



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: Dan Passmore

dpassmore@csrd.bc.ca

BYLAW No.: 850-12
851-15

DATE:
March 21, 2019

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

The proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSRD's current financial plan.

Signed By: _____

May 14, 2019

Date: _____

Title Manager, Financial Services

Agency Columbia Shuswap Regional District

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

PO Box 978 SALMON ARM BC V1E 4P1
Telephone: 250.832.8194 Fax: 250.832.1083

FILE NO.
BL850-12 / BL851-15

DATE RECEIVED:
March 25, 2019

OPERATIONS MANAGEMENT

June 25, 2019

Marianne Mertens

Function	Comments	Reviewed By
UTILITIES	<p>Previous comments on this referral:</p> <p>If a community water system is being created this will require a CPCN as well as a source water approval, construction permit and certificate to operate from Interior Health</p> <p>No additional concerns</p>	T Langlois
EMERGENCY MANAGEMENT	<p>No concerns</p>	P Turner
FIRE SERVICES	<p>Property is outside of a CSRD fire suppression service area.</p>	P Turner
SOLID WASTE AND RECYCLING	<p>No concerns, application appears to be consistent with the CSRD's Solid Waste Management Plan as per Section 477 of the LGA.</p>	B Van Nostrand
PARKS AND COMMUNITY SERVICES	<p>Previous comments on this referral:</p> <p>CSRD Parks recommends cash-in-lieu of parkland dedication for this subdivision. The developers should be advised of CSRD Policy P-5 Parkland Dedication as a Function of Subdivision. Developer should discuss with Team Leader Community Services to engage with a mutually agreeable qualified land appraiser to complete a valuation of the property to ultimately determine at 5% contribution for cash-in-lieu of parkland dedication</p>	P Turner
ADMINISTRATION	<p>No additional comments</p>	P Turner



Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

June 12, 2019

Reply to the attention of Sara Huber
ALC Inquiry: 51381
Local Government File: BL850-12 and BL851-15

Marianne Mertens
Clerical Assistant
Columbia Shuswap Regional District
Delivered Electronically

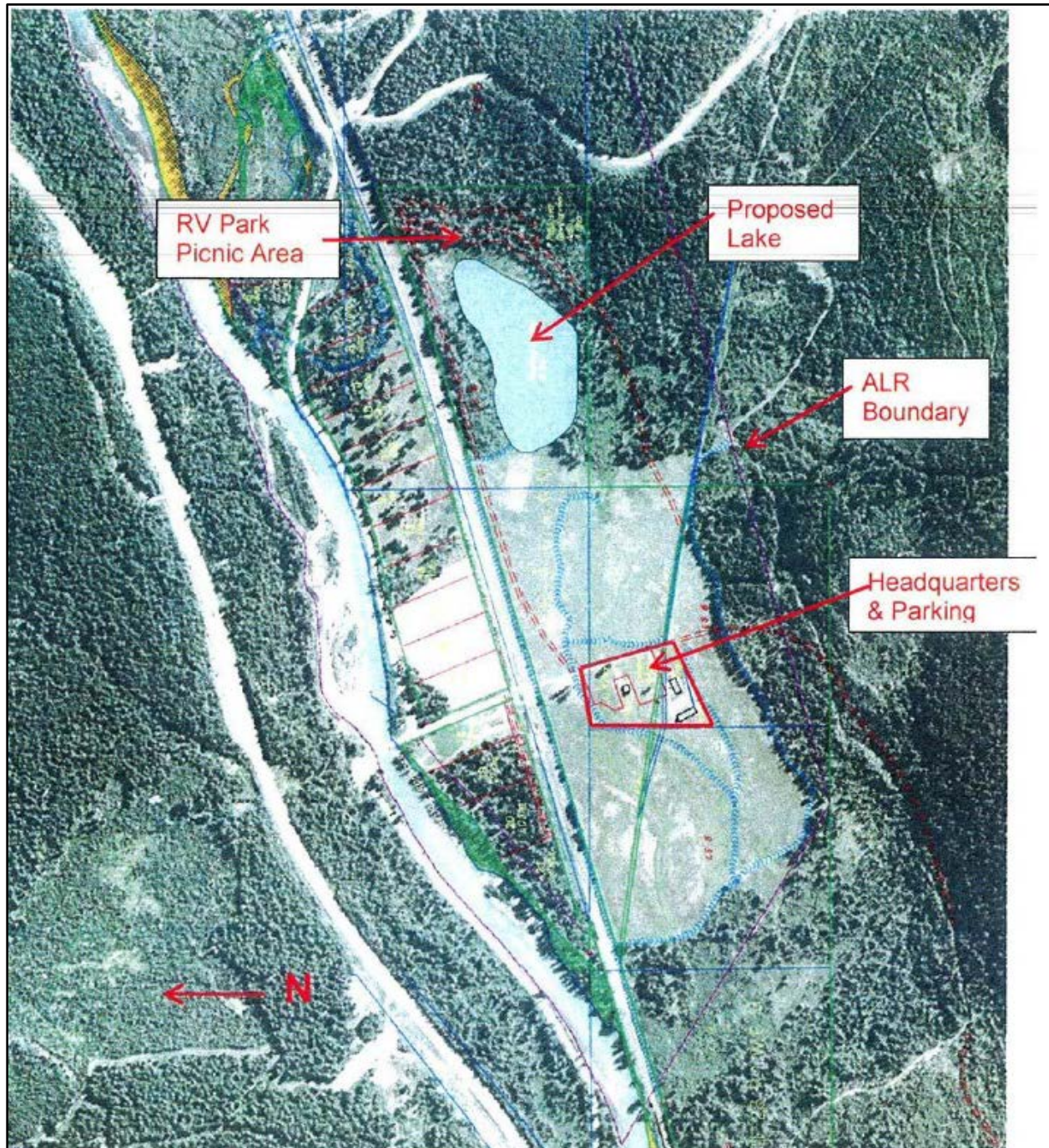
Re: Electoral Area B Amendment Bylaw Nos. 850-12 and 851-15 (Adventure Park)

Thank you for forwarding a draft copy of the Electoral Area B Official Community Plan (OCP) Amendment Bylaw No. 850-12 and Electoral Area B Zoning Amendment Bylaw No. 851-15 for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that Bylaw Nos. 850-12 and 851-15 (the “Bylaws”) are consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve regulations (the “Regulations”), and any decisions of the ALC.

Application History

The ALC has determined that the Bylaws are related to ALC Applications 53546 and 53547. In 2014, the ALC conditionally approved the subdivision of six properties into 21, one-ha lots for rural residential hobby farms (Resolution #255/2014), and to develop a 47 ha comprehensive resort commercial destination (the “Adventure Park”) (Resolution #254/2014). The conditions of approval included:

1. The subdivision be in substantial compliance with the plan submitted with the application;
2. The Adventure Park be in substantial compliance with the plan submitted with the application;
3. The subdivision plan must be completed within 3 years from the decision (i.e. September 4, 2017);
4. Development of the Adventure Park must be started within 3 years from the decision (i.e. September 4, 2017).

Figure 1 – 2014 Approval Map

As a result, the Columbia Shuswap Regional District (CSRD) prepared draft bylaws to accommodate the Adventure Park.

In 2016, the ALC reviewed the draft bylaws and advised the CSRD that several aspects of the proposal did not comply with the approval outlined in Resolution #254/2014 and that an exclusion application would be required in order to accommodate the proposed uses. To expedite the process, the applicant opted to amend the draft bylaws to eliminate uses

inconsistent with the ALCA and Regulations and concurrently submit an application for exclusion to the ALC.

