



BOARD REPORT

TO: Chair and Directors

File No: DP850-28
PL20180000066

SUBJECT: Electoral Area B: Development Permit No. 850-28 (Boulder Mountain Resort)

DESCRIPTION: Report from Erica Hartling, Development Services Assistant, dated March 4, 2019
3069 Trans Canada Hwy, West Revelstoke

RECOMMENDATION: THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 850-28 on Parcel B (See 1593481), Legal Subdivision 9, Section 30, Township 23, Range 2, West of the 6th Meridian, Kootenay District, be issued this 21st day of March, 2019.

SHORT SUMMARY:

The subject property is the location of Boulder Mountain Resort (BMR), west of the City of Revelstoke in Electoral Area B. The BMR property is designated HC - Highway Commercial in the Electoral Area B Official Community Plan Bylaw No. 850 (OCP), and the proposed development on the BMR property requires a Commercial Development Permit (DP) for form and character that must be reviewed and issued by the Board. As some of the proposed commercial tourist cabins have already been placed on the subject property, the applicant has applied for an 'after the fact' Commercial DP.

The applicant's proposed development includes: new park model tourist cabins on the west side of the resort; stick built tourist cabins towards the east side of the resort between a group camping area and the existing RV/tent sites and washhouse; and, an expansion of the resort onto 2.3 ha of adjacent Crown land, in the form of walk-in tenting sites. The applicant's proposed development requires Electoral Area B Zoning Bylaw No. 851 to be amended, to permit the tourist cabins on the BMR property and the commercial uses on the subject Crown land. Staff are presenting Bylaw No. 851-13 to the Board for adoption at the same meeting as the Commercial DP. If Bylaw No. 851-13 is adopted, the applicant's proposed development will be recognised and considered a permitted use in Bylaw No. 851.

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:

PROPERTY OWNERS:

1. Urban Enterprises Corp., Inc. No. A0087871 (BMR)
2. Province of British Columbia (Crown land)

AGENT:

Jason (J.C.) Carlin c/o Boulder Mountain Resort

ELECTORAL AREA:

B

LEGAL DESCRIPTION:

BMR = Parcel B (See 1593481), Legal Subdivision 9, Section 30, Township 23, Range 2, West of the 6th Meridian, Kootenay District

Crown land = Parcel A (See 85285I) of the North West Quarter of Section 29, Township 23, Range 2, West of the 6th Meridian, Kootenay District, Except Part Included in Plan R257

PID:

BMR = 008-081-620

Crown land = 016-651-782

CIVIC ADDRESS:

BMR = 3069 Trans Canada Hwy, Revelstoke, BC

Crown land = Trans Canada Hwy, Revelstoke, BC

SURROUNDING LAND USE PATTERN:

North = Trans-Canada Hwy, Crown land

South = Rural vacant private land, railway line

East = Crown land, portion of application for tenting sites

West = Ministry of Transportation and Infrastructure, vacant land

CURRENT USE:

BMR = commercial resort with camping spaces, lodge building, tourist cabins, and utility and washroom buildings.

Crown land = vacant

PROPOSED USE:

BMR = current use to remain, with the addition of tourist cabins.

Crown land = walk-in tenting sites, pit toilets, and shelter building.

PARCEL SIZE:

BMR = 2.77 HA | 6.85 Acres

Crown land = 56.10 HA | 138.63 Acres (subject area for the proposed resort campground extension is 2.3 HA)

DESIGNATION:

Electoral Area B Official Community Plan Bylaw No. 850

BMR = HC - Highway Commercial

Crown land = RSC - Rural and Resource

ZONE:

Electoral Area B Zoning Bylaw No. 851

BMR = HC - Highway Commercial

Crown land = RSC - Rural and Resource

PROPOSED ZONE:

BMR = HC - Highway Commercial, with site specific regulation

Crown land (2.3 HA) = HC - Highway Commercial

SITE COMMENTS:

See "Maps_Plans_Photos_DP850-28.pdf" attached.

The subject property has been operated as a campground/RV park for over 40 years, formerly known as Canada West RV Park. The property is located off of the Trans-Canada Highway, north of the railway line. The property was issued a Riparian Area Regulation (RAR) DP and a Commercial DP in 2013, for a group camping area (just outside the designated SPEA), new electrical building and washroom, and a renovation to an existing utility building. The previous owner completed minor repairs and maintenance to existing infrastructure, as well as built the new washroom and utility buildings.

The current owner purchased the subject property in April 2017 and renamed the campground/RV park to Boulder Mountain Resort (BMR). The owner reduced the east resort's existing 32 RV sites to 23, to create a more spacious experience for campers and to reduce the strain on the existing east park's septic system. The owner has also completed interior renovations to the main office/lodge building (before adoption of Building Bylaw No. 660), removed the two existing ATCO trailers, and completed substantial upgrades to access, water, septic and electrical services in order to effectively service the existing and proposed uses of the resort.

The subject property owner is proposing walk-in tent sites on the subject Crown land to the east and an addition of tourist cabins on the BMR property. As the owner has already located 8 of the proposed tourist cabins on the BMR property, the applicant has applied for an 'after the fact' Commercial DP.

