



BOARD REPORT

TO:

Chair and Directors

File No: DP850-32
PL20180114

SUBJECT:

Electoral Area B: Development Permit No. 850-32 (Great Northern Snow-Cat Skiing Ltd.)

DESCRIPTION:

Report from Candice Benner, Development Services Assistant, dated August 29, 2018.
5400 Hwy 31, Trout Lake

RECOMMENDATION:

THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 850-32 for the construction of a day building and two tourist cabins on District Lot 16968 Kootenay District, be issued this 20th day of September, 2018.

SHORT SUMMARY:

The subject property is the location of a cat-skiing tourist lodge located near Trout Lake in Electoral Area B; the operation has existed for several years and the owners are wanting to build a new accessory building (day building) for staff accommodation and two new tourist cabins. The property is a commercial operation and therefore requires a Commercial Development Permit (DP) for form and character that must be reviewed and issued by the Board.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

☐**BACKGROUND:****OWNERS:**

Great Northern Snow-Cat Skiing (1990) Ltd., Inc. No. A36208

APPLICANT:

cbstudio architecture Inc.

ELECTORAL AREA:

B (Trout Lake)

CIVIC ADDRESS:

5400 Hwy 31

LEGAL DESCRIPTION:

District Lot 16968 Kootenay District

PID:

023-241-098

SIZE OF PROPERTY:

3.516 ha

SURROUNDING LAND**USE PATTERN:**

NORTH: Crown land

SOUTH: Hwy 31, Crown land

EAST: Crown land, Trout Lake Transfer Station

WEST: Crown land

DESIGNATION:

Electoral Area B Official Community Plan Bylaw No. 850

HC – Highway Commercial

ZONE:

Electoral Area B Zoning Bylaw No. 851

HC – Highway Commercial

CURRENT USE:

Cat-skiing lodge

PROPOSED USE:

Cat-skiing lodge, day building for staff accommodation, two tourist cabins

SITE COMMENTS:

The subject property currently has a lodge that includes sleeping accommodation for staff and guests and has relaxation and dining areas. There are also some existing accessory maintenance buildings to support the operation. All existing and proposed buildings are located to the rear of the parcel, away from Highway 31 and access to the parcel is from a Forest Service Road off of Highway 31. The property is densely treed with significant treed landscape buffer of approximately 2 acres between the existing and proposed new buildings and Highway 31. The property is surrounded by forested Crown land with the nearest neighbour being the CSRD Trout Lake Transfer Station located to the west.

POLICY:**Electoral Area B Official Community Plan Bylaw No. 850****Section 5 Commercial**

5.1 Commercial development in Area 'B' is limited to highway commercial development on the TransCanada highway, remote resort developments and small community commercial developments in such areas as Trout Lake. There is also a significant home-based business sector in the plan area, particularly on larger rural parcels.

5.2 Objectives The objectives for commercial development in the plan area are as follows:

5.2.1 To provide for commercial activities servicing the needs of local communities and the traveling public;

5.2.2 To minimize land use incompatibility between commercial activities and surrounding land uses by requiring setbacks, screening and landscaping of new commercial developments;

5.2.3 To ensure that the scale of all commercial developments harmonizes with the natural surroundings of the plan area;

5.2.4 To encourage home occupations that do not harm the rural residential character of communities;

5.2.5 To protect the character and integrity of quiet rural residential areas;

5.2.6 To recognize unique recreation and resort opportunities subject to detailed project reviews; and

5.2.7 To support the City of Revelstoke as the commercial centre of Area 'B'.

5.4 Commercial Development Permit Area

5.4.1 The Commercial Development Permit Area (CDPA) is designated under Section 919.1(1) (f) of the Local Government Act, for the purpose of establishing objectives for the form and character of commercial development.

5.4.3 The form, character, appearance and landscaping of commercial properties is an important part of what makes a place attractive and livable. The commercial properties in Area 'B' are located in areas that are highly visible (e.g. Trans-Canada Highway) and/or focal points within communities. Attention to design details will ensure that a high development standard is maintained for commercial areas

Guidelines

5.4.4 Landscaping shall be provided: a. along property lines that are next to public areas; b. along the base of buildings that are seen from the public areas; c. between parking areas and public roads; and d. meet Ministry of Transportation Standards, particularly, BC Reg. 513/2004, Provincial Public Undertakings, Regulation, Part 3.

5.4.5 Views from residential areas. a. Landscaping and buffering are to be provided next to any adjacent residential area. The entire setback should be landscaped in trees and shrubs. b. Landscaped berms create a visual buffer. Even a small elevation change in the ground has an impact. Berms are encouraged especially where the creation of a visual screen effect is desired. c. Signage and lighting will be revised and managed to maintain the rural landscape and atmosphere and to minimize visual impacts from the highway.

