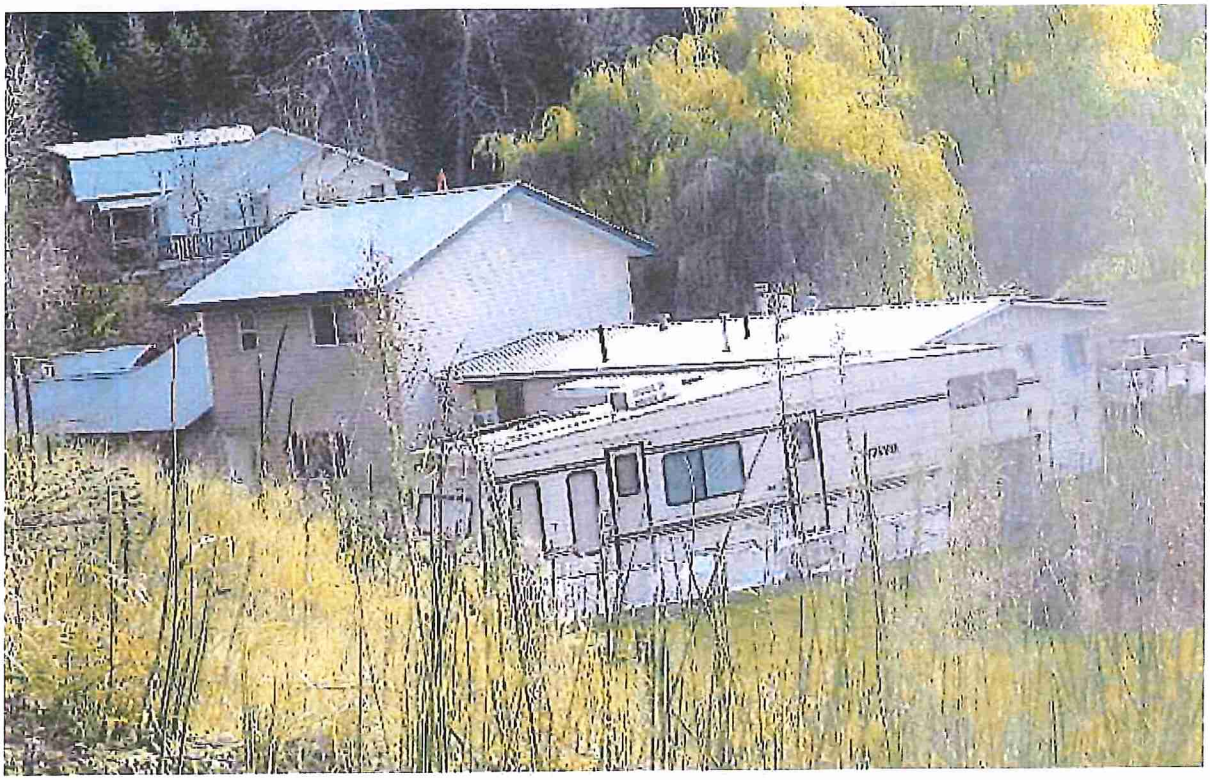
Current OCP



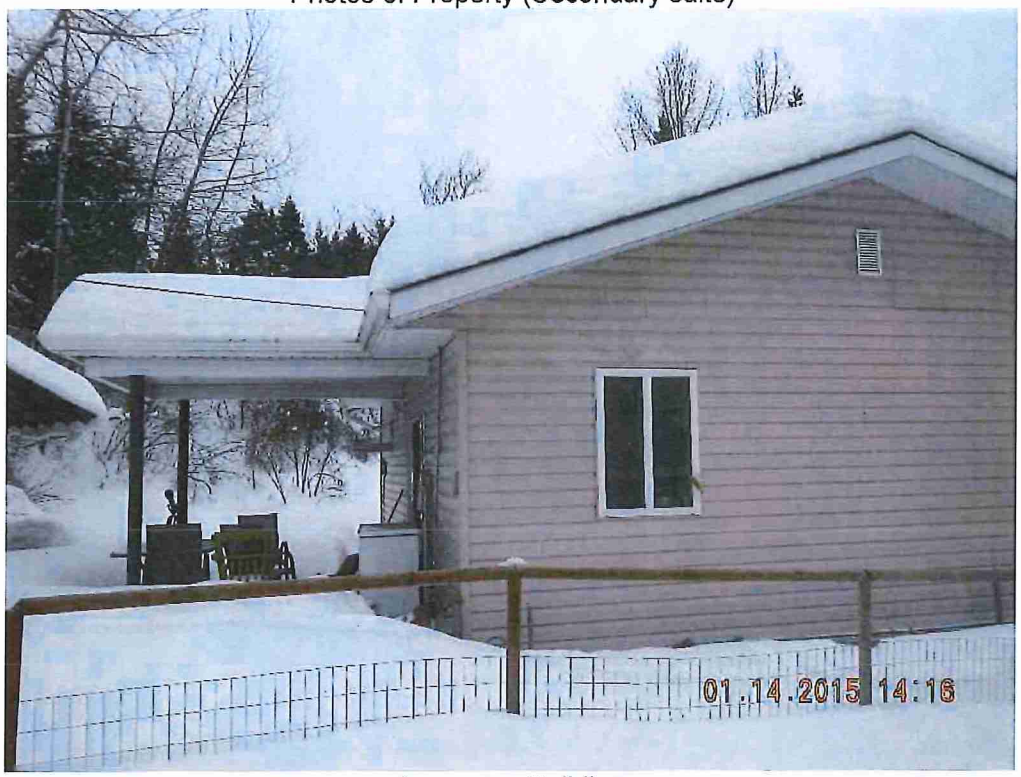

Current Zoning



Photos of Property (Duplex)



Photos of Property (Secondary suite)




Accessory Building

RV on site

COLUMBIA SHUSWAP REGIONAL DISTRICT

RANCHERO/DEEP CREEK LAND USE AMENDMENT (LINDA PARKER) BYLAW NO. 2133

A bylaw to amend the "Ranchero/Deep Creek Land Use Bylaw No. 2100"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 2100;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 2100;

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

1. "Ranchero/Deep Creek Land Use Bylaw No. 2100" is hereby amended as follows:

   A. TEXT AMENDMENT

      i) Part II Land Use Regulations, Section 2.8 CR Country Residential zone, subsection 2.8.1 Permitted Uses, is hereby amended by adding the following use:

         ".5 three (3) single family dwellings, permitted only on Lot 2, Section 32, Township 19, Range 9, W6M, KDYD, Plan 34453."

      ii) Part II Land Use Regulations, Section 2.8 CR Country Residential zone, subsection 2.8.2 Regulations, subsection 2.8.2.1, Column II, is hereby amended by adding the following after "1 single family dwelling per parcel":

         "except as noted in 2.8.1.5, above;"

2. This bylaw may be cited as "Ranchero/Deep Creek Land Use Amendment (Linda Parker) Bylaw No. 2133."

READ a first time this _____ day of _____, 2016.

