



BOARD REPORT

TO: Chair and Directors

File No: BL 850-12
PL20190000008

BL 851-15
PL20190000009

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

DESCRIPTION: Report from Ken Gobeil, Senior Planner, dated August 27, 2019. 354 Leoffler Road, Greeley

RECOMMENDATION #1: THAT: "Electoral Area B Official Community Plan Amendment (Illecillewaet Development Inc.) Bylaw No. 850-12", be given third reading this 19th day of September, 2019;

RECOMMENDATION #2: THAT: "Electoral Area B Zoning Amendment (Illecillewaet Development Inc.) Bylaw No. 851-15", be given third reading, this 19th day of September, 2019

SHORT SUMMARY:

Illecillewaet Development Inc. is applying for an amendment to the Electoral Area B Official Community Plan Bylaw and Zoning Bylaw to incorporate proposed expansions of the Revelstoke Adventure Park. The Revelstoke Adventure Park is located east of Revelstoke at Greeley, south of the Trans-Canada Highway.

First reading of these bylaw amendments was given at the March 21, 2019 Board Meeting. During the July 18, 2019 Board meeting, the Official Community Plan amendment bylaw (Bylaw 850-12) received second reading; the zoning amendment (Bylaw 851-15) also received second reading as amended. At the July Board meeting staff were also directed to hold a public hearing which subsequently occurred on August 13, 2019.

VOTING: Unweighted Corporate LGA Part 14 (Unweighted) Weighted Corporate Stakeholder (Weighted)

BACKGROUND:

See previous board reports for relevant background information "2019-03-21_Board_DS_BL850-12_BL851-15_Illecillewaet-Development-Inc.pdf" and "2019-07-18_Board_DS_BL850-12_BL851-15_second_Illecillewaet-Development-Inc.pdf" attached.

POLICY:

See "BL850_851_Excerpts_BL850_BL851-15.pdf" attached.

FINANCIAL:

There are no financial implications to the CSRD as a result of this application. See "2019-03-21_Board_DS_BL850-12_BL851-15_Illecillewaet-Development-Inc.pdf" attached.

KEY ISSUES/CONCEPTS:

Public notification

As per the CSRD Development Procedures Bylaw No. 4001 notification was sent to adjacent property owners within 100m of the subject properties; an advertisement was issued in the local newspaper (Revelstoke Review) on July 31, and August 7, 2019; notification was posted on the CSRD website; and a copy of the newspaper notification was posted on the bulletin board at the public entrance of the CSRD office building.

Public Submissions

Staff received one written submission prior to the hearing, and one during the hearing. For a copy of the public hearing notes, and public submissions see "public_hearing_notes_2019-08-13_BL850-12_BL851-15.pdf" and "public_submission_BL850-12_BL851-15".

Public Hearing

Many questions were raised during the hearing about the proposed development and how it would address specific concerns. During the hearing the representative of the applicant was in attendance and answered questions as they were presented and spoke to concerns. Many of the comments and questions were based on the following:

Eco-Systems and Wildlife

- The potential affects this development could have on the wildlife habitat and potential harm from human/wildlife interactions; and,
- Lands in Development Area 6 could not be developed because the land has eroded and become part of the river, it was in the floodplain, or was a swampy marsh.

The management plan for the Revelstoke Adventure Park includes safe practices to avoid human/wildlife interactions. Floodplain exemptions, hazard land development permits, and provincial approvals required before construction can begin.

Part of the Official Community Plan Amendment Bylaw 850-12, includes a Hazardous Lands Development Permit Area (*Flood and Debris Flow Area*) for the development site to ensure concerns about floodplains are addressed prior to development. Riparian Area Development Permit requirements would address concerns about risks to the ecosystem for proposed development, and the floodplain provisions of the Zoning Bylaw would address concerns.

The Ministry of Forests Lands Natural Resources and Rural Development submitted recommendations and requirements for the proposed development that provides direction about how the ecosystem, and wildlife issues should be addressed by the developer.

Transportation and Infrastructure

- The intersection of Greely Road and the Trans-Canada Highway;
- Railway crossