

COLUMBIA SHUSWAP REGIONAL DISTRICT

Notes of the Public Hearing held on Wednesday June 20th, 2018 at 6:30 p.m. at the Revelstoke Recreation Centre, 600 Campbell Avenue, Revelstoke, BC regarding Electoral Area 'B' Zoning Amendment (Eagle Pass Heliskiing) Bylaw No. 851-12

PRESENT: Chair Loni Parker – Electoral Area 'B' Director
Christine LeFloch – Development Services Assistant, CSRD
Corey Paiement – Team Leader Development Services, CSRD
Shawn West – Applicant, Eagle Pass Heliskiing
Scott Newsome – Eagle Pass Heliskiing

Chair Parker called the Public Hearing to order at 6:32 pm. Following introductions, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed amending Bylaw No. 851-12.

The Development Services Assistant (DSA) explained that this hearing has been called under Section 464 of the Local Government Act and that the board cannot adopt a zoning bylaw amendment unless it has held a public hearing. She noted that the public hearing report is expected to be submitted to the Board for consideration at its meeting on August 16th, 2018 and that the public hearing binder containing all relevant background information was available for review if anyone wished to look at it.

The DSA explained the public hearing had been advertised in 2 issues of the Revelstoke Times Review (June 6th and June 13th, 2018) in keeping with the requirements of the Local Government Act.

The DSA explained that the application had originated as a Temporary Use Permit application proposing to allow the service of alcoholic beverages to patrons of the heli-skiing operation, but that the applicant had changed the application to a rezoning due to rules around issuance of a liquor license by the LCLB and then later had notified the CSRD that they would not be pursuing the liquor license but wished to continue with the bylaw amendment. She further explained that the purpose of Bylaw No. 851-12 is to add a special regulation to the Rural Holding Zone which would apply to a portion of the subject property only, and would reflect current development on the site, limiting the number of heli tourism day lodges to the existing two, and would also permit associated uses including staff accommodation and guest lounge. She further explained that the bylaw amendment would also add new definitions to the zoning bylaw to specifically define, "heli-tourism day lodge", "staff accommodation", and "guest lounge".

The Chair opened the floor to discussion.

Shawn West provided further clarification around what happened regarding the liquor license application.

The DSA clarified that the applicant had formally withdrawn the request for liquor service as a permitted use on the property.

Scott Newsome questioned whether they could change the zoning again in future to allow for liquor service as they may still be interested in pursuing this use at some point.

The Team Leader noted that the same bylaw amendment approval process would be required if additional uses are proposed for the property in the future.

Shawn West stated that the property owner may want to construct another helicopter hangar on the same property but on the other side of the highway in the future.

The DSA noted that this bylaw amendment applies to the portion of the property between the highway and the CPR only and limits the number of heli operations to the existing two. If another is to be constructed in future another bylaw amendment would be required to amend the bylaw accordingly.

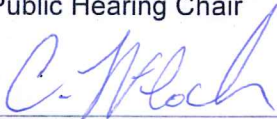
Shawn West clarified that their company chose the subject property because it would have fewer impacts on adjacent properties.

Hearing no further representations or questions about amending Bylaw No. 851-12 the Chair called three times for further submissions before declaring the public hearing closed at 6:40 p.m.

CERTIFIED as being a fair and accurate report of the public hearing.



Director Loni Parker
Public Hearing Chair



Christine LeFloch
Development Services Assistant