READ a second time this _____ day of _____, 2016.

PUBLIC HEARING held this _____ day of _____, 2016.

READ a third time this _____ day of _____, 2016.

RECEIVED THE Approval of the Ministry of Transportation and Infrastructure this _____ day of

_____, 2016

ADOPTED this _____ day of _____, 2016.

_____ CORPORATE OFFICER

_____ CHAIR

CERTIFIED true copy of Bylaw No. 2133 as read a third time.

_____ Corporate Officer

CERTIFIED true copy of Bylaw No. 2133 as adopted.

_____ Corporate Officer

COLUMBIA SHUSWAP REGIONAL DISTRICT

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"except as noted in 2.8.1.5, above;"

2. This bylaw may be cited as "Ranchero/Deep Creek Land Use Amendment (Linda Parker) Bylaw No. 2133."

READ a first time this 14 day of April, 2016.

READ a second time, as amended, this 20 day of July, 2017.

PUBLIC HEARING held this _____ day of _____, _____, 2017.

READ a third time this _____ day of _____, 2017.

RECEIVED THE Approval of the Ministry of Transportation and Infrastructure this _____day of _____, 2017

ADOPTED this _____day of _____, 2017.

_____ _____

CORPORATE OFFICER CHAIR

CERTIFIED true copy of Bylaw No. 2133
as read a third time.

_____

Corporate Officer

CERTIFIED true copy of Bylaw No. 2133
as adopted.

_____

Corporate Officer

COLUMBIA SHUSWAP REGIONAL DISTRICT

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"except as noted in 2.8.1.5, above;"

2. This bylaw may be cited as "Ranchero/Deep Creek Land Use Amendment (Linda Parker) Bylaw No. 2133."

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READ a second time this _____ day of _____, 2016.

PUBLIC HEARING held this _____ day of _____, _____, 2016.

READ a third time this _____ day of _____, 2016.

RECEIVED THE Approval of the Ministry of Transportation and Infrastructure this _____ day of _____, 2016

ADOPTED this _____ day of _____, 2016.

_____ _____

CORPORATE OFFICER CHAIR

CERTIFIED true copy of Bylaw No. 2133
as read a third time.

_____

Corporate Officer

CERTIFIED true copy of Bylaw No. 2133
as adopted.

_____

Corporate Officer

COLUMBIA SHUSWAP REGIONAL DISTRICT

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READ a first time this _____day of _____, _____, 2016.

READ a second time this_____day of _____, 2016.

PUBLIC HEARING held this _____ day of _____, _____, 2016.

READ a third time this _____ day of _____, 2016.

RECEIVED THE Approval of the Ministry of Transportation and Infrastructure this _____day of _____, 2016

ADOPTED this _____day of _____, 2016.

_____ _____

CORPORATE OFFICER CHAIR

CERTIFIED true copy of Bylaw No. 2133
as read a third time.

_____

Corporate Officer

CERTIFIED true copy of Bylaw No. 2133
as adopted.

_____

Corporate Officer

**Dan Passmore**

| | |
|---|---|
| **From:** | Bill Wood <wjjlwood@gmail.com> |
| **Sent:** | Friday, October 13, 2017 1:22 PM |
| **To:** | Dan Passmore |
| **Cc:** | Corey Paiement; Nathan Wahoski |
| **Subject:** | Re: Well testing |

☐ CAO ☐ Agenda ☐ Ownership
☐ Works ☐ Reg Board
☐ DS ☐ In Camera File #
☐ Fin/Adm ☐ Other Mtg
OCT 13 2017
☐ Ec Dev ☐ IT ☐ Parks ☐ SEP ☐ HR ☐ Other
RECEIVED
☐ Staff to Report ☐ Staff to Respond ☐ Staff Info Only ☐ Dir Mailbox ☐ Dir Circulate
Ack Sent:
☐ Fax ☐ Mail ☐ Email

Mr. Dan Passmore,

For this meeting on November 16th, would we be allowed to speak for ourselves and our situation? If so, what time is the meeting?

I have some concerns which I would like to have forwarded to the board members before this meeting:

1) When we purchased this property, there were actually 4 different dwellings. The main house with the in-law suite, the cabin and an RV parked on the pad where our RV is currently stored. Two of these (cabin and RV) were rented out. In previous correspondence, You have stated that the previous owners were in compliance. We were told that there had been a report to the CSRD about multiple dwellings and that an inspection had been done and failed. It was to be reinspected but this was not done before we occupied the property. However, the stoves had been removed and you did an inspection shortly after we took over the ownership and we were deemed compliant.

2) I have a letter from the real estate agent which states that there are other properties in the CSRD which are not made to conform because they have not been reported. You confirmed that you cannot inspect every property so unless someone makes a report or complaint, they are not inspected.

3) We purchased this property because we have two members of our family who are developmentally delayed. They wish to have their own dwelling but they require supervision. This property was ideal as they still had some independence while being monitored. However, they ate their meals in the main house with us so that we could make sure that they were eating properly and that there would be no cooking mishaps.

4) At one point, my stepson had been attacked and suffered life-threatening injuries. When he was released from the hospital, he was moved into the cabin as he was suffering from PTSD and required someone to be nearby at all times. It was during this time that you received another complaint about non-compliance.

5) We currently have friends staying in the cabin and they have been actively, without success, looking for another place to rent. They are aware that they have to move out so that we can permanently decommission the cabin.

6) We have had difficulty with a neighbour who has an easement through our property. This person does not maintain a residence on his property. He uses it for storage and, on occasion, allows others to camp on the property.

I believe that this is the same person who reported the previous owner's non-compliance to the CSRD. I also believe that, after an altercation with this neighbour, he reported our non-compliance to the CSRD. He admitted that he had done so, "because he could". When we met with you in your office, you suggested that re-zoning would be the only way to solve this problem and that the whole process was relatively simple. We also understood that during this process, we would be in noncompliance.

We have ongoing legal proceedings with this individual, therefore I have copied this to our lawyer.