POLICY:

Electoral Area B Official Community Plan Bylaw No. 850

See "BL850_BL851_Excerpts_DP850-28.pdf" attached

- 5.2 Commercial Objectives
- 5.4 Commercial Development Permit Area

Electoral Area B Zoning Bylaw No. 851

See "BL850_BL851_Excerpts_DP850-28.pdf" attached

- 5.12 HC – Highway Commercial

FINANCIAL:

There are no financial implications to the CSRD as a result of this application.

KEY ISSUES/CONCEPTS:

As the subject BMR property is designated HC in the OCP, the property's proposed commercial development is subject to a Commercial DP for form and character. A Commercial DP is not required for the proposed tenting sites on the subject crown land, as it is designated RSC in the OCP. However, as the applicant's proposed development is comprehensive and applicable to the resort's commercial operation as a whole; fee simple and Crown land, both parts of the proposed development are described in this report for information.

See "Maps_Plans_Photos_DP850-28.pdf" attached.

Access

The applicant has paved the access from the Trans-Canada Highway to the resort entrance and parking, which continues and extends in and around the resort (paved and gravel). The Crown land portion is accessed by two separate trailheads located at both ends of the parking area between the resort's existing RV sites and treed crown land. The Ministry of Transportation and Infrastructure has approved the resort's access and granted statutory approval of Bylaw No. 851-13.

Landscape and Buffering

The applicant has planted hedges at the west end of the resort to create a buffer between the highway and the existing lodge. Trees have been retained around the edges of the BMR property creating a natural buffer between the east resort and the highway to the north; and, retained along the southern boundary between the resort and private property. Trees have also been retained or planted between the RV sites, tourist cabins, and parking areas.

The subject Crown land is currently heavily treed, which provides a buffer between the tenting sites with the highway, railway, and existing RV sites to the west. The applicant proposes retain most of the trees on the Crown land portion with removal of up to twenty trees to make room for parking and camping sites. The lumber from the tree removal will be used for camper firewood and the branches will be chopped for trail mulch.

Bear Proofing

The applicant's bear proofing plans for the resort include:

- Installation of a perimeter electric fence to avoid bear and human encounters.
- Bear proof Bresco bins located on the east and west end of the resort.
- Animal proof lockers for the two trailheads to the walk-in tent sites.

Buildings

The exterior siding of the existing lodge is mainly cedar and the proposed park model tourist cabins are consistent with the look of the lodge and also fully clad in cedar. The remaining proposed tourist cabins (stick built) will be log/timber frame buildings, two which are proposed to be constructed from existing 1850s timber frame cabins. The exterior of the existing washhouse, utility building, and electrical building is hardie board with a brown colour and white trim; the washroom and utility building have natural cedar support beams supporting the extended eaves at the front.

Signage and Lighting

There are no residential properties adjacent to the BMR property and the highway is located at a slightly higher elevation. The resort has localized lighting around each of the existing/proposed buildings and parking areas; the resort's two commercial wooden signs are visible from the highway with small lights directed at them.

SUMMARY:

The subject property's proposed development is commercial and requires a Commercial DP for form and character. The proposed development is consistent with the Commercial Development Permit Area guidelines and meets the high development standards for the form, character, appearance and landscaping in commercial areas. If the Board adopts Bylaw No. 851-13 at the March 21, 2019 meeting, DS staff recommends that Development Permit No. 850-28 be issued.

IMPLEMENTATION:

If the Board issues Development Permit No. 850-28, the owner will be notified and notice of a Development Permit will be registered on the title of the subject property. If the DP is issued the owner will continue to work with CSRD building staff on their current building permit for the proposed tourist cabins and apply for a building permit for the Crown land shelter building.

COMMUNICATIONS:

Property owners and tenants in occupation within 100 m of the subject property will be given notification a minimum of 10 days prior to the CSRD Board of Directors considering this application. All interested parties will have the opportunity to provide written comments regarding this application prior to the Board Meeting. Copies of the written submissions are provided to the Board of Directors.

The Electoral Area B Advisory Planning Commission (APC) reviewed the Development Permit application at their February 28, 2019 meeting. The APC unanimously passed a resolution in support of the application.

DESIRED OUTCOMES:

That the Board endorse the 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. APC B Minutes
4. Electoral Area B Zoning Amendment (Boulder Mountain Resort) Bylaw No. 851-13

Report Approval Details

Document Title:	2019-03-21_Board_DS_DP850-28_Boulder_Mountain_Resort.docx
Attachments:	- DP850-28.pdf - BL850_BL851_Excerpts_DP850-28.pdf - Maps_Plans_Photos_DP850-28.pdf
Final Approval Date:	Mar 9, 2019

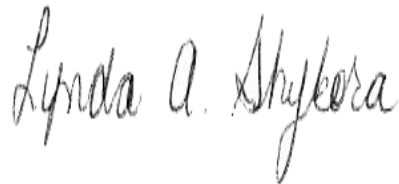
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Mar 6, 2019 - 4:21 PM



Gerald Christie - Mar 7, 2019 - 12:29 PM



Lynda Shykora - Mar 7, 2019 - 2:49 PM



Charles Hamilton - Mar 9, 2019 - 2:00 PM