



# BOARD REPORT

**TO:** Chair and Directors

**File No:** BL851-13  
PL20180000065

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

**DESCRIPTION:** Report from Erica Hartling, Development Services Assistant, dated March 1, 2019.  
3069 Trans Canada Hwy, West Revelstoke

**RECOMMENDATION:** THAT: "Electoral Area B Zoning Amendment (Boulder Mountain Resort) Bylaw No. 851-13" be adopted this 21<sup>st</sup> day of March, 2019.

## SHORT SUMMARY:

The proposal is to rezone 2.3 ha of Crown land, situated east and adjacent to the existing Boulder Mountain Resort property, from RSC - Rural Resource to HC - Highway Commercial; to permit tenting sites for the camping season. The proposal also includes new tourist cabins on the west side of the Boulder Mountain Resort (BMR) property, ten in the form of park model buildings and three stick built. Two of the proposed stick built cabins are over the permitted floor area for a tourist cabin and a site specific regulation under the HC zone is proposed to allow for a maximum of two 150 m<sup>2</sup> tourist cabins on the subject property. The bylaw also proposes to amend the definition of a tourist cabin to include park model as a permitted building type; and amend the HC and RC1 - Resort Commercial 1 zones by removing camping spaces from the additional servicing and lot size density restriction and base this density restriction on tourist cabins alone. The bylaw was amended at second reading to clearly list and outline the correct lettering in Section 5.12 (1), to reflect the addition of lodge and tourist cabin as principal uses.

The Board gave third reading of the bylaw at their meeting held February 21, 2019 and the bylaw was sent to Ministry of Transportation and Infrastructure (MOTI) for approval. Statutory approval from MOTI has been received and it is now appropriate for the Board to consider the bylaw for adoption.

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<b>VOTING:</b>	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 "2018-12-07\_Board\_DS\_BL851-13\_Boulder\_Mountain\_Resort.pdf", "2018-08-16\_Board\_DS\_BL851-13\_Boulder\_Mountain\_Resort.pdf" and "Maps\_Plans\_Photos\_BL851-13.pdf" attached.

## POLICY:

See "2018-08-16\_Board\_DS\_BL851-13\_Boulder\_Mountain\_Resort.pdf" attached.

## FINANCIAL:

See "2018-12-07\_Board\_DS\_BL851-13\_Boulder\_Mountain\_Resort.pdf" and "2018-08-16\_Board\_DS\_BL851-13\_Boulder\_Mountain\_Resort.pdf" attached.

**KEY ISSUES/CONCEPTS:**

See "2018-12-07\_Board\_DS\_BL851-13\_Boulder\_Mountain\_Resort.pdf" and "2018-08-16\_Board\_DS\_BL851-13\_Boulder\_Mountain\_Resort.pdf" attached.

**SUMMARY:**

The Ministry of Transportation and Infrastructure has provided their statutory approval of the bylaw and Development Services staff are recommending that the Board consider the bylaw for adoption.

**IMPLEMENTATION:**

See "2018-12-07\_Board\_DS\_BL851-13\_Boulder\_Mountain\_Resort.pdf", "2018-08-16\_Board\_DS\_BL851-13\_Boulder\_Mountain\_Resort.pdf" and "MOTI\_Approval\_2019-02-26\_BL851-13.pdf" attached.

As the subject area is located within 800 m of a controlled access highway, the bylaw was sent to the Ministry of Transportation and Infrastructure (MOTI) requesting statutory approval. MOTI approved Bylaw No. 851-13 on February 26, 2019 pursuant to Section 52(3)(a) of the *Transportation Act*.

**COMMUNICATIONS:**

See "2019-02-21\_Board\_DS\_BL851-13\_Boulder\_Mountain\_Resort.pdf", *Public\_Hearing\_Notes\_2019-01-21\_BL851-13.pdf*, *"Publics\_Submissions\_BL851-13.pdf"*, *"Agency\_Referral\_Responses\_BL851-13.pdf"*, and "2018-12-07\_Board\_DS\_BL851-13\_Boulder\_Mountain\_Resort.pdf" attached.

**DESIRED OUTCOMES:**

That the Board endorse staff recommendation.

**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. Electoral Area B Official Community Plan Bylaw No. 850
2. Electoral Area B Zoning Bylaw No. 851
3. LSLIB Referral Response
4. Crown Land Tenure Application and Management Plan
5. ROWP Letter
6. Sewerage Permit, August 24, 2017
7. Commercial DP, issued July 18, 2013

8. Waterworks Construction Permit, October 10, 2017
9. RAR DP, issued June 14, 2013
10. Terrain Stability Assessment, completed by Onsite Engineering Ltd. dated December 14, 2012
11. Riparian Areas Assessment, completed by Azimuth Forestry and Mapping Solution dated December 10, 2012

**Report Approval Details**

Document Title:	2019-03-21_Board_DS_BL851-13_Boulder_Mountain_Resort.docx
Attachments:	<ul style="list-style-type: none"><li>- BL851-13_Adoption.pdf</li><li>- 2019-02-21_Board_DS_BL851-13_Boulder_Mountain_Resort.pdf</li><li>- BL851-13_Third.pdf</li><li>- 2018-12-07_Board_DS_BL851-13_Boulder_Mountain_Resort.pdf</li><li>- BL851-13_Second.pdf</li><li>- 2018-08-16_Board_DS_BL851-13_BoulderMountainResort.pdf</li><li>- BL851-13_First.pdf</li><li>- MOTI_Approval_2019-02-26_BL851-13.pdf</li><li>- Public_Hearing_Notes_2019-01-21_BL851-13_Redacted.pdf</li><li>- Public_submissions_BL851-13_Redacted.pdf</li><li>- Agency_Referral_Responses_BL851-13.pdf</li><li>- Maps_Plans_Photos_BL851-13.pdf</li></ul>
Final Approval Date:	Mar 9, 2019

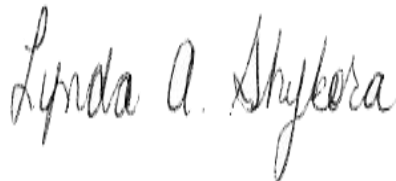
This report and all of its attachments were approved and signed as outlined below:



**Corey Paiement - Mar 1, 2019 - 3:41 PM**



**Gerald Christie - Mar 7, 2019 - 11:40 AM**



**Lynda Shykora - Mar 7, 2019 - 2:11 PM**

A handwritten signature in black ink, appearing to read "C. Hamilton". The signature is fluid and cursive, with a large initial "C" and a stylized "H".

**Charles Hamilton - Mar 9, 2019 - 2:05 PM**