7) When we applied for the rezoning, we applied for three dwellings. In later correspondence, you stated, that if we should continue to apply for the three dwellings, that we would have to have inspections done on the well as it would become a community well. At that time, in order to reduce our costs, we chose to change the applications to two dwellings. You have since informed us that we need to have a hydrogeoligical test done. We retained the services of one individual (for a quoted fee of $6000) who has since said, "I am uncomfortable with dug wells because of the excessive potential liability and because my well report becomes part of the property title". We have contacted another person but have not yet heard anything back. We cannot proceed with this testing if we cannot find someone to do it.

At the same time, you informed us that we needed to have a septic inspection done. We did this and the system failed. It appears that the previous owner did not have permits for any of the systems that were put in place. As this would cost approximately $25,000 we have been trying to come up with this large sum of money and we could not commit to having the work done until we had done so. We have since obtained a second mortgage on our property and have sent you a letter committing ourselves to having the septic system replaced. We have retained the services of Steven Rogers.

Once again, should it be necessary, we would like to attend the November 16th meeting so that we may speak to the emotional and financial hardships that this rezoning process is causing us.

Sincerely,
Bill Wood

On 2017-10-13 10:30 AM, Dan Passmore wrote:

> Good Morning;
> After consideration of this latest information, and further to my last e-mail to you on October 6, 2017, I must now advise you that I will be reporting on the current situation to the Board at their November 16, 2017 regular meeting. At this point, I can either report that you have engaged a hydrogeologist, or that you have not, depending on the result of your efforts.
> I will also need to report to the Board that you have continued to occupy the 3 dwelling units on the property, despite the fact that they are non-conforming to the Zoning Bylaw.
>
> Regards
>
> **Dan Passmore** | Senior Planner
> Development Services
> **Columbia Shuswap Regional District**
> **T**: 250.833.5915 | **F**: 250.832.3375 | **TF**: 1.888.248.2773
> **E**: dpassmore@csrd.bc.ca | **W**: www.csrd.bc.ca
>
> Please consider the environment before printing this e-mail
>
> This e-mail is CONFIDENTIAL. If you are not the intended recipient, please notify me immediately and delete this communication, attachment or any copy. Thank you.

**From:** Bill Wood [mailto:wjjlwood@gmail.com]
**Sent:** Sunday, October 8, 2017 8:45 AM

**To:** Dan Passmore <dpassmore@csrd.bc.ca>
**Subject:** Well testing

Mr. Dan Passmore

This is what I received from Dan Watterson on FrIday afternoon.

I will contact Marta Green on Tuesday.

I will keep you advised.

Bill Wood

HI Bill

I spoke with Max about your well situation and unfortunately I do not think I will be able to help you. The truth is, as we spoke I am uncomfortable with dug wells because of the excessive potential liability and because my well report becomes part of the property title.

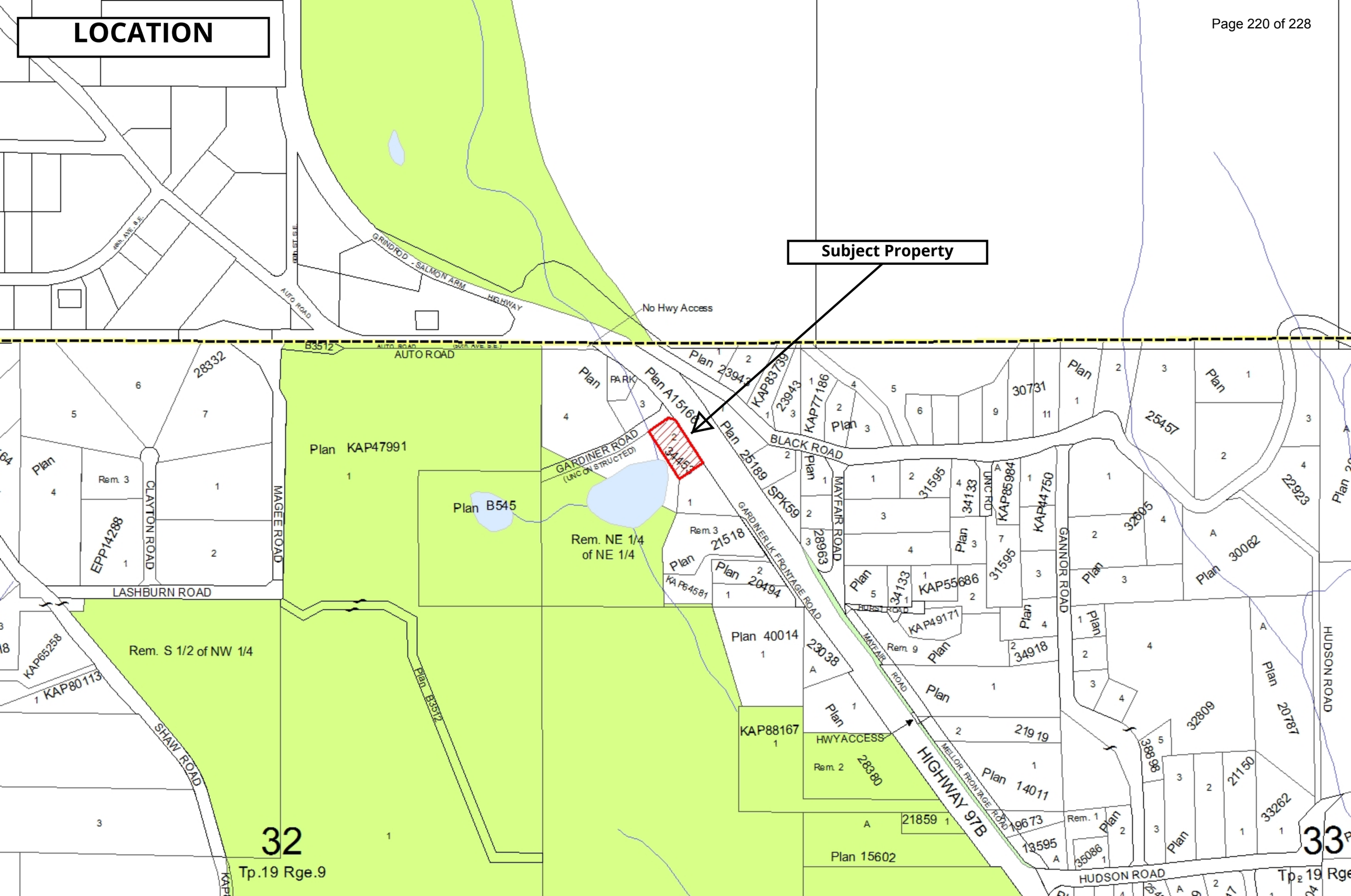
I recommend contacting Marta Green at Associated Environmental in Vernon. She is a hydrogeologist and may be able to help you out. Her number is 250-545-3672

