

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

Date: September 5, 2018

Time: 12:00 PM

Location: Revelstoke Community Centre

Members Present:

B. Gadbois	Chairperson
K. Wiley	Secretary
J. Maitre	Member
M. Cummings	Vice Chair
J. Hooge	Member
A. Parkin	Member

Members Absent: none

Staff: Candace Benner Development Services Assistant
Erica Hartling "

Guests: L. Parker Regional Director
D. Stuart Alternate Regional Director

Call to Order: 12:00 PM

Additions to the Agenda: none

Application: Electoral Area B: Agricultural Land Commission (ALC) Application
Section 20(3) – Non-Farm Use in the ALR LC2559B
(Stephen Revell)

Delegation: Robert Lundberg Law Corporation Agent for S. M. Revell (Non-Farm Use in the ALR LC2559B)

Discussion: R. Lundberg provided a quick update on paperwork that was on it's way to the CSRD and mentioned in his opinion that the soil on the subject property was "useless" for agricultural purposes. This was followed with a question from a member as to whether the water and septic recommendations contained in the Dean's Tech Consulting report had been met. Mr. Lundberg was uncertain if they had been. The member also noted that the water report was based on one bedroom above the garage but the application was for two in that location.

- 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 Electoral Area B: Agricultural Land Commission (ALC) Application Section 20(3) – Non-Farm Use in the ALR LC2559B (Stephen Revell) until the Dean's Tech Consulting recommendations are implemented and documented.

#for the motion	5
#opposed	0

Application:

Electoral Area B: Electoral Area B Zoning Amendment (Boulder Mountain Resort) Bylaw No. 851-13

Delegation:

Ray Redekopp	Boulder Mountain Resort
J.C. Carlin	"

Discussion:

Ms. Hartling provided background info on the Boulder Mountain Resort application followed by Mr. Redekopp who gave an overview of his vision for what he hopes to accomplish with the recently acquired property. Discussion ensued regarding bear proofing, especially in the proposed campground area, as well as the option of seasonal rentals in the winter months.

- Moved by B. Gadbois, second by, A. Parkin and resolved that:

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

APC recommendation to the Board

To recommend approval of Electoral Area B: Electoral Area B Zoning Amendment (Boulder Mountain Resort) Bylaw No. 851-13 with the addition of a Special Regulation to accommodate commercial seasonal use for this property as well as appropriate bear proofing.

#for the motion	5
#opposed	0

Application:

Electoral Area B: Development Variance Permit No. 851-03 (Great Northern Snow-Cat Skiing Ltd.)

Delegation:

Steven Ross	President, Great Northern Snow-Cat Skiing
(1990) Ltd.	
Christopher Brett	Cbstudio Architecture

Discussion: Ms. Benner gave a brief overview of the application followed by Mr. Ross who spoke to the history, the current state of the property and why the proposed variance was being requested. As the application appeared to be quite straightforward, discussion was minimal.

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

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

APC recommendation to the Board

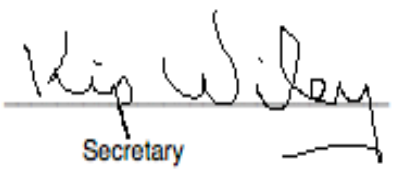
To recommend approval of Electoral Area B: Development Variance Permit No. 851-03 (Great Northern Snow-Cat Skiing Ltd.) and Development Permit 850-32.

#for the motion	5
#opposed	0

Motion to adjourn, K. Wiley, 13:40

CERTIFIED CORRECT

Chair


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: Erica Hartling

ehartling@csrd.bc.ca

FILE: BL 851-13

DATE: August 31, 2018

RESPONSE SUMMARY

- | | |
|--|--|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below | <input checked="" type="checkbox"/> Interests Unaffected by Bylaw. |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Below. | <input type="checkbox"/> Approval not Recommended Due To Reasons Outlined Below. |
| <input type="checkbox"/> No Objections | |

According to Provincial records there are no known archaeological sites recorded on either property or in the vicinity of the properties.

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.

The Archaeology Branch has no record of any trails in the immediate vicinity of these two parcels. However, as all archaeological sites (and trails which have portions that date back to at least 1846) are protected under the HCA whether recorded or not, if such a site is encountered during development, it must be avoided or a permit must be acquired from the Archaeology Branch if there are anticipated impacts to a site.

Please let me know if there are questions regarding this information.