ALC staff reviewed the draft bylaws (Bylaw Nos. 851-10 and 851-11) and confirmed the following aspects of the Adventure Park, as shown on Figure 2 and 3 to be consistent with the ALC's decision as per Resolutions #254/2014 and #255/2014:

- The location of the lake
- The location of the RV park
- The details of the buildings provided for in the development map (as shown in Figure 2), which includes:
 - Main base building (1500 m² footprint)
 - Main bike building (1500 m² footprint)
 - Main change-room/washroom (1500 m² footprint)
 - Lake service cabin (100 m² footprint)
 - Golf service cabin (100 m² footprint)
 - Stables (650 m² footprint)
 - Main campground building, including campground registration, washrooms/showers, retail and services associated with campground use (100 m² footprint)
 - Campground washroom (100 m² footprint)
 - Campground pit toilets (25 m² footprint)
 - Main activity area, including bike skills park and pump track, toddler's bike park, ogo/fish pipe
 - Campground, including RV and tent sites
 - Driving range
 - Lake, including surf area, beach volleyball, boating/canoeing, picnic area
- The CSRD's Zoning Amendment Bylaw Nos. 851-10 and 851-11
- For PID: 018-522-475, either a maximum of 100 accommodation units on the easterly 1-ha portion of the property, **OR** 30 cabins over the entire property

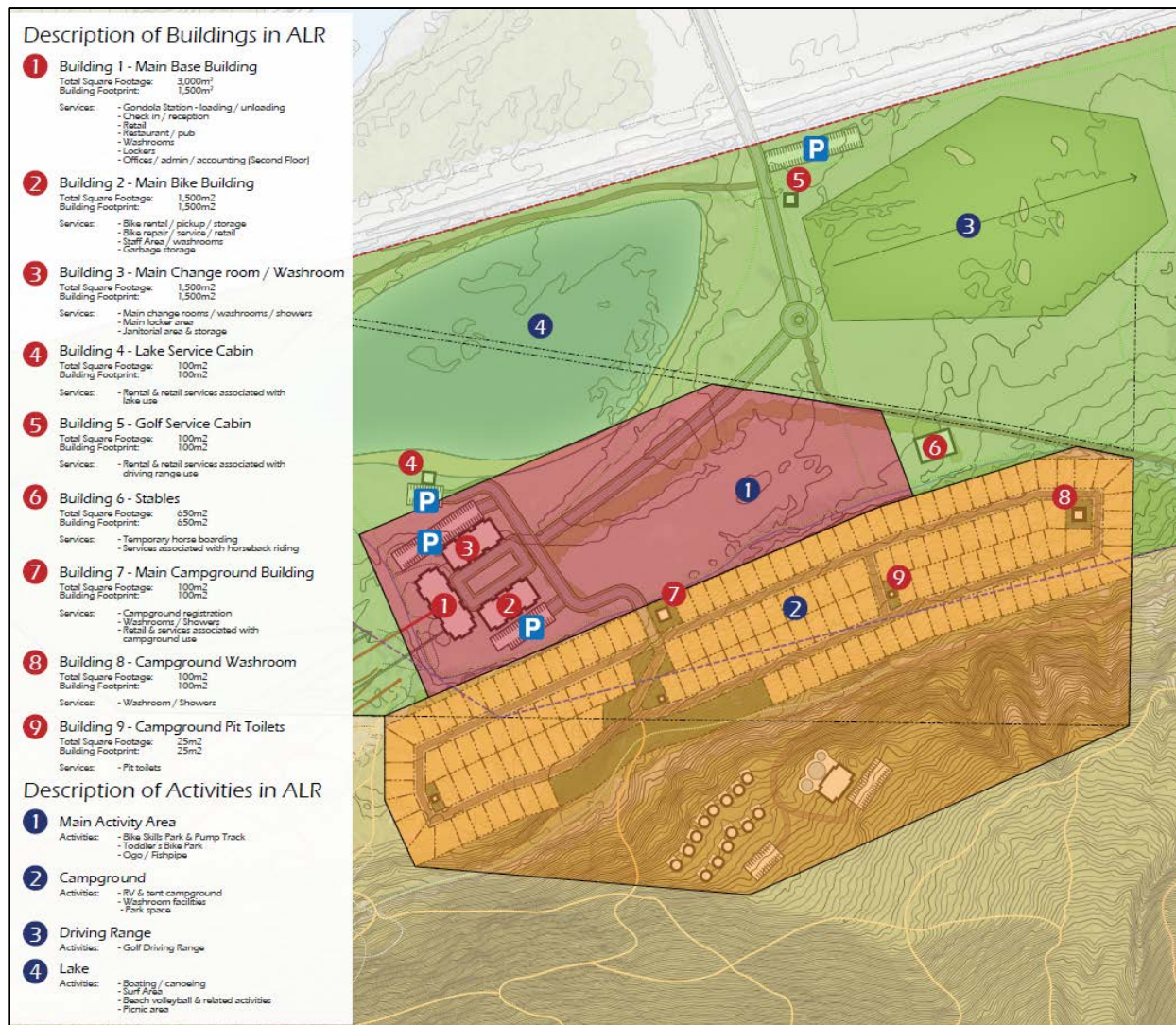
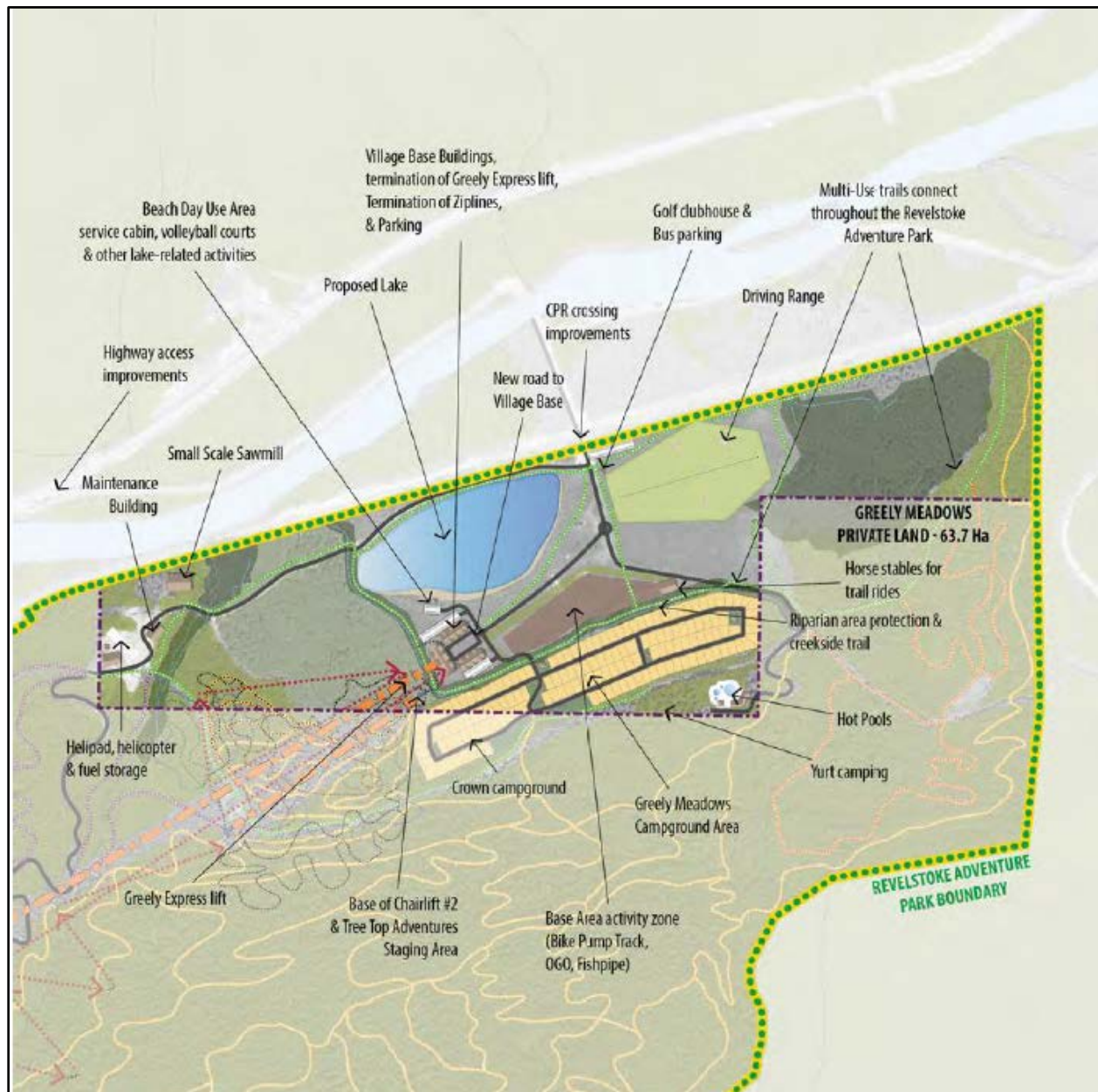
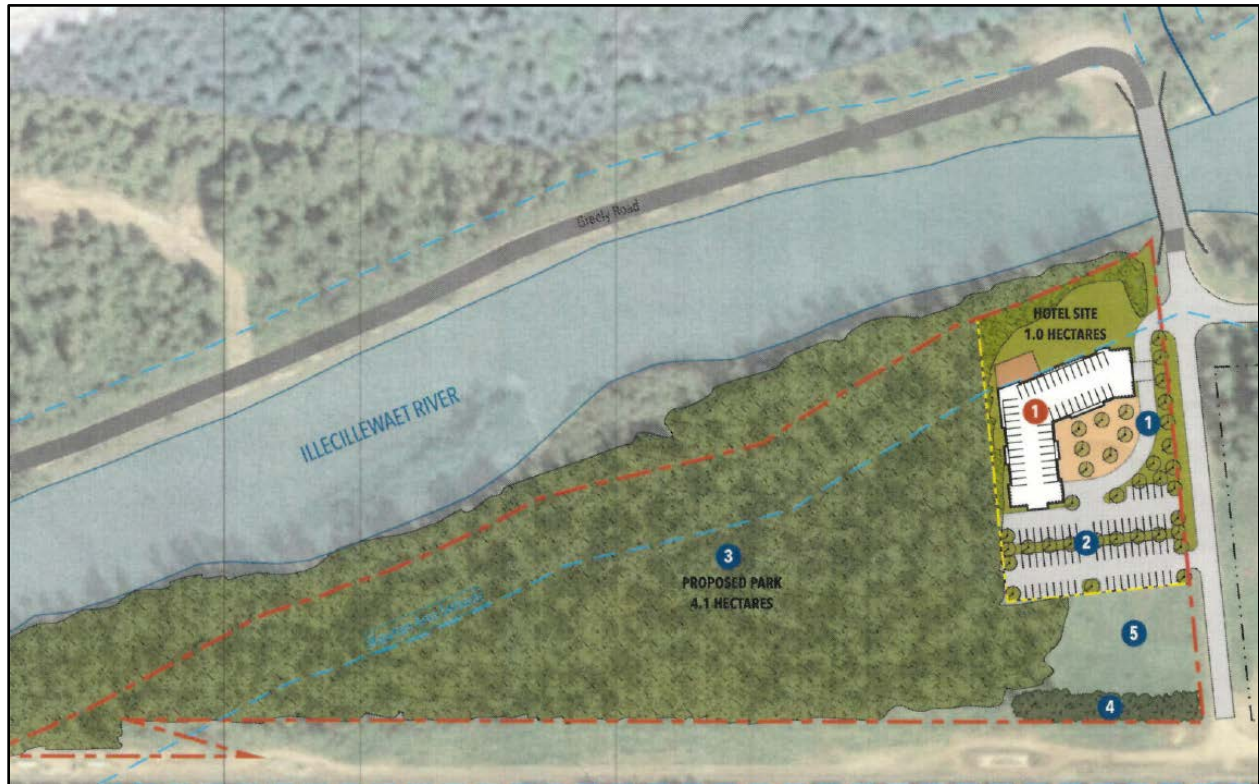
Figure 2 – Development Map for Base Area as approved by the ALC in 2017