I wish you the best with your rezoning effort

**Referral Responses**

| | |
|---|---|
| **Area 'D' Advisory Planning Commission** | Recommended that the Board not support the bylaw. |
| **Interior Health Authority** | A review has been completed. Due to the relatively small size of the parcel it is reasonable to assume the capacity of the subject property to be self sufficient in terms of maintaining safe distances between water sources and onsite sewerage systems will be limited; especially as the amount of suitable land for onsite sewerage will be further restricted by the proximity of Gardiner Lake and Canoe Creek and the slope up to the highway. In addition, it is always advisable to have 2 areas of land identified for onsite sewerage; 1 for existing needs and another for the future when the initial field malfunctions (onsite sewerage systems have a limited lifespan).<br>As such, IHA suggests this proposal should not be supported until a site specific onsite sewerage technical assessment of the subject lot is completed by Authorized Person under the Sewerage System Regulation and demonstrates the parcel is capable of being self-sufficient with the existing 3 dwellings. I also suggest sewerage back-up area(s) should be identified and protected with a restrictive covenant. |
| **Ministry of Transportation and Infrastructure** | The Ministry has no objections, in principle to this proposal. If any structures encroach into the setback area or into the Highway RoW, a permit will be required from this office. |
| **City of Salmon Arm** | No response. |
| **CSRD Operations Management** | No concerns. |
| **School District #83** | No response. |
| **Adams Lake Indian Band** | No response. |
| **Coldwater Indian Band** | No response. |
| **Cooks Ferry Indian Band** | No response. |
| **Esh-kn-am Cultural Resources Management Services** | No response. |
| **Lower Similkameen Indian Band** | No response. |
| **Neskonlith Indian Band** | No response. |
| **Nlaka'pamux Nation Tribal Council** | No response. |
| **Okanagan Indian Band** | No response. |
| **Okanagan Nation Alliance** | No response. |

| | |
|---|---|
| **Penticton Indian Band** | Acknowledges receipt of the referral and requests additional information.<br>Information provided.<br>No further response. |
| **Siska Indian Band** | No response. |
| **Splats'in First Nation** | No response |


