



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 February 1, 2019.
3069 Trans Canada Hwy, West Revelstoke

RECOMMENDATION: THAT: "Electoral Area B Zoning Amendment (Boulder Mountain Resort) Bylaw No. 851-13" be given third reading this 21st day of February, 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 m² 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.

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.

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

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:

Staff are recommending that the Board consider the public input submitted and consider the bylaw for third reading.

IMPLEMENTATION:

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.

As the subject area is located within 800 m of a controlled access highway, statutory approval from the Ministry of Transportation and Infrastructure (MOTI) is required prior to adoption of the bylaw. If the Board supports third reading of the bylaw, staff will submit the bylaw to MOTI requesting statutory approval before coming back to the Board for adoption.

COMMUNICATIONS:

See "Agency_Referral_Responses_BL851-13.pdf" and "2018-12-07_Board_DS_BL851-13_Boulder_Mountain_Resort.pdf" attached.

Update

See "Public_Hearing_Notes_2019-01-21_BL851-13.pdf" and "Publics_Submissions_BL851-13.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, Alternate Director Parkin, and two members of the public including Ray Redekopp (applicant).

The two public members in attendance spoke in support of the bylaw. Before the close of the public hearing, staff received a total of three written submissions. Two of the submissions are in objection to the bylaw; the third submission is in support and submitted by the applicant in response to the two objections.

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.*

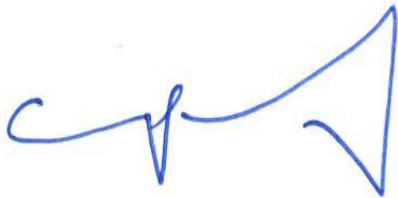
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. 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:	2019-02-21_Board_DS_BL851-13_Boulder_Mountain_Resort.docx
Attachments:	<ul style="list-style-type: none">- BL851-13_Third.pdf- 2018-12-07_Board_DS_BL851-13_Boulder_Mountain_Resort.pdf- BL851-13_Second.pdf- 2018-08-16_Board_DS_BL851-13_BoulderMountainResort.pdf- BL851-13_First.pdf- Public_Hearing_Notes_2019-01-21_BL851-13.pdf- Public_submissions_BL851-13.pdf- Agency_Referral_Responses_BL851-13.pdf- Maps_Plans_Photos_BL851-13.pdf
Final Approval Date:	Feb 7, 2019

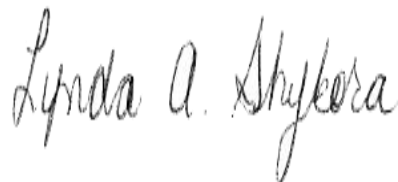
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Feb 1, 2019 - 2:25 PM



Gerald Christie - Feb 5, 2019 - 11:59 AM



Lynda Shykora - Feb 7, 2019 - 10:45 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 - 1:42 PM