Figure 3 – Development Map for south of Rail-Line as approved by ALC in 2017

In 2017, the ALC refused the exclusion application (ALC Application 55593) by Resolution #130/2017.

In May 2018, the applicant sent a letter to the ALC requesting to modify the number of lots approved for subdivision, to construct a hotel on a 1 ha portion of PID: 018-522-475, and to relocate components of the Adventure Park. At this time, ALC staff confirmed that the 1-ha hotel site, including a restaurant/pub, 100 accommodation units, 44 underground parking spaces and 68 above ground parking spaces, as shown in Figure 4, was consistent with Resolution #254/2014.

Figure 4 – Hotel Site approved by ALC in 2018



In October 2018, ALC staff confirmed that subdivision into 14 lots, rather than 21 lots, was consistent with Resolution #255/2014 and that the relocation of the 212 unit campground and 30 yurts was in substantial compliance with Resolution #254/2014.

Figure 5 – Subdivision Plan Approved by ALC in 2018

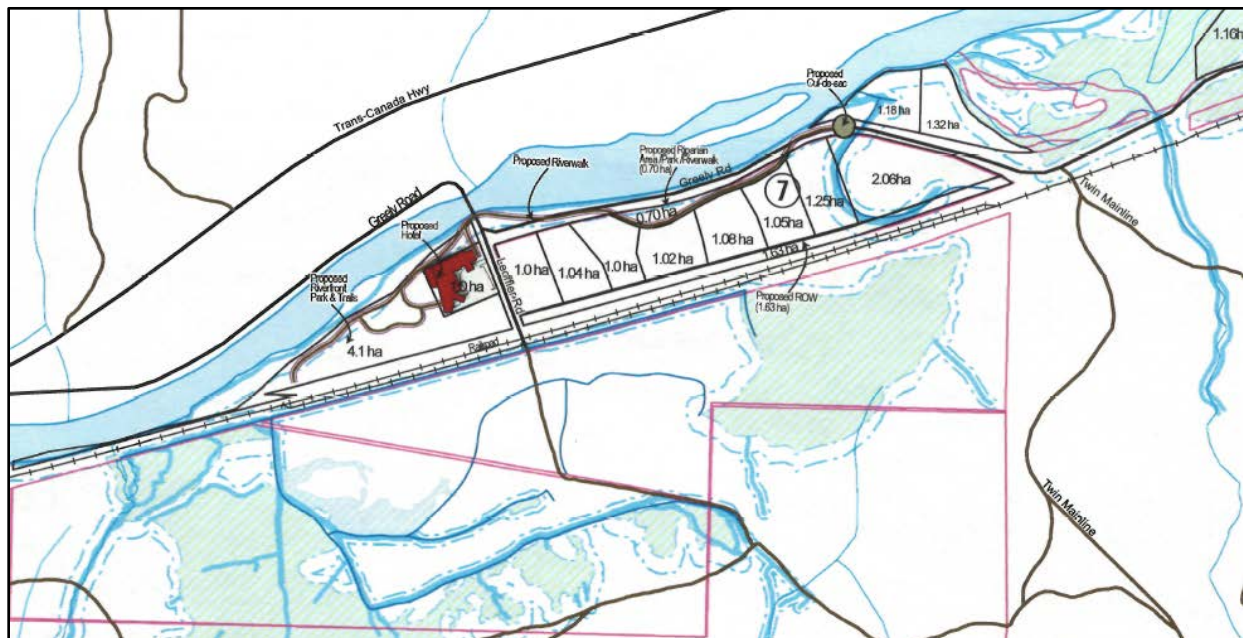
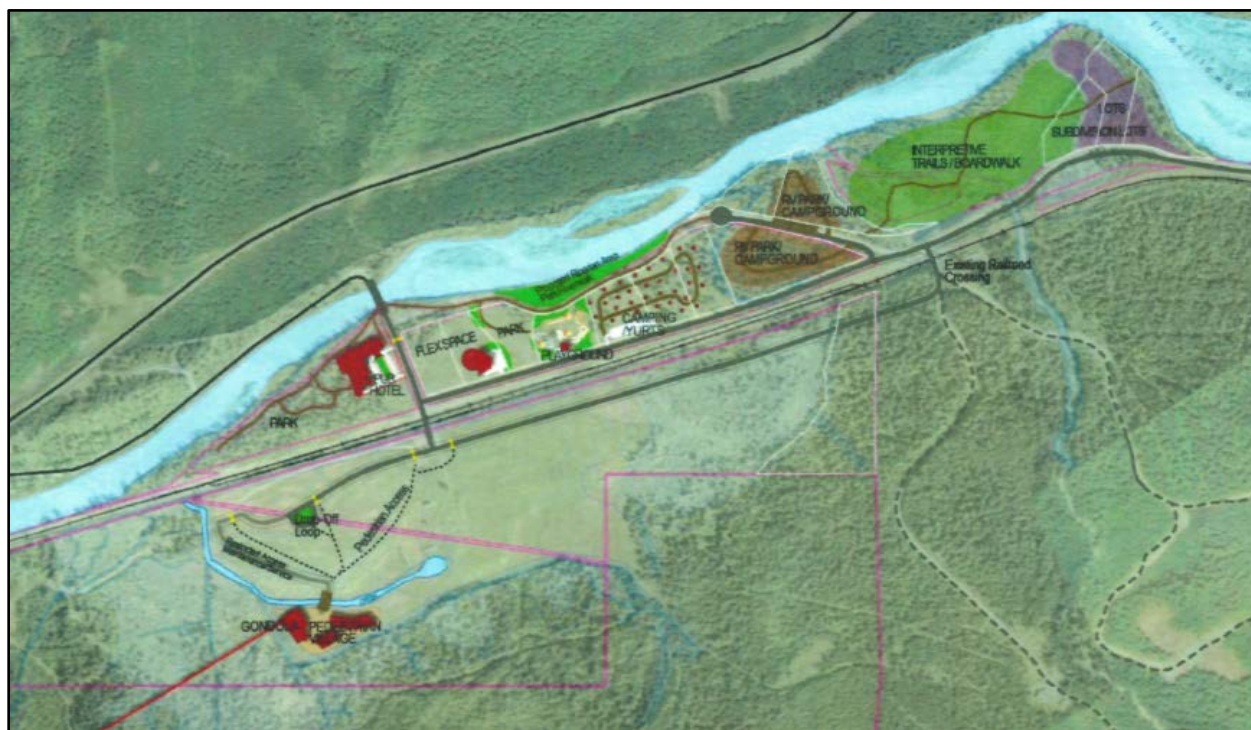