LOCATION
Subject Property
No Hwy Access
GRINDROD - SALMON ARM HIGHWAY
AUTO ROAD
B3512
AUTO ROAD
Plan KAP47991
Plan B545
Rem. NE 1/4 of NE 1/4
Rem. S 1/2 of NW 1/4
Plan B3512
GARDINER ROAD (UNCONSTRUCTED)
GARDINER LK FRONTAGE ROAD
BLACK ROAD
MAYFAIR ROAD
GANNOR ROAD
HUDSON ROAD
HIGHWAY 97B
MELLOR FRONTAGE ROAD
HWY ACCESS
LASHBURN ROAD
CLAYTON ROAD
MAGEE ROAD
SHAW ROAD
PARK
Plan 23943
Plan A15166
Plan 25189 SPK59
Plan 40014
Plan 20494
Plan 21518
Plan 14011
Plan 15602
Plan 20787
Plan 30062
KAP88167
KAP55686
KAP49171
KAP85984
KAP44750
KAP83739
KAP77186
KAP65258
KAP80113
KAP64581
EPP14288
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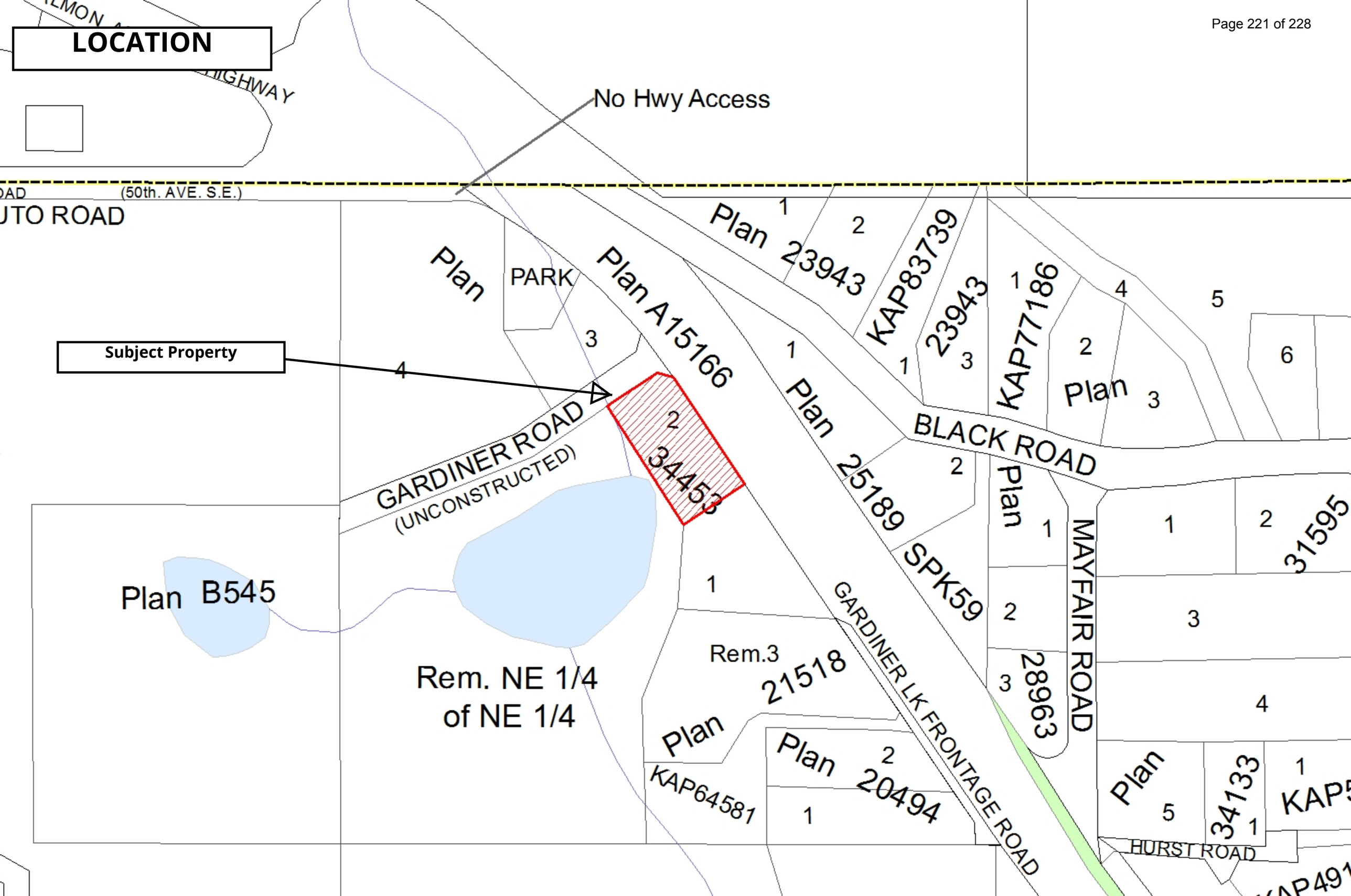
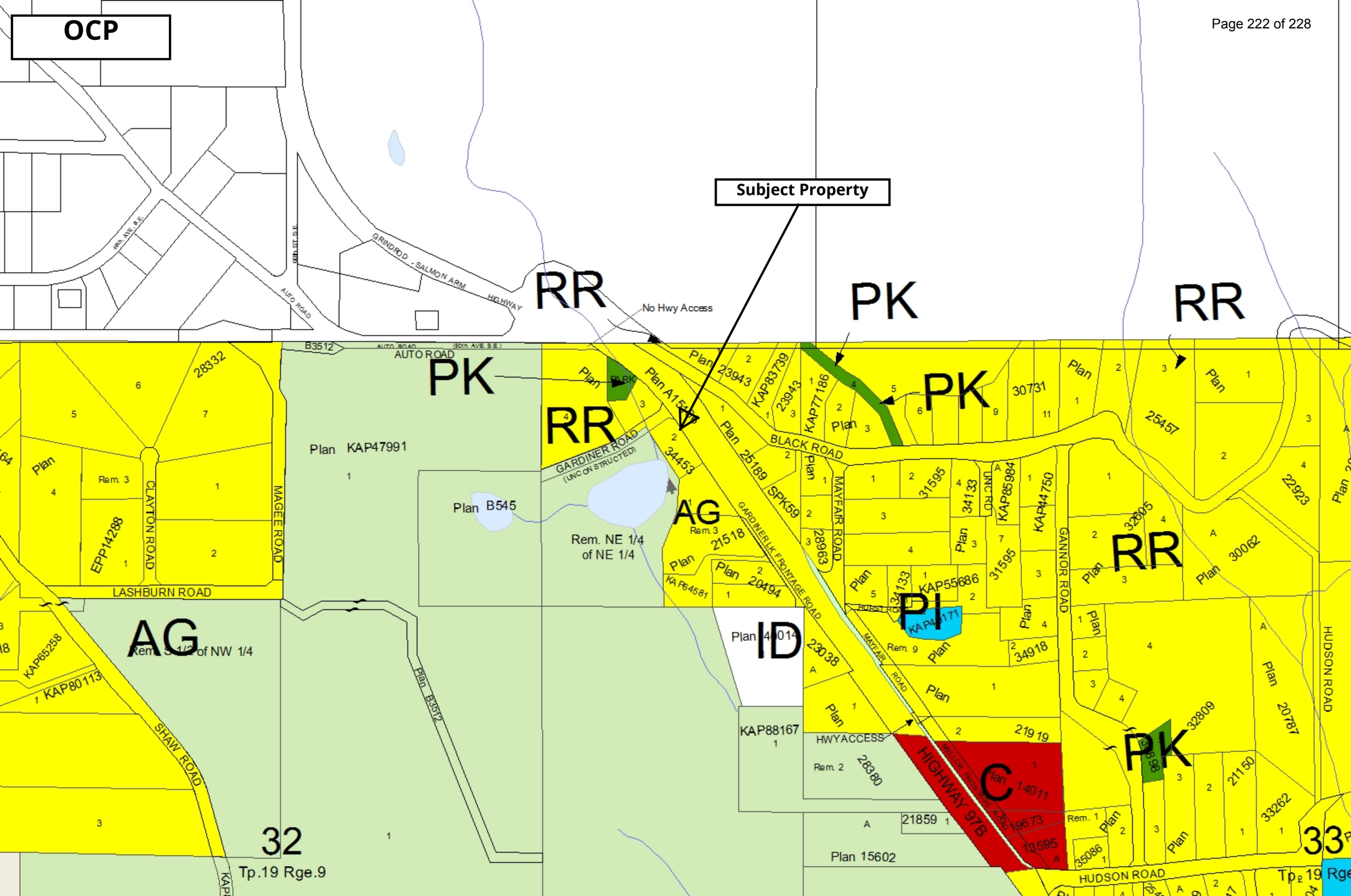
22923
31595
34133
28963
23038
34918
21919
28380
19673
13595
35086
32809
38898
21150
33262
21859
Rem. 3
Rem. 9
Rem. 2
Rem. 1
32
Tp.19 Rge.9
33
Tp.19 Rge


LOCATION
No Hwy Access
(50th. AVE. S.E.)
Subject Property
Plan
PARK
Plan A15166
Plan 23943
KAP83739
23943
KAP77186
Plan
BLACK ROAD
GARDINER ROAD
(UNCONSTRUCTED)
34453
Plan 25189
SPK59
Plan
MAYFAIR ROAD
31595
Plan B545
Rem. NE 1/4
of NE 1/4
Rem.3
21518
Plan
KAP64581
Plan
20494
28963
GARDINER LK FRONTAGE ROAD
Plan
34133
KAP5
HURST ROAD
KAP491