Diana Cooper

Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

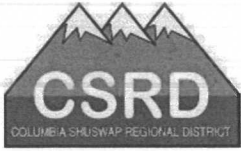
Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3

Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>

Signed By: Diana Cooper Title Archaeological Site Inventory Information and Data Admin

Date: 13 September 2018 Agency Archaeology Branch



COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1

Telephone: 1-250-832-8194 Fax: 1-250-832-3375

Staff Contact: Erica Hartling

ehartling@csrd.bc.ca

FILE: BL 851-13

DATE: August 31, 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

Please also see letter attached.

Signed By: *A. Ely*

Title *Specialist Environmental Health Officer*

Date: *Nov. 1, 2018*

Agency *Interior Health*



Interior Health
Every person matters

November 1, 2018

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

Dear Ms. LeFloch:

RE: File # BL851-13

Boulder Mountain Resort
Parcel B, LS9, S30, T23, R2, W6M, KD and Parcel A, Part NW ¼, LS9, S30, T23, R2, W6M,
Except Plan R257

Thank you for the opportunity to provide comments on the above referenced referral.

It is my understanding this application is to rezone 2.3 ha of subject Crown Land to permit tenting sites, include a special regulation to HC-Highway Commercial zone to permit two 150m² tourist cabins on the Boulder Mountain Resort property only, and amend the definition of 'Tourist Cabin' to include 'park model' as a permitted building type. From a healthy community perspective Interior Health does not have any concerns regarding the proposed bylaw amendment.

Please note, I have been in contact with Brian Gregory and Jannine Kowalchuk, Environmental Health Officers for the Drinking Water System, and the Hot Tub and Swimming Pool, respectively. There were no concerns from their perspectives. A new well (BC Well Identification Plate # 43104) was completed January 9, 2018. A source water evaluation has since been completed, and it has been determined the water source does not require disinfection treatment to meet the 'Drinking Water Treatment Objectives (Microbiological) for Ground Water Supplies in British Columbia' (Nov. 2015).

The applicant is reminded Construction Permits are required from Interior Health *prior* to any construction of the proposed pool, hot tub and water system. For more information contact Interior Health Engineering Direct at 1-855-743-3550 or engineeringdirect@interiorhealth.ca

In addition, a Filing under the *Sewerage System Regulation* must be submitted prior to any alterations of the onsite sewerage system. It is important for the long term sustainability of onsite sewerage servicing for this parcel that adequately sized undeveloped land area, which is

not within the Crown Lease License of Occupation area, be maintained for future replacement sewage dispersal fields.

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

Sincerely,

A handwritten signature in black ink, appearing to read "A. Ely". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital 'A'.

Anita Ely, CPHI(C)
Specialist Environmental Health Officer
Healthy Communities Team
Population Health



Your File #: BL851-13

eDAS File #: 2018-05062

Date: Nov/01/2018

Columbia Shuswap Regional District
Box 978
Salmon Arm, British Columbia V1E 4P1
Canada

Attention: Erica Hartling, Development Service Assistant

Re: Proposed Bylaw Amendment for Boulder Mountain Resort – BL851-13

Thank you for referring the proposed bylaw amendment for Boulder Mountain Resort property located west of Revelstoke in Area B.

The Ministry understands that the subject property, "Parcel (See 15348I) Legal Subdivision 9 Section 30 Township 23 Range 2 W6M Kootenay District PID 008-081-620" has operated as a campground for over 40 years. Access is via Perrin Road and the Trans-Canada Highway. The new owners of the property Urban Enterprises Corp have been issued an access permit. The Ministry does not foresee a significant increase in traffic with the proposed and continued use of the existing campground.

The Ministry's interests are unaffected by the proposal to permit tourist cabins on the Boulder Mountain Resort property and to amend the definition of "tourist cabin" to include park model as a permitted building type.

The Ministry also has no concerns with the proposal to rezone 2.3 hectares of Crown Land east of the Boulder Mountain Resort to Highway Commercial to allow for 13 tent sites under a License of Occupation (LOO). The Ministry understands that access will be via the Boulder Mountain Resort property and guests will access the sites by foot. Please note the Ministry does not support direct access to the LOO from the Trans-Canada Highway

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*

If you have any questions please feel free to call Cliff Razzo at (250) 426-1516.