Figure 6 – Location for Campground and Yurts Approved by ALC in 2018

Current Bylaw Amendments

As the previous bylaw from 2016 did not contemplate the subdivision area north of the Canadian Pacific Rail (CPR) rail-line, the Bylaws are now proposing to re-designate and rezone this area to accommodate the uses permitted by Resolutions #254/2014 and #255/2014, including the 1-ha hotel and campground. The Bylaws were given first reading and referred to external agencies for review and comment on March 21, 2019.

The Bylaws re-designate several properties from Rural Resource (RSC) to Resort Commercial (RC) and rezone these properties from Rural Holdings (RH) to Comprehensive Development B4 (CDB4). The ALR properties impacted by the proposed Bylaws include the following:

OCP Amendment (Bylaw No. 850-12)	Zoning Amendment (Bylaw No. 851-15)
PID: 018-522-475 (portion north of rail-line)	PID: 018-522-475
PID: 016-775-988 (portion north of rail-line)	PID: 016-775-988
PID: 018-834-434	PID: 018-834-434
	PID: 016-777-883 (partially within the ALR)
	PID: 016-777-891 (partially within the ALR)
	PID: 016-777-905 (partially within the ALR)
	PID: 016-777-751 (partially within the ALR)

(Collectively referred to as the "Properties")

Figure 7 – Proposed OCP Amendment

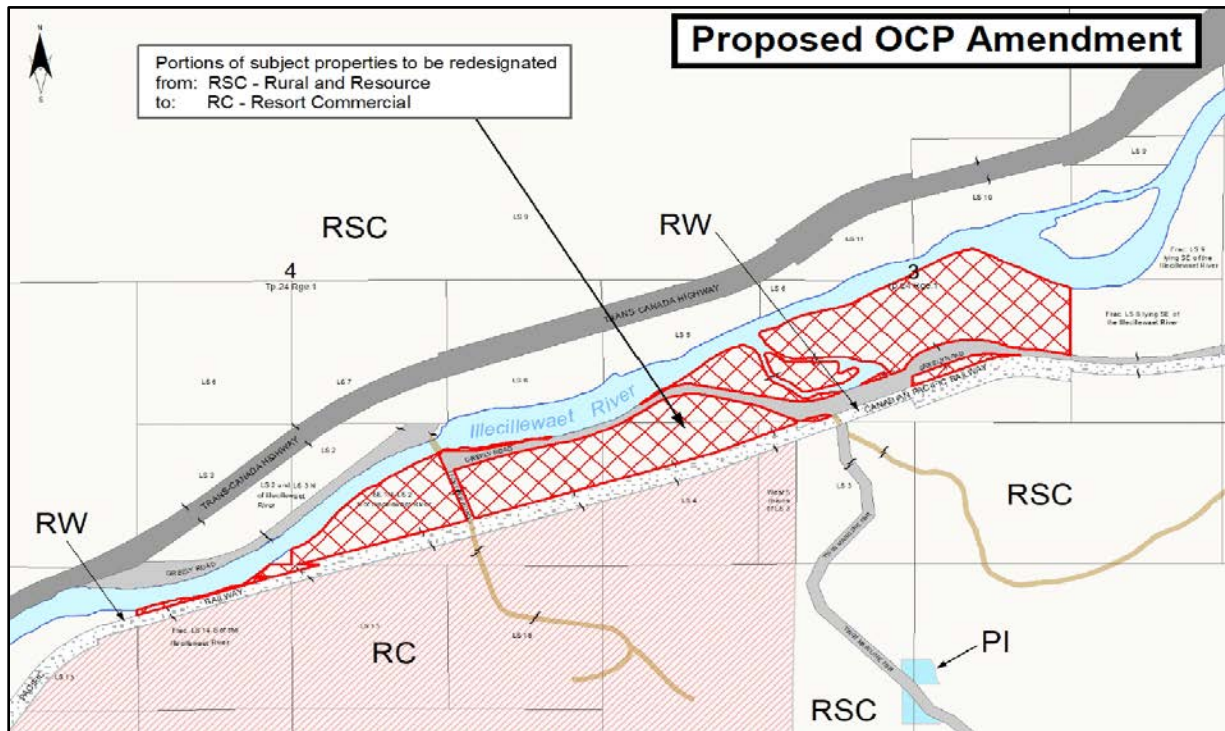
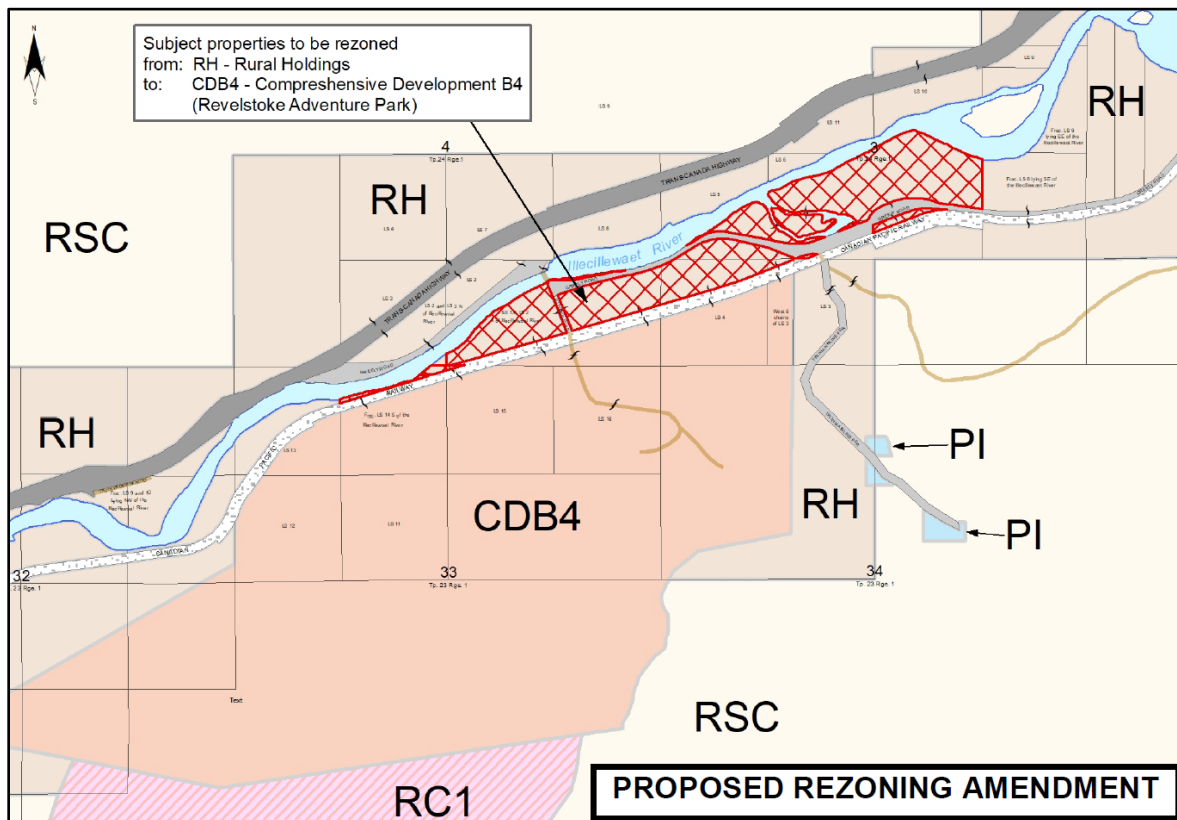