OCP
Subject Property
RR
PK
RR
No Hwy Access
PK
RR
PK
RR
AG
PI
ID
C
PK
AG
32
Tp.19 Rge.9
33
Tp.19 Rge.
GRINDROD - SALMON ARM HIGHWAY
AUTO ROAD
48th AVE. S.E.
60th ST. S.E.
B3512
(50th AVE. S.E.)
Plan KAP47991
Plan B545
Rem. NE 1/4 of NE 1/4
Rem. S 1/2 of NW 1/4
GARDINER ROAD (UNCONSTRUCTED)
GARDINER LK FRONTAGE ROAD
BLACK ROAD
MAYFAIR ROAD
GANNOR ROAD
HUDSON ROAD
LASHBURN ROAD
CLAYTON ROAD
MAGEE ROAD
SHAW ROAD
Plan B3517
HIGHWAY 97B
HWYACCESS
Plan 15602
KAP88167
Plan 14014
Plan 20494
Plan 21518
Plan 23943
Plan 25189
Plan 34453
Plan 30731
Plan 25457
Plan 22923
Plan 30062
Plan 32809
Plan 20787
Plan 21150
Plan 33262
Plan 14011
Plan 19673
Plan 13595
Plan 21919
Plan 28380
Plan 23038
Plan 34918
Plan 31595
Plan 34133
Plan 28963
Plan 32605
Plan 35086
KAP55686
KAP44171
KAP44750
KAP85984
KAP83739
KAP77186
KAP80113
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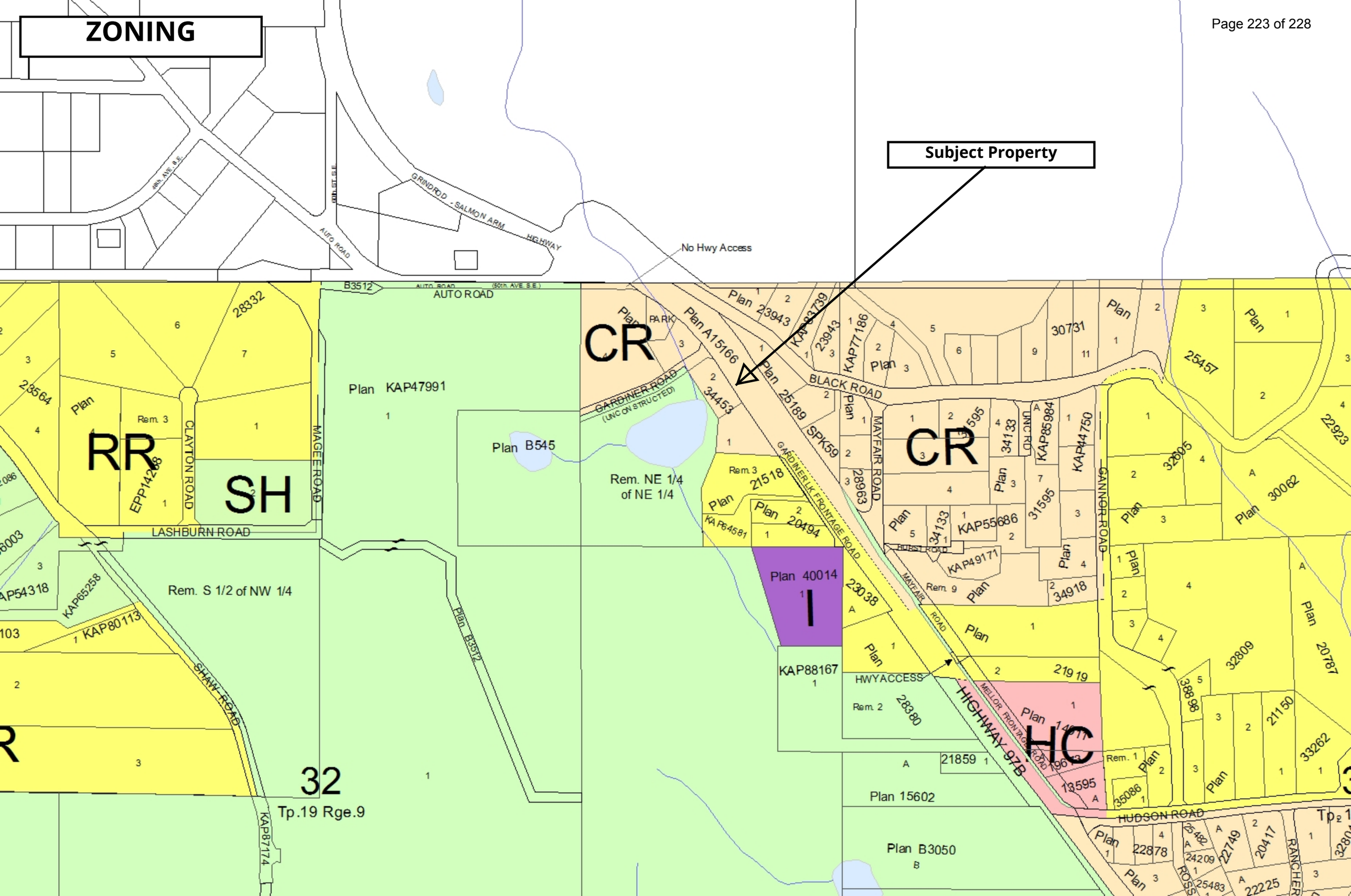
KAP64581
EPP14288
28332
21859
Rem. 3
Rem. 9
Rem. 2
Rem. 1
UNC RD

