



# BOARD REPORT

**TO:** Chair and Directors

**File No:** BL851-12  
PL20170000213

**SUBJECT:** Electoral Area B: Electoral Area B Zoning Amendment (Eagle Pass Heliskiing) Bylaw No. 851-12

**DESCRIPTION:** Report from Christine LeFloch, Development Services Assistant, dated September 11, 2018.  
3451 Trans-Canada Hwy, Revelstoke

**RECOMMENDATION #1:** THAT: "Electoral Area B Zoning Amendment (Eagle Pass Heliskiing) Bylaw No. 851-12" be adopted this 18<sup>th</sup> day of October, 2018.

## SHORT SUMMARY:

This application proposes to add a special regulation which would apply to a portion of the subject property and is intended to clarify existing uses on the subject property related to two heli-tourism operations including heli-tourism day lodge, guest lounge and staff accommodation. The Board gave third reading to Bylaw No. 851-12 at their meeting held July 19<sup>th</sup>, 2018 and adoption of the bylaw was withheld pending receipt of documentation on the Eagle Pass day lodge water system. Documentation regarding the water system along with statutory approval from the Ministry of Transportation has now been received. It is therefore appropriate for the Board to consider Bylaw No. 851-12 for adoption.

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

Please see staff report "2017-12-01\_Board\_DS\_BL851-12\_EaglePass\_1<sup>st</sup>.pdf" attached.

## POLICY:

Please see staff report "2017-12-01\_Board\_DS\_BL851-12\_EaglePass\_1<sup>st</sup>.pdf" attached.

## FINANCIAL:

There are no financial implications to the CSR D as a result of this application.

## KEY ISSUES/CONCEPTS:

The applicant has provided a letter from Brian Gregory, Environmental Health Officer dated September 13, 2018 (attached as "Water\_letter\_2018-09-13\_BL851-12.pdf" ) which provides an evaluation of the drinking water source for the Eagle Pass day lodge water system. The letter notes that the well was completed on October 29, 2014 and that based on the review it is groundwater at low risk of containing pathogens and does not require disinfection treatment to meet the Drinking Water Treatment Objectives for Ground Water Supplies in British Columbia (Nov. 2015). The letter also provides a number of requirements with regard to periodic testing of the water source and provides Best Management Practices which include preparation of an Emergency Response and Contingency Plan and training for

the operator. Mr. Gregory concludes by noting that while he has no objection to issuance of the Permit to Operate a water supply system, the noted requirements must be met and the Emergency Response and Contingency Plan must be submitted by November 30, 2018. Staff have confirmed with Interior Health that they will be following up with the owner to ensure that their requirements are met.

The subject property is located within 800 m of a controlled access highway. As such, the proposed bylaw amendment requires statutory approval of the Ministry of Transportation and Infrastructure. This approval has been received and is attached as "MOT\_Approval\_2018-07-30\_BL851-12.pdf".

**SUMMARY:**

Development Services staff are recommending that Bylaw No. 851-12 be adopted as the applicant has met the condition set by the Board of providing documentation from Interior Health regarding the water supply system for the Eagle Pass day lodge, and the Ministry of Transportation and Infrastructure has provided their statutory approval of the proposed bylaw amendment.

**IMPLEMENTATION:**

If the Board endorses the staff recommendation the bylaw amendment will be adopted and the consolidated version of Bylaw No. 851 will be updated to include the proposed changes. The applicant will be able to continue to operate the existing heli-tourism businesses on the property.

**COMMUNICATIONS:**

If the Board endorses that staff recommendation and adopts Bylaw No. 851-12 the applicant will be notified of the decision. Pursuant to Development Services Procedures Bylaw No. 4001, the Notice of Application sign is required to be removed within seven days of the conclusion of the application being approved by the Board.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

**BOARD'S OPTIONS:**

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

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

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

**Report Approval Details**

|                      |  |
|----------------------|--|
| Document Title:      | 2018-10-18_Board_DS_BL851-12_EaglePass.docx  |
| Attachments:         | <ul style="list-style-type: none"><li>- Water_letter_2018-09-13_BL851-12.pdf</li><li>- MOT_Approval_2018-07-30_BL851-12.pdf.pdf</li><li>- BL851-12_Third.pdf</li><li>- 2018-07-19_Board_DS_BL851-12_EaglePassHeliskiing.pdf</li><li>- BL851-12_Second_as_amended.pdf</li><li>- 2018-04-19_Board_DS_BL851-12_EaglePass_2nd.pdf</li><li>- BL851-12_First.pdf</li><li>- 2017-12-01_Board_DS_BL851-12_EaglePass_1st.pdf</li><li>- Public_hearing_notes_2018-06-20_BL851-12.pdf</li><li>- Agency_referral_responses_BL851-12.pdf</li><li>- Maps_Plans_Photos_BL851-12.pdf</li></ul> |
| Final Approval Date: | Oct 10, 2018   |

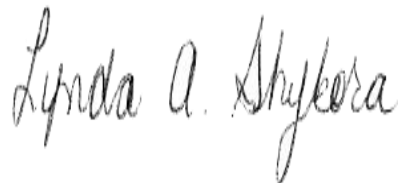
This report and all of its attachments were approved and signed as outlined below:



**Corey Paiement - Oct 10, 2018 - 12:49 PM**



**Gerald Christie - Oct 10, 2018 - 2:00 PM**



**Lynda Shykora - Oct 10, 2018 - 2:30 PM**

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

**Charles Hamilton - Oct 10, 2018 - 2:42 PM**