Figure 8 – Proposed Zoning Amendment



As part of the rezoning, Bylaw No. 851-15 also seeks to re-align existing Developments Areas and include new Development Areas for the CDB4 Zone.

The six Development Areas being proposed for the Properties include the following:

Development Area 1 – Activity Main Base Area

- Summary: main base camp activities including food, beverage, and retail stores
- ALR Properties Impacted: PID: 018-522-475, PID: 016-777-891, and PID: 016-777-905
- Permitted Principal Uses: agriculture, adventure amusement park, aerial adventure park, bike skills park, chair lift, full service base lodge, pub, restaurant (excluding drive-in restaurant), and recreational water activities
- Permitted Secondary Uses: accessory use, accessory building, commercial recreation, deck, **festival and event space**, guide and tour services, helipad, maintenance and storage facilities, open space, owner/operator dwelling, recreation amenities, service cabin and **swimming pool**

Development Area 2 – Greeley Meadows

- Summary: man-made lake with surfing and standing waves and swimming and boating activities, multi-use trails, **festival space**, horse stables, and **driving range**
- ALR Properties Impacted: south of rail-line of PID: 018-522-475, PID: 016-775-988, PID: 016-777-751 and PID: 016-777-891
- Permitted Principal Uses: agriculture, bike skills park, chair-lift/gondola, driving range, festival and event space, guide and tour services, horse boarding and riding stables, and recreational water activities
- Permitted Secondary Uses: accessory use, accessory building, adventure amusement ride, aerial adventure park, commercial recreation, deck, maintenance and storage facilities, open space, owner/operator dwelling, recreation amenities, service cabin, swimming pool, swimming platform, and **train station**

Development Area 3 – Hillside, Crown Land Activity Area & Mid-Mountain Lodge

- Summary: adventure park activities including mountain biking, tree top rope courses, zip lining, bungee jumping, sky swing, cliff top lodge including food and beverage service, retail, function rooms, and guest accommodations, gondola, camping, holiday cabins, and yurts
- ALR Properties Impacted: N/A
- Permitted Principal Uses: adventure amusement ride, aerial adventure park, bike skills park, bungee facility, chair lift, commercial recreation, hotel, and spa facilities
- Permitted Secondary Uses: accessory use, accessory building, camping yurts, campground, deck, helipad, heliport, holiday cabins, maintenance and storage facilities, open space, pub, recreation amenities, restaurant (excluding drive-in restaurant), service cabin, single family dwelling, small scale sawmill, staff accommodation, and vacation rental

Development Area 4 – Riverside Hotel & Restaurant

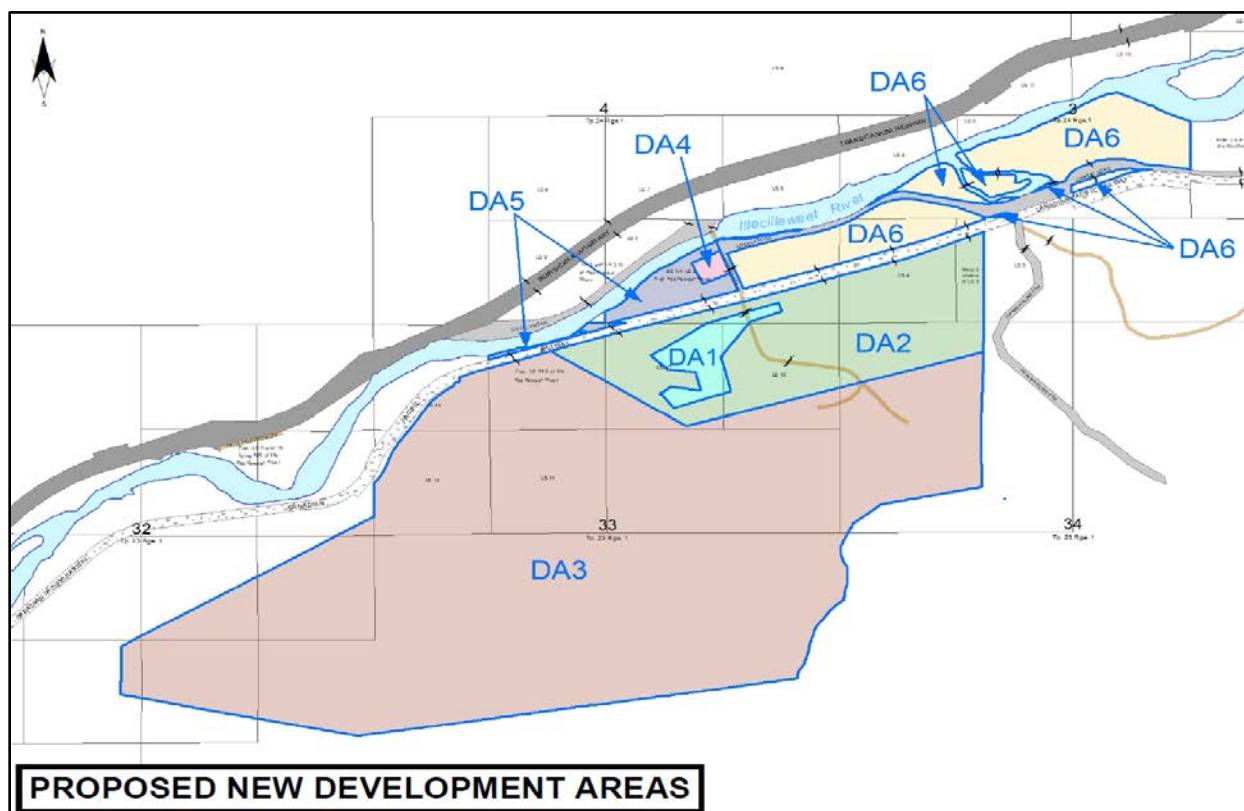
- Summary: area approved by the ALC for the riverside hotel and restaurant
- ALR Properties Impacted: portion of PID: 018-522-475
- Permitted Principal Use: hotel
- Permitted Secondary Uses: accessory use, accessory building, commercial recreation, deck, helipad, pub, restaurant (excluding drive-in restaurant), and recreation amenities

