



BOARD REPORT

TO: Chair and Directors

File No: BL851-14
PL20180000117

SUBJECT: Electoral Area B: Electoral Area B Zoning Amendment (Revelstoke Backcountry Guides) Bylaw No. 851-14

DESCRIPTION: Report from Erica Hartling, Development Services Assistant, dated January 31, 2019.
Unsurveyed Crown land, Twin Butte area, East of Revelstoke

RECOMMENDATION #1: THAT: "Electoral Area B Zoning Amendment (Revelstoke Backcountry Guides) Bylaw No. 851-14" be given third reading this 21st day of February, 2019.

RECOMMENDATION #2: THAT: "Electoral Area B Zoning Amendment (Revelstoke Backcountry Guides) Bylaw No. 851-14" be adopted this 21st day of February, 2019.

SHORT SUMMARY:

The proposal is to rezone 0.07 hectares 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 backcountry lodge and accessory structures.

A public hearing was held to hear representations from the public regarding the bylaw. It is now appropriate for the Board to consider the public input submitted and to consider the bylaw for third reading and adoption.

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

See "2018-09-20_Board_DS_BL851-14_Revelstoke_Backcountry_Guides.pdf" and "Maps_Plans_Photos_BL851-14.pdf" attached.

POLICY:

See "2018-09-20_Board_DS_BL851-14_Revelstoke_Backcountry_Guides.pdf" attached.

FINANCIAL:

See "2018-09-20_Board_DS_BL851-14_Revelstoke_Backcountry_Guides.pdf" attached.

KEY ISSUES/CONCEPTS:

See "2018-12-07_Board_DS_BL851-14_Revelstoke_Backcountry_Guides.pdf" and "2018-09-20_Board_DS_BL851-14_Revelstoke_Backcountry_Guides.pdf" attached.

SUMMARY:

Development Services staff are recommending that the Board consider the public input submitted and consider the bylaw for third reading and adoption.

IMPLEMENTATION:

See "2018-09-20_Board_DS_BL851-14_Revelsoke_Backcountry_Guides.pdf" attached.

As the subject area is not located within 800 m of a controlled access highway, statutory approval from the Ministry of Transportation and Infrastructure is not required prior to adoption of the bylaw.

COMMUNICATIONS:

See "Agency_Referral_Responses_BL851-14.pdf" and "2018-12-07_Board_DS_BL851-14_Revelsoke_Backcountry_Guides.pdf" attached.

Update

See "Public_Hearing_Notes_BL851-14.pdf" and "Public_Submissions_BL851-14.pdf" attached.

Staff advertised the Public Hearing in the Revelstoke Times Review on January 9 and January 16, 2019. The Public Hearing was held on January 21, 2019 and attended by Development Services staff, Director Brooks-Hill, and four members of the public including Michael Bromberg (applicant) and Andy Parkin (Electoral Area B Alternate Director).

Mr. Bromberg was the only public member to speak at the hearing. Mr. Bromberg commented in support of the bylaw and provided an update concerning the Adams Lake Indian Band (ALIB) referral response that had objected to the application. At the request of the ALIB, Mr. Bromberg provided the Band with a copy of the Revelstoke Backcountry Guides (RBG) Tenure Management Plan and associated maps. As part of Mr. Bromberg's approved License of Occupation No. 405561, RBG must adhere to the Management Plan over the complete tenure area; includes requirements and procedures over the backcountry skiing and backcountry snowboard touring extensive use area and the intensive use site that contains the proposed lodge.

The two other public members in attendance submitted written comments in support of the bylaw prior to the Public Hearing. Before the close of the public hearing, staff received a total of five written submissions: 3 in support and 2 in objection.

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

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

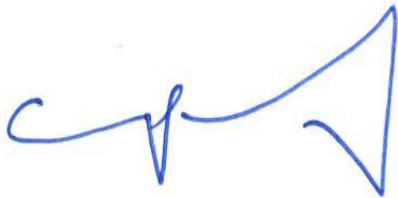
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. License of Occupation Agreement - Number 405561
2. Electoral Area B Official Community Plan Bylaw No. 850
3. Electoral Area B Zoning Bylaw No. 851

Report Approval Details

Document Title:	2019-02-21_Board_DS_BL851-14_Revelstoke_Backcountry_Guides.docx
Attachments:	<ul style="list-style-type: none">- BL851-14_Third_Adoption.pdf- 2018-12-07_Board_DS_BL851-14_Revelstoke_Backcountry_Guides.pdf- BL851-14_Second.pdf- 2018-09-20_Board_DS_BL851-14_Revelstoke_Backcountry_Guides.pdf- BL851-14_First.pdf- Public_Hearing_Notes_2019-01-21_BL851-14.pdf- Public_submissions_BL851-14.pdf- Agency_Referral_Responses_BL851-14.pdf- Maps_Plans_Photos_BL851-14.pdf
Final Approval Date:	Feb 7, 2019

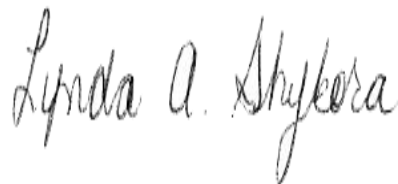
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Feb 1, 2019 - 12:59 PM



Gerald Christie - Feb 5, 2019 - 1:51 PM



Lynda Shykora - Feb 7, 2019 - 10:52 AM

A handwritten signature in black ink, appearing to read "C. Hamilton". The signature is stylized with a large initial "C" and a long, sweeping horizontal stroke at the end.

Charles Hamilton - Feb 7, 2019 - 1:39 PM