# ZONING


Subject Property
No Hwy Access
GRINDROD - SALMON ARM HIGHWAY
AUTO ROAD
B3512
AUTO ROAD (50th AVE. S.E.)
Plan KAP47991
Plan B545
Rem. NE 1/4 of NE 1/4
Rem. S 1/2 of NW 1/4
Plan B3512
RR
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LASHBURN ROAD
CLAYTON ROAD
MAGEE ROAD
SHAW ROAD
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32
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GARDINER ROAD (UNCONSTRUCTED)
GARDINER LK FRONTAGE ROAD
BLACK ROAD
MAYFAIR ROAD
GANNON ROAD
HUDSON ROAD
HWY ACCESS
HIGHWAY 97B
MELLOR IRON ROAD
Plan 40014
Plan 15602
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KAP88167
Plan A15166
Plan 25189 SPK59
Plan 23943
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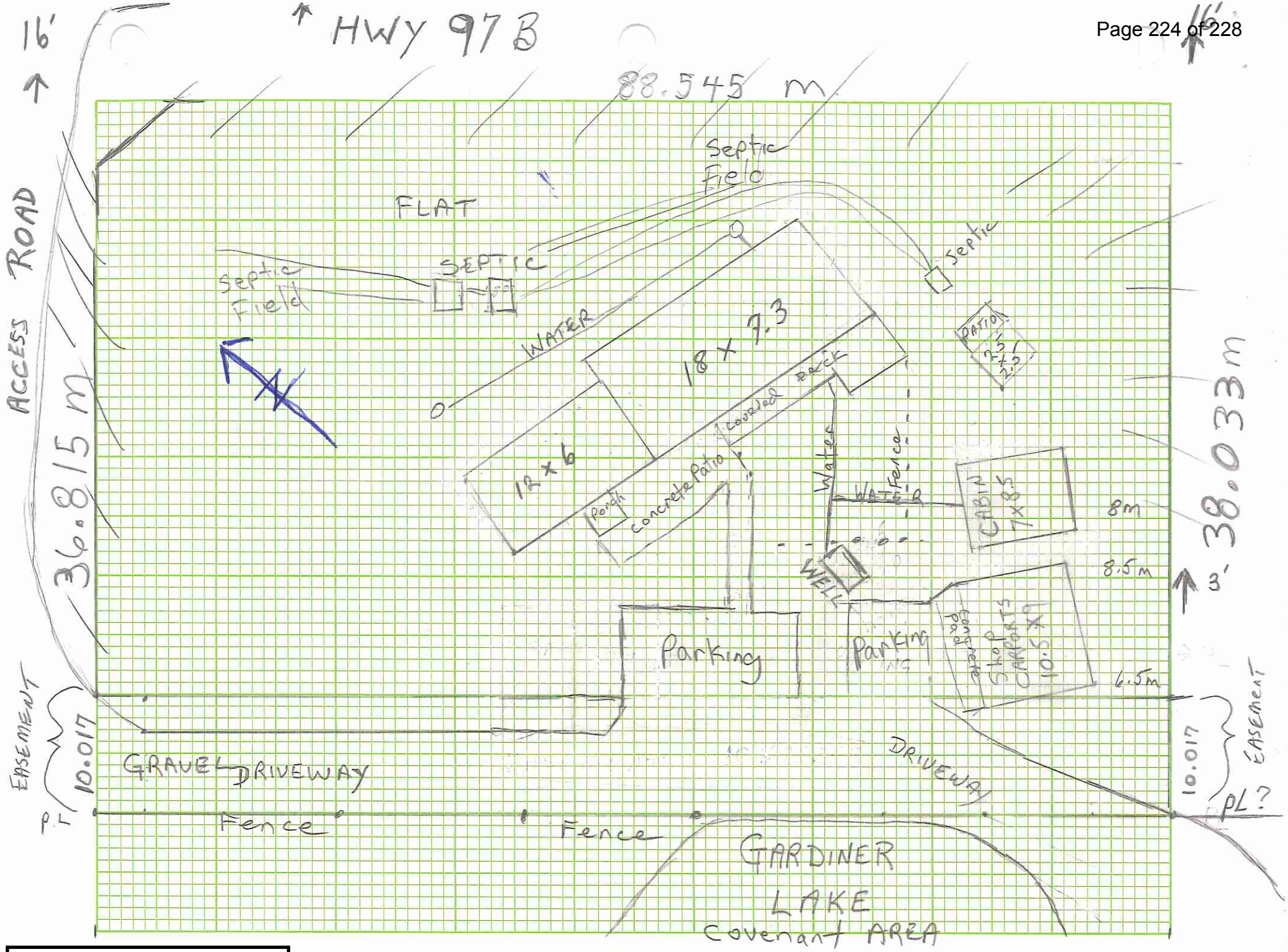
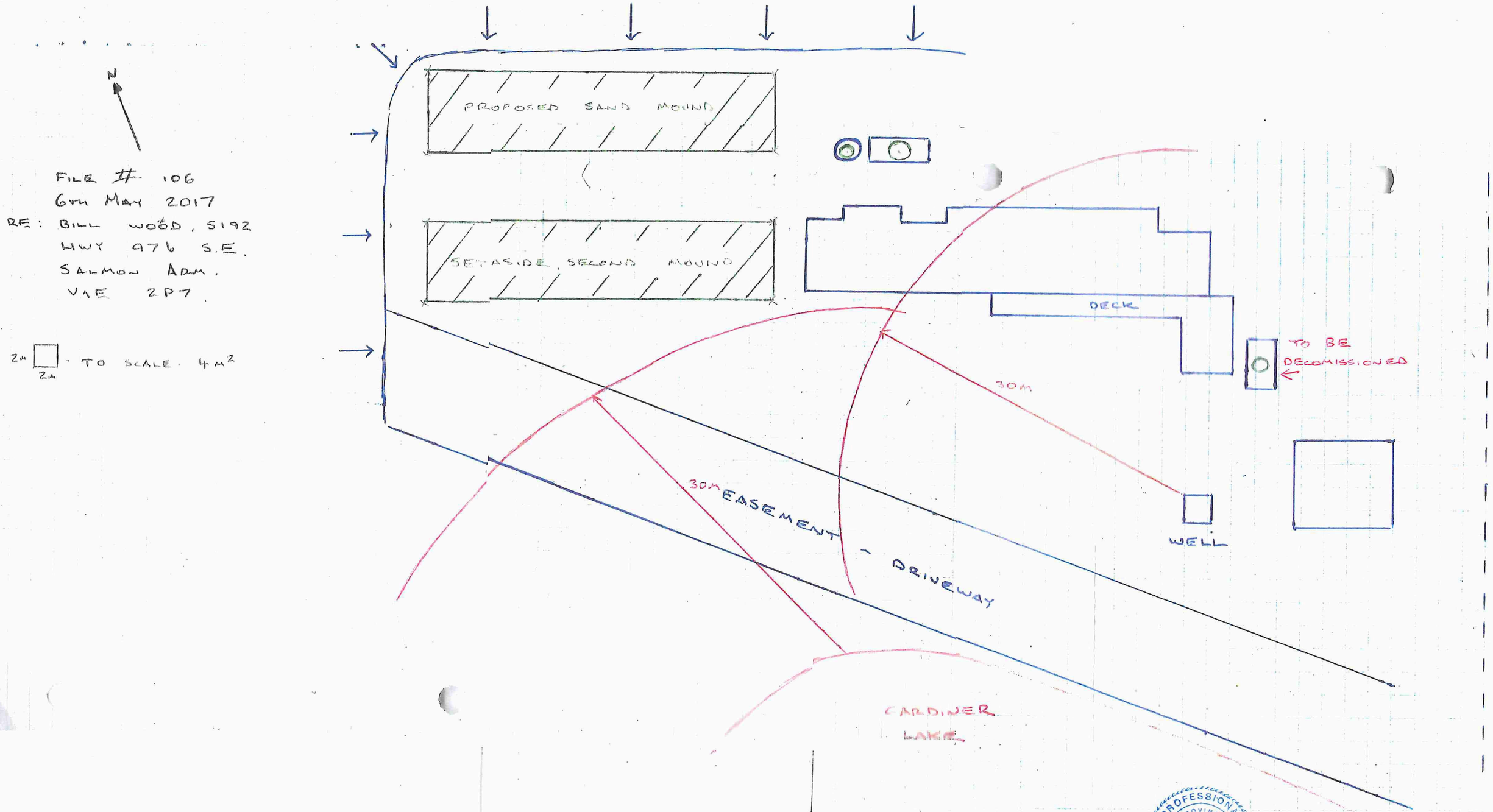
EPP14288
Rem. 3
Rem. 9
Rem. 2
Rem. 1
PARK


16'
HWY 97B
88.545 m
ACCESS ROAD
36.815 m
Septic Field
FLAT
SEPTIC
Septic Field
Septic
WATER
18 x 7.3
PATIO
2.3 x 2.3
Covered Deck
12 x 6
Porch
Concrete Patio
Water
Fence
WATER
CABIN 7 x 8.5
8m
8.5m
WELL
Parking
Parking
Shop CARPORT 10.5 x 7
6.5m
38.033m
3'
EASEMENT
10.017
GRAVEL DRIVEWAY
DRIVEWAY
Fence
Fence
GARDINER LAKE
Covenant AREA
PL?

