



October 15, 2018

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

Dear Dan Passmore

RE: Temporary Use Permit for TUP850-11

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

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

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

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

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

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

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

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

Sincerely,



Carol Leung
Environmental Health Officer – Environmental Management

Copy sent by email

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

Date: 7 November, 2018
Time: 12:00 PM
Location: Revelstoke Community Centre

Members Present:

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

Members Absent: none

Staff: Dan Passmore
Erica Hartling

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

Call to Order: 12:00 PM

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

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

Delegation: None

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

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

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

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

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<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File #
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<input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Other Mtg	
NOV 13 2018		
<input type="checkbox"/> Ec Dev	<input type="checkbox"/> RECEIVED	Ask Sent:
<input type="checkbox"/> IT	<input type="checkbox"/> Staff to Report	<input type="checkbox"/> Fax
<input type="checkbox"/> Parks	<input type="checkbox"/> Staff to Respond	<input type="checkbox"/> Mail
<input type="checkbox"/> SEP	<input type="checkbox"/> Staff Info Only	<input type="checkbox"/> Email
<input type="checkbox"/> RR	<input type="checkbox"/> Dir Mailbox	
<input type="checkbox"/> Other	<input type="checkbox"/> Dir Circulate	

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

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

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

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

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

APC recommendation to the Board

To approve zoning amendment bylaw 851-14 conditional on -

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

for the motion 5
opposed 1

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

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

Delegation None

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

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

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

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

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

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

APC recommendation to the Board

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

for the motion 6
opposed 0

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

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

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

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

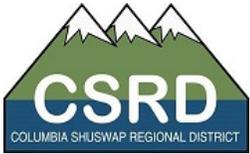
APC recommendation to the Board

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

#for the motion 6
#opposed 0

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

Brian Gadbois – Intern Secretary



COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1
Telephone: 1-250-832-8194 Fax: 1-250-832-3375

Staff Contact: Dan Passmore

dpassmore@csrd.bc.ca

TUP No.: 850-11

DATE: October 5,
2018

RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below
- Interests Unaffected by Bylaw.
- Approval Recommended Subject to Conditions Below.
- Approval not Recommended Due To Reasons Outlined Below.
- No Objections

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

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

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

Kind regards,

Diana



Signed By: Diana Cooper

Title Arch Site Inventory Info and Data Admin

Date: 11 October 2018

Agency Archaeology Branch



COLUMBIA SHUSWAP REGIONAL DISTRICT

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

FILE NO.
PL20180000150
DATE RECEIVED:
Oct 9, 2018

OPERATIONS MANAGEMENT

Comments: Dan Passmore

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



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NOV 19 2018

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<input type="checkbox"/> IT	<input type="checkbox"/> Staff to Report	<input type="checkbox"/> Fax
<input type="checkbox"/> Parks	<input type="checkbox"/> Staff to Respond	<input type="checkbox"/> Mail
<input type="checkbox"/> SEP	<input type="checkbox"/> Staff Info Only	<input type="checkbox"/> Email
<input type="checkbox"/> HR	<input type="checkbox"/> Other	
<input type="checkbox"/> Other	<input type="checkbox"/> Dir Circulate	

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

- Interests Unaffected by Bylaw.
- Approval not Recommended Due To Reasons Outlined Below.

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

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

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

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

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

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

Signed By: Michael Coulson

Title Planning Technician

Date: November 16 / 2018

Agency City of Revelstoke

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

Hello Dan,

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

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

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

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

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

Regards

Cliff Razzo

District Development Technician

Rocky Mountain District | BC Ministry of Transportation & Infrastructure

T - 250.426.1516

C - 250.919.1988