Development Area 5 – Park & Open Space

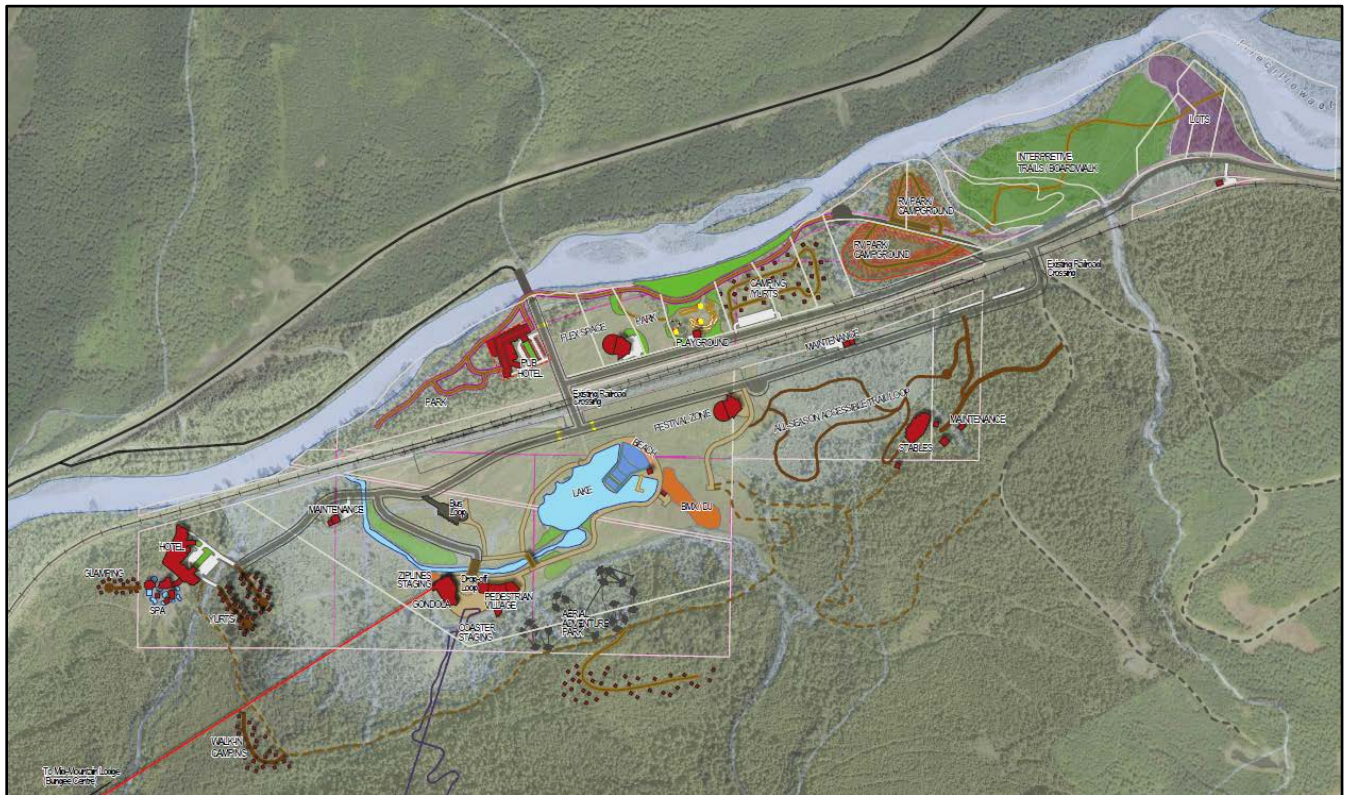
- Summary: park and open space
- ALR Properties Impacted: north of rail-line for PID: 016-777-883 and PID: 016-777-891 and northwestern portion of PID: 018-522-475, excluding the hotel site
- Permitted Principal Uses: agriculture and open space
- Permitted Secondary Uses: accessory use, commercial recreation, and recreation amenities

Development Area 6 – Campground & RV Park

- Summary: area approved by the ALC for subdivision into 14 lots and will include campground and RV Park, yurts, festival and event space
- ALR Properties Impacted: north of rail-line on PID: 016-775-988 and PID: 016-777-751 and all of PID: 018-834-434
- Permitted Principal Uses: agriculture, bed and breakfast, campground, camping yurt, **festival and special events space**, open space, **restaurant** (excluding drive-in restaurant), and single-family dwelling
- Permitted Secondary Uses: accessory use, accessory building, **adventure amusement ride, aerial adventure park**, bed and breakfast, commercial recreation, helipad, home occupation, recreation amenities, recreational water activities, service cabin, **swimming pool**, and vacation rental

Figure 9 – Proposed Development Areas**ALC Staff Comments**

In association with the Bylaws, the applicant has provided a current concept plan (the “Concept Plan”) (Figure 10). The Concept Plan and associated Bylaws primarily reflect one another; however, there are some uses provided on the Concept Plan which are not explicitly stated in the Bylaws and vice versa. The ALC has determined that the Concept Plan and/or Bylaws contain some uses which were not initially contemplated by the Commission. The following sections will directly address each of the proposed Development Areas and the associated Concept Plan.

Figure 10 – Current Concept Plan**Development Area 1**

The ALC recognizes that the Commission previously agreed to the use of this area for the Activity Main Base Area, which includes a number of non-farm uses, including food, beverage, and retail stores. However, the ALC notes that both a **swimming pool** and **festival space** are permitted as secondary uses, but are not outlined on the Concept Plan. The ALC requires that the swimming pool and festival space uses be removed from Section 5.11(2)(e) and (m) of Bylaw No. 851-15 as shown below:

2) The uses stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 1 as secondary uses, except as stated in Part 3: General Regulations:

- (a) Accessory Use
- (b) Accessory Building
- (c) Commercial Recreation
- (d) Deck
- (e) Festival and Special Event Space**
- (f) Guide and Tour Services
- (g) Helipad
- (h) Maintenance and Storage Facilities
- (i) Open Space
- (j) Owner/Operator Dwelling

- (k) Recreation Amenities
- (l) Service Cabin
- ~~(m) Swimming Pool~~

Development Area 2

The ALC recognizes that in 2017 it approved the relocation of the lake to the location shown on the Concept Plan. The ALC also recognizes that a driving range was approved in 2014, but is not identified on the Concept Plan. The applicant has advised that the driving range is to be located within the area identified as “festival zone” (where the Commission had approved its siting).

The Bylaws also propose a train station, swimming pool and festival zone, none of which were contemplated by the Commission.

After discussion with the applicant it was clarified that the train station is proposed to be located within the CP rail right-of-way. The ALC has no authority over railways as they fall under federal jurisdiction. For this reason, the ALC has no objection to the train station use.

The ALC requires that the swimming pool use be removed from Section 5.11(5) of Bylaw No. 851-15, as shown below:

5) The uses stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 2 as secondary uses, except as stated in Part 3: General Regulations:

- (a) Accessory use
- (b) Accessory building
- (c) Adventure Amusement Ride
- (d) Aerial Adventure Park
- (e) Commercial Recreation
- (f) Deck
- (g) Maintenance and Storage Facilities
- (h) Open Space
- (i) Owner/Operator Dwelling
- (j) Recreation amenities
- (k) Service Cabin
- ~~(l) Swimming Pool~~
- (m) Swimming Platform
- (n) Train Station

The ALC is amenable to the festival zone use, provided the applicant is aware that events in the ALR may occur under the following conditions described in Section 17 of the ALR Use Regulation:

17 The use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited as described in section 14 if all of the following conditions are met:

- (a) the event is conducted on agricultural land that is classified as a farm under the Assessment Act;*

(b) no permanent facilities are constructed or erected in connection with the event;

(c) parking for those attending the event

(i) is available on that agricultural land,

(ii) occurs only in connection with that event, and

(iii) does not interfere with the productivity of that agricultural land;

(d) no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;

(e) the event is of no more than 24 hours in duration;

(f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.

Development Areas 3, 4 and 5

Development Area 3 is not within the ALR, thus the ALC has no objection to the proposed uses within this area.

The ALC has previously agreed to the permitted uses outlined in the Bylaws for Development Areas 4 and 5, which includes hotel, restaurant, and accessory use for Development Area 5 and park and open space for Development Area 6, respectively.

Development Area 6

The ALC recognizes that in 2018 it approved subdivision into 14 lots and the relocation of the 212 unit campground and 30 yurts to Development Area 6. However, there are associated uses which have been identified in the Bylaws which have not been formally approved by the Commission, including **festival and events space**, **restaurant use**, **adventure amusement ride**, **aerial adventure park**, and **swimming pool**.