5.4.6 Parking, vehicular traffic and waste collection areas. a. Outdoor storage or waste collection areas shall be screened by fencing, hedging or landscaping. b. Where landscaping is adjacent to parking or vehicular traffic there shall be a concrete curb to protect the landscaping from damage. c. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.

5.4.7 Existing landscaping. a. Integration with, or augmentation of, any existing landscaping is encouraged. b. Retention of existing trees and integrating them into the proposed site and landscape design is encouraged.

5.4.8 Standards. a. Plant material must meet the BC Landscape Standard for size and leaf density. (The BC Landscape Standard is published jointly by the BC Society of Landscape Architects and the BC Landscape and Nursery Association). b. Low volume irrigation is encouraged. c. All trees must be staked in accordance with the BC Landscape standards.

Safety

5.4.9 Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways.

5.4.10 There may be a need to screen storage yards or noxious land uses.

5.4.11 Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs.

Building Design

5.4.12 Buildings shall create visual interest, using: • strong detailing in windows and doors, • no large expanses of blank wall, and • localized lighting.

FINANCIAL:

There are no financial implications related to this file.

KEY ISSUES/CONCEPTS:

The subject property is zoned Highway Commercial and is subject to a Commercial DP for form and character for new construction. The subject property is currently densely treed which provides a landscape buffer of approximately 2 acres between the existing commercial lodge and Highway 31. The site plan for the proposed development shows the new day building and tourist cabins to be situated near the existing lodge and away from the highway and will also be located behind the existing dense natural tree buffer which will be retained and preserved. The natural tree buffer completely block the view of any buildings, parking, or storage from the highway and the property is otherwise surrounded by Crown land with no nearby residential development.

The proposed development also requires a Development Variance Permit (DVP); the day building is proposed to be over height and the two tourist cabins are proposed to be over the maximum floor area. The DVP (DVP 851-03) is also on the September 20, 2018 Board agenda.

The owners have indicated that their bear proofing methods include having a dedicated garbage room within the existing lodge that they place all disposable garbage and which they then transport to the neighbouring CSRD Trout Lake Transfer Station once or twice a week. They do not keep any bear attractant garbage, etc. outdoors. They also give a brief bear aware orientation to their staff and clients upon arrival.

The existing lodge has a type 1 septic system; staff is in receipt of a letter, July 30, 2018 from a Registered On-Site Wastewater Practitioner (ROWP), Sam LeRose, indicating that he has been maintaining and servicing the existing system for eleven years and it appears to be in good working order.

Staff is in receipt of a records of sewerage, effective July 12, 2018, for both the proposed day building and the two tourist cabins; the lodge and day building will have their own septic system while the two tourist cabins will share a system. Each of the septic systems described in the latter sentence will be type 1 septic systems.

Marangie Creek flows through the property; the owners have an industrial water licence (Licence #400951) for their operation which permits 2,500 gallons per day all year round. The licence specifies an infiltration location and disinfection facility to be located on Crown land but for use by the subject

property. The licence was issued in 1989 for one building (lodge), the owners are currently working with the water licencing branch to update the licence to current standards and to include the new day building and tourist cabins. The owners have indicated that through their assessment for septic requirements for the new development that the expected water usage for staff is 31 gallons per day and 55 gallons per day for guests for a total of 86 gallons per day which would be well within the permitted limit of the licence.

SUMMARY:

The proposed development is commercial and requires a Commercial DP for form and character that addresses landscaping and buffering along the highway. The existing natural tree buffer located on the subject property provides a significant landscape buffer between Highway 31 and the proposed day building, tourist cabins as well as the existing lodge, storage, and parking areas. All buildings will be located away from the Highway and behind the existing natural tree buffer. The existing lodge has a dedicated garbage storage area for bear proofing and ensuring staff and client safety. Staff are recommending that the Board issue the DP.

IMPLEMENTATION:

If this DP and the DVP are approved, the owners will apply for a building permit for the proposed works.

COMMUNICATIONS:

Notice of the proposed DVP and DP was sent to all owners of properties lying within 100 m of the subject property in accordance with Section 499 of the Local Government Act advising of the opportunity to comment on the proposed variances. At the time of this report, there have been no submissions received.

Both the DVP and DP were sent to the Area B Advisory Planning Commission (APC) for review; The APC B met on September 5, 2018 to discuss this application; the APC expressed interest in bear awareness methods to which the owner, in attendance, indicated that the lodge has a dedicated garbage room, as discussed in this staff report. The APC supported this DP application.

DESIRED OUTCOMES:

Endorse the staff recommendation.

BOARD'S OPTIONS:

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

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

1. Electoral Area B Official Community Plan Bylaw No. 850
2. Electoral Area B Zoning Bylaw No. 851
3. Application