Yours truly,

Cliff Razzo
Development Approvals Technician

Local District Address
Rocky Mountain District 129 10th Avenue S Cranbrook, BC V1C 2N1 Canada Phone: (250) 426-1500 Fax: (250) 426-1523

Marianne Mertens

From: Marianne Mertens
Sent: Thursday, October 04, 2018 9:30 AM
To: Marianne Mertens
Subject: FW: Referral BL851-13
Attachments: BL851-13 Referral return form.docx

From: ENV Nelson Referrals ENV:EX [mailto:ENVNelsonReferrals@gov.bc.ca]
Sent: Thursday, October 04, 2018 9:22 AM
To: Marianne Mertens <mmertens@csrd.bc.ca>
Subject: Referral BL851-13

Hello Marianne

Our habitat officer has no comments regarding this referral. Please see the Response Summary attached.

If you have further questions do not hesitate to contact Cory Legebokow directly, Cory.Legbokow@gov.bc.ca.

Regards,



Chrystyna Bykowa

Program Assistant

Ministry of Forests, Lands, Natural Resource
Operations & Rural Development

401-333 Victoria Street

Nelson BC V1L 4K3

Phone: 250-354-6304

Chrystyna.Bykowa@gov.bc.ca



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 851-13

DATE: August 31, 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.

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input type="checkbox"/> DS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda <input type="checkbox"/> Reg Board <input type="checkbox"/> in Camera <input type="checkbox"/> Other Mtg	Ownership: File #
OCT 04 2018 <i>PHB, m² x 3</i>		
<input type="checkbox"/> Ec Dev <input type="checkbox"/> IT <input type="checkbox"/> Parks <input type="checkbox"/> SEP <input type="checkbox"/> HR <input type="checkbox"/> Other	RECEIVED <input type="checkbox"/> Staff to Report <input type="checkbox"/> Staff to Respond <input type="checkbox"/> Staff Info Oly <input type="checkbox"/> Dir Mailbox <input type="checkbox"/> Dir Circulate	Ask Sent: <input type="checkbox"/> Fax <input type="checkbox"/> Mail <input type="checkbox"/> Email

Signed By: _____
Ministry of Forests, Lands, Natural Resource
Operations & Rural Development

Title _____

Date: _____ October 4, 2018

Agency _____



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

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

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Staff Contact: Erica Hartling

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FILE: BL 851-13

DATE: August 31, 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.

See attached City of Revelstoke Resolution No. 2018-10-09 :14

Signed By: D. Sturgeon.

Date: 10/17/2018

Title Planner II.

Agency City of Revelstoke.
Development Services



CITY OF REVELSTOKE

RESOLUTION NO. 2018-10-09 : 14

Moved by Councillor Duke
Seconded by Councillor Nixon

2. THAT a response be provided to the CSRD indicating that the City recommends approval of CSRD Bylaw No. 851-13 subject to the following conditions:

- The proposed development must follow and be in accordance with the Source Water Protection Strategy: Big Eddy Waterworks District.
- Structures on the subject property shall follow and be in accordance with the BC Fire Code prior to any additional development activity; and
- The proposed development shall consult with the Revelstoke RCMP Detachment to have a Crime Prevention through Environmental Design (CPTED) review prior to CSRD final approval.

CARRIED

I hereby certify that the foregoing is a true and correct copy of a resolution passed by the Council of the City of Revelstoke on October 09, 2018

Dawn Low
Director of Corporate Administration

Date Signed



BL851-13
CV: PL20180000065

Adams Lake Indian Band

Project Name:

Boulder Mountain Resort Rezoning

FN Consultation ID:

BL851-13

Consulting Org Contact:

Marianne Mertens

Consulting Organization:

[Columbia Shuswap Regional District](#)

Date Received:

Tuesday, September 4, 2018

The Adams Lake Indian Band objects to the Boulder Mountain Resort Rezoning. Through a preliminary analysis we have identified some concerns which include:

Review: TU Impact Review

Near a Traditional Trail

14 TU site overlapping or nearby.

Therefore we require that you understand that there is nearby and overlapping use and that there is a traditional trail that is thousands of years old that may have left archaeological remains,

Regards,

Dave Nordquist, RPF
Title and Rights Coordinator
Adams Lake Indian Band

Source URL:

<https://alib.knowledgekeeper.ca/consultation/columbia-shuswap-regional-district/projects/28063/review/email-response-bl851-13>



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Staff Contact: Erica Hartling

ehartling@csrd.bc.ca

FILE: BL 851-13

PL20180000065

DATE: August 31, 2018

Date Received; Oct 9, 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.

NOTE: CSRD Staff removed the Little Shuswap Lake Indian Band (LSLIB) detailed report results and recommendations, as archaeology information shared in the report must not be shared or redistributed without permission of the Archaeology Branch.

Signed By

Title Consultation Administrator

Date: October 9, 2018

Agency LSLIB - SAID