After discussions with the applicant, the ALC understands that the restaurant, adventure amusement ride, aerial adventure park, and swimming pool are all to serve the campground, RV Park, and yurts. For this reason, the ALC considers these uses to be a part of the campground use approved by the Commission. That being said, the ALC understands that these associated uses will be sized in a manner commensurate to the campground use.

As the applicant moves forward with the development, the ALC expects to be consulted to reconfirm that the proposed structures and/or uses are consistent with the Commission's approval.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to be 'Sara Huber', written in a cursive style.

Sara Huber, Regional Planner

Enclosure: BL850-12 and BL851-15 Referral Package

CC: Ministry of Agriculture – Attention: Kevin Murphy

51381m1

From: [Bandy, Mike ALC:EX](#)
To: [Huber, Sara ALC:EX](#)
Subject: FW: BL850-12 and BL851-15 Referral Package
Date: Monday, April 15, 2019 3:11:37 PM
Attachments: [image006.png](#)
[image008.png](#)

I think this one's for you!

Mike Bandy | Land Use Planner | Agricultural Land Commission
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6 | 604.660.7047
Mike.Bandy@gov.bc.ca | www.alc.gov.bc.ca

If you are not the intended recipient of this e-mail and attachments please notify the sender by return e-mail and delete the e-mail and attachments immediately. This e-mail and attachments may be confidential and privileged. Confidentiality and privilege are not lost by this e-mail and attachments having been sent to the wrong person. Any use of this e-mail and attachments by an unintended recipient is prohibited.

From: Murphy, Kevin J AGRI:EX
Sent: Monday, April 15, 2019 2:57 PM
To: 'Marianne Mertens'; Bandy, Mike ALC:EX
Cc: Bailey, Reed AGRI:EX
Subject: RE: BL850-12 and BL851-15 Referral Package

Hi Marianne:

Given that the Agricultural Land Commission previously approved the subdivision and non-farm use applications concerning the ALR portions of this development I'm not clear why this has been sent for comments.

With the increased interest in local food production and food security within the community of Revelstoke I anticipate new entrants to farming would have been interested in farming the agriculturally suitable properties within this development.

Regards,
Kevin Murphy, P.Ag.
Regional Agrologist

From: Marianne Mertens [mailto:mmertens@csrd.bc.ca]
Sent: Saturday, March 23, 2019 10:30 AM
To: Bandy, Mike ALC:EX; Murphy, Kevin J AGRI:EX
Subject: FW: BL850-12 and BL851-15 Referral Package

Agencies – ALC and Ministry of Agriculture

BL850-12 PL201900000008
BL851-15 PL201900000009

Good morning:

You are requested to comment on the attached bylaw for potential effect on your Agency's interests. We would appreciate your response by Tuesday April 23, 2019. If no response is received within that time, it will be assumed that your Agency's interests are unaffected.

Please note that the referral document is 504 pages and could not be sent in a pdf format as you would not be able to open it, also it will not be printed and sent in paper format. The links to all the documents are listed below. Also attached is a kmz file for those who require it.

Referral

17.1 Electoral Area B: Electoral Area B Official Community Plan Amendment (Illecillewaet Development Inc.) Bylaw No. 850-12 and Electoral Area B Zoning Amendment (Illecillewaet Development Inc.) Bylaw No. 851-15

- 1.[2019-03-21 Board_DS_BL850-12_BL851-15_Illecillewaet-Development-Properties.pdf](#)
- 2.[BL850-12_First.pdf](#)
- 3.[BL851-15-First.pdf](#)
- 4.[BL850 BL851 Excerpts BL850-12 BL851-15.pdf](#)
- 5.[Adventure Park Rezoning Proposal RS.pdf](#)
- 6.[Adventure Park Tenure Management Plan RS.pdf](#)
- 7.[ALC 2018-03-01 Letter RE-Uses.pdf](#)
- 8.[ALC 2018-10-19 Letter LC2487 Modification.pdf](#)
- 9.[Maps Plans BL850-12 BL851-15.pdf](#)

Have a great weekend

Marianne Mertens | Clerical Assistant
Development Services

COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978, 555 Harbourfront Drive NE, Salmon Arm, BC V1E 4P1

T 250.833.5924 | **F** 250.832.3375

E mmertens@csrd.bc.ca | **W** www.csrd.bc.ca



Please consider the environment before printing this e-mail

This e-mail is CONFIDENTIAL. If you are not the intended recipient, please notify me immediately and delete this communication, attachment or any copy. Thank you.



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: Dan Passmore

dpassmore@csrd.bc.ca

BYLAW No.: 850-12
851-15

DATE:
March 21, 2019

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

The City of Revelstoke has no concerns regarding this application.

Signed By:


Michael Coulson

Title: Planning Technician

Date: April 23rd, 2019

Agency: City of Revelstoke



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: Dan Passmore

dpassmore@csrd.bc.ca

BYLAW No.: 850-12

851-15

DATE:

March 21, 2019

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 see attached letter.

Signed By: *A. Ely*

Title *Specialist Environmental Health Officer*

Date: *26 April 2019*

Agency *I.H.A.*



Interior Health
Every person matters

April 26, 2019

Corey Paiement,
Columbia Shuswap Regional District
P.O. Box 978,
Salmon Arm, BC, V1E 4P1
cpaiement@csrd.bc.ca

Dear Corey Paiement:

**RE: Bylaw No.: 850-12 and 851-15
Proposed Revelstoke Adventure Park
354 Leoffler Road/Greely Road - Greely**

Thank you for the opportunity to provide comments on the current OCP amendment and rezoning applications for the proposed Revelstoke Adventure Park development. It is our understanding portions of the subject lands are within the Agriculture Land Reserve, which was established to protect land suitable for agriculture. The changes are being proposed in order to align with the proposed land uses which have received preliminary support from the Agricultural Land Commission.

Interior Health comments related to drinking water and wastewater servicing and housing needs provided in our July 29, 2016 letter still apply and have not changed. From the information provided with this application it seems work has progressed. However, there is not enough information to confirm our recommendations have been completed; hence, the previous comments still apply.

In addition to water, wastewater and housing comments we would like to highlight the importance and opportunity to support the local food system. Land suitable for agriculture is limited in the Revelstoke and CSRD Area B region, and there is currently local interest in accessing land to grow food. Preserving agricultural land is important because the ability to produce food locally contributes to food self-sufficiency and food self-sufficiency supports healthy eating. Food self-sufficiency in BC is increasingly important, as extreme weather will affect food production in California and elsewhere. Currently, California supplies 40%-50% of BC's imported fruits and vegetables. As such, we promote the importance of protecting agricultural land and the capacity of the community to grow food locally.

Despite some land suitable for agriculture being lost if this development were to be approved, there is also opportunity to support a healthier local food system and show-case local foods and food production. We strongly encourage Revelstoke Adventure Park to create policies which support healthy food systems and healthy eating to guide their development and business operations. For example:

- Minimize impact to any land not being used for the principle use to preserve it for potential future agricultural use, if needed.
- Consider agricultural activities on neighbouring properties, and work to minimize impacts. For example, considering potential impacts to beekeeping when making decisions about the products and activities that will be used to maintain the grounds.

- Agriculture is listed as a principle use in Development Areas 1, 2, 5 and 6 within the proposed Comprehensive Development B4 (Illecillewaet Development Inc.) zone. In Revelstoke, there is currently local interest in accessing land for growing food. Make small farm plots, available to small-scale farmers seeking land and include vegetable and herb garden space, edible landscaping (not fruit trees/bushes) and the growing of Indigenous food plants in portions of these Development Areas. These activities can help to mitigate the loss of agricultural land, showcase local foods and food production to visitors, and be a very local food source for resort food premises.
- Establish a Farmers' Market or produce/grocery store to service primarily the campsites and yurts to sell foods produced on site, neighbouring properties and the Revelstoke area.
- Provide primarily healthy food options and source local food products when available at all food service establishments on site to promote healthy eating and support the local food economy.