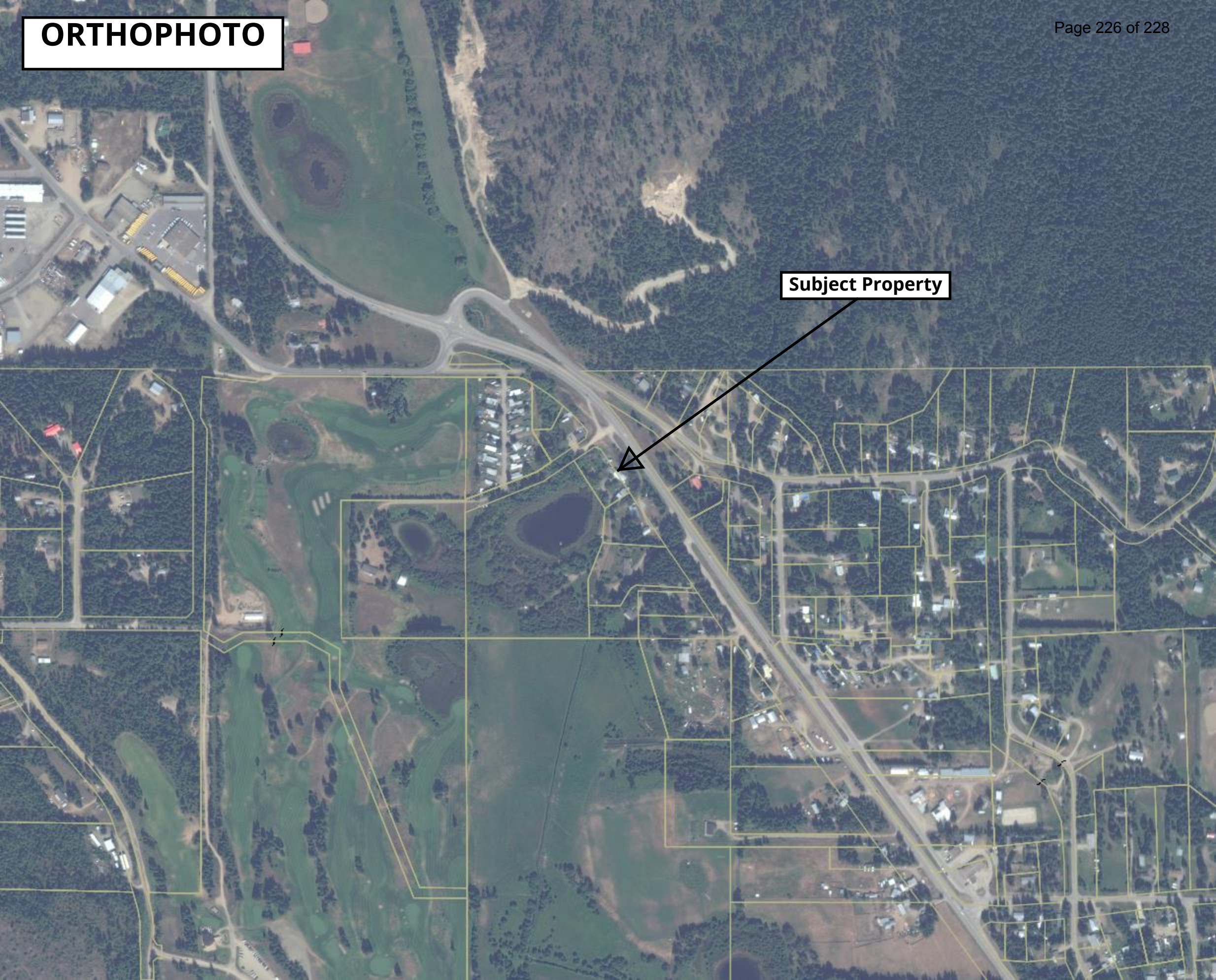
**SITE PLAN**




**SEPTIC DESIGN PLAN**

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
J. J. FRANKLIN
# 31[illegible]

# ORTHOPHOTO



ORTHOPHOTO

BL2133

October 23, 2017

☐CAO ☐Works ☐DS ☐Fin/Adm
☐Agenda_____ ☐Reg Board ☐In Camera ☐Other Mtg
Ownership: File#
OCT 23 2017
☐Ec Dev ☐Parks ☐SEP ☐IR ☐Other
RECEIVED
☐Staff to Report ☐Staff to Respond ☐Staff Info Only ☐Dir Mailbox ☐Dir Circulate
Ack Sent: ☐Fax ☐Mail ☐Email

Columbia Shuswap Regional District
555 Harbourfront Drive
Salmon Arm, BC

Mr. Dan Passmore
Senior Planner
Development Services

RE: Rezoning Application – Linda E. Parker – BL 2133

This letter is to confirm that we, (Linda Parker and Bill Wood), do commit and have committed to Shuswap Septic Service to design and install a new septic system on our property located at 5192 Hwy 97B SE , Salmon Arm, BC.

Shuswap Septic has and or will receive the necessary improvements permits as required by Interior Health.

We also confirm that we have contacted a second Hydrogeologist who will be visiting the property this week, but will not be able to provide a report before the meeting of the board on November 16, 2017.

We are doing our utmost to get you and the board the required information as soon as we can though we still do not understand the requirement for a hydrogeologist report. We were of the understanding that by changing our request from three dwellings to two, there would be no requirement to inspect or license the well.

To date we are now committed to over $30,000 dollars which, as Seniors on pension, is causing us significant hardship.

Linda E. Parker

Linda E. Parker

William J. Wood

PL2015_0194