



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.

DATE RECEIVED:

OPERATIONS MANAGEMENT

DS Received: Sept 28, 2018

Comments:

Terry Langlois
Team Leader Utilities

Derek Sutherland
Team Leader
Protective Service

Sean Coubrough
Fire Services Coordinator

Ben Van Nostrand
Team Leader
Environmental Health

Ryan Nitchie
Team Leader
Community Services

Darcy Mooney
Manager
Operations Management



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: Erica Hartling

ehartling@csrd.bc.ca

FILE: BL 851-14

PL20180000117

DATE:

September 25, 2018

RESPONSE SUMMARY

☐ 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.

All human waste, including sewage, must be removed from the site, in accordance with the Watershed Impact Mitigations set by Revelstoke City Council.

Signed By:


Michael Coulson

Title: Planning Technician.

Date: November 5th, 2018

Agency: City of Revelstoke.

**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

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



Interior Health
Every person matters

October 18, 2018

Erica Hartling,
Development Services Assistant
Columbia Shuswap Regional District
P.O. Box 978,
Salmon Arm, BC, V1E 4P1
ehartling@csrd.bc.ca

Dear Ms. Hartling:

RE: File: BL851-14, PL2018_0117
Unsurveyed Crown land in the vicinity of Twin Butte, east of Revelstoke, containing 0.07 ha,
located at 50.988741 N, 117.98114 W.

Thank you for the opportunity to provide comments on the above referenced referral. It is my understanding this application is to rezone 0.07 ha of Crown land from RSC – Rural Resource to RC2 – Resort Commercial 2 to permit an intensive use site for a tenured backcountry skiing operation which will include a 2.5 storey, 96 m² backcountry lodge serviced by an outhouse and by melting snow. Improved water and wastewater services may be considered in the future. The subject land is not located within the City of Revelstoke's Greeley Creek Community Watershed.

If you have any questions or concerns please feel free to contact me directly at 250-833-4114.

Sincerely,

Anita Ely, BSc, BTech, CPHI(C)
Specialist Environmental Health Officer
Healthy Communities - Population Health