Revelstoke Adventure Park has an opportunity to support the capacity of the community to grow food locally and promote healthy eating. Physical (built) and operational environments, which support growing and selling healthy, locally grown foods, can be integrated into planning and design concepts to create a resort environment which promotes healthy activity, healthy foods and is working to support a healthier community. Interior Health can provide resources to assist with this type of planning.

If you have any questions or concerns please feel free to contact Anita Ely at 250-833-4114 or anita.ely@interiorhealth.ca or Linda Boyd at 250-549-5715 or linda.boyd@interiorhealth.ca.

Sincerely,



Anita Ely, BSc, BTech, CPHI(C)
Specialist Environmental Health Officer
Healthy Communities - Population Health



Linda Boyd, BSc (Dietetics)
Public Health Dietitian
Healthy Eating & Food Security – Population Health

Resources:

- [BC Land Matching Program](#) provides land matching and business support services to new farmers looking for land to farm, as well as landowners interested in finding someone to farm their land.
- Support to create healthier food environments is available from Interior Health through such programs as [Informed Dining](#) and [Healthier Choices in Vending Machines Policy](#).

BL851-15
PL20190000009

From: [Nugent, Tim TRAN:EX](#)
To: [Marianne Mertens](#); [Corey Paiement](#)
Cc: [jason Roe](#)
Subject: Bylaw No. 850-12 / 851-12 - Revelstoke Adventure Park Rezoning
Date: Friday, May 10, 2019 7:59:30 AM

Hi Marianne and Corey,

The ministry's interests are unaffected by the following proposed rezoning; "Electoral Area B Official Community Plan Amendment Bylaw No. 850-12" and the Electoral Area 'B' Official Community Plan Amendment Bylaw No. 850-12."

Thank you,

Tim Nugent | District Development Technician
Ministry of Transportation and Infrastructure
Rocky Mountain District - Cranbrook
Phone: 250-426-1667
Cell: 250-919-8341



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: Dan Passmore

dpassmore@csrd.bc.ca

BYLAW No.: 850-12
851-15

DATE:
March 21, 2019

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

Signed By: Mike Hooker

Mike Hooker

Date: April 1st, 2019

Title Superintendent of Schools

Agency School District #19 (Revelstoke)

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

Date: June 12, 2019

Time: 1430h

Place: Revelstoke Community Centre

Members Present:

Daren Corneliuson	Member
Mike Cummings	Member
Natelle Fitzgerald	Member
Brian Gadbois	Member
Janis Hooge	Member
Peter Humphreys	Member
Jim Maitre	Member
Kip Wiley	Member
David Brooks-Hill	CSRD Director, Electoral Area B
Andy Parkin	Alternate for Director

Staff Present:

Corey Paiement, Team Leader

Candice Benner, Planner I

Guests:

Jason Roe – Greeley Adventure Park, Assistant

Call to Order: 1430h

Additions to Agenda:

1. Robert's Rules of Order
2. Begbie Falls Campground
3. Vacation Rentals /TUP

Initial portion of meeting involved election of positions for APC

- **Selection of Chair:** Moved by Mike Cummings and resolved that Brian Gadbois take on position of chair, Chair by acclamation
- **Selection of Vice-Chair:** Moved by Brian Gadbois and resolved that Mike Cummings take on position of Vice-Chair, Vice-Chair by acclamation
- **Selection of Secretary:** Moved by Brian Gadbois and resolve that Janis Hooge take on position of Secretary; Secretary by acclamation

Adoption of Agenda:

Agenda Item: Zoning Amendment 851-15 and OCP Amendment 850-12 (Illecillewaet Development Inc)

Presentation from Jason Roe, covering:

- update on approval from ALC - approval to move forward, for nonfarm use, approval to move RV park, yurts and hotel
- outlined previous studies and permits
- listed activities requested under new non-farm use approval
- reviewed 2016 application
- ALC requested hotel site be restricted to one hectare site
- reason development area 3 was increased was because it took in areas outside of ALR
- development area 1 and 2 pretty much the same size
- previous approval for 21 lots, now down to 15
- further questions:
- two helipads for helicopter-based trips
- may use helicopter landings up at Albert Canyon for helisightseeing trips and helicopter trips within the tenure area
- a member raised concern for helicopter use and disturbance through the summer, asked about whether it would be used as a base area for independent operators, no definite answer

Proponent reviewed that no septic plans were in place for RV park, hotel, day use area

- member question about whether septic was designed for buildout or phased?

A: reports that consultant recommended several smaller systems, one at each location

- reports that IH recommended having backup
- member questions whether any infrastructure in place already?

A: reports that soil tests etc. are done already

- member asked about flood mitigation ideas?

A: reports geotech recommended no living space on the ground floor of the hotel; camping sites, since they are not considered permanent structures, are permitted in floodplain

Corey Paiement clarified about OCP amendment relevant to this development – study and engineering report would have to be done prior to building permit

- Director asked about where city water line is?

A: indicated on map, said they are proposing to move the water line cited Golder Report; had consultation with city engineer, mayor, CAO regarding use of city water; proposal was rejected as it included staff housing as consuming parties; use of city water would be required to go through city permit

- member sought clarification on staff housing

A: staff housing not permitted on ALR land within the area of this development; proponent has no plans for building staff housing elsewhere

- discussion re: phased process of development , ALC has an outside timeline of 3 years for development to start

- discussion regarding marketing/name etc.

- member question re: numbers for startup and permanent staff

A: that was part of the tenure application for the province, numbers available in that document

- member question re: seasonality of operation

A: Crown land tenure application only for summer season

member question re: staff accommodation through the winter?

A: housing for staff not allowed under current zoning; hotel not seen as being an early phase to provide any housing

- member question: about whether helicopter use would be restricted to Illecillewaet Valley, or whether RAP would be used as a base for other helicopter activity?

A: they reiterate they are not starting a helicopter company directly, but would be open to helicopter companies, for example, starting at the airport and landing at RAP; JR stated that they do not plan to take people from their area to another operator's tenure area

- member question re: railway crossing options, and what RAP preferred option is

A: they preferred a separated grade crossing; based on discussion with Tim Nugent (MOTI) requirement from CP is to fence railway; underpass not an option due to disturbance and water table issues

- member question re: highway access?

A: JR answer that engineering study has been done outlining acceleration/deceleration zone to reduce risks, did not have study available; for Crown tenure, had to indicate acceptable highway access

Moved by Peter Humphreys, seconded by Jim. Maitre that the APC recommend to the Board to approve the motions for Zoning and APC amendments, with recommendations to work on staff housing, keeping land within the ALR, work with CSRD to improve crossing – Cory Paiement clarified that CP will only make upgrades if there is traffic demand.

6 in favour

2 opposed

Motion carried.

The two members opposed concerned about lack of plans for staff housing.

David Brooks-Hill and RAP staff left meeting at 1600h

Agenda Item: Robert's Rules of Order, and relevance to our meeting format, will review prior to the next meeting.

Agenda Item: Begbie Falls Campground – members raised concern that neighbours in that area were not consulted.

Moved by Kip Wiley, seconded by Jim Maitre that the CSRD board send another letter to the province that continued development in surrounding areas should have more thorough public consultation. recommendation to the Board

8 in favour

0 opposed

Motion carried.

Agenda Item: Temporary Use Permit renewal 850-03

- staff clarified that residents have only one renewal for TUP
- confirmed that he is one of only 3 legal Vacation Rentals in CSRD Area B
- member suggested that CSRD have a logo or similar for VR owners to put on their advertising to indicate that they are in compliance with local bylaws

Moved by Peter Humphreys, seconded by Janis Hooze and resolved that the APC recommendation to the Board to approve issuance of Temporary Use Permit renewal

7 in favour

1 opposed

motion carried

The member opposed felt that the TUP system is a failure, and Vacation Rental bylaws should be either enforced or removed.

Moved by Kip Wiley and seconded by Mike. Cummings that the APC recommend to the Board that the fee for the above TUP renewal be waived, on the basis of unfairness to the few Vacation Rental operations that are working within the guidelines of the CSRD system.

8 in favour

0 opposed

motion carried

Adjournment 1645h.

CERTIFIED CORRECT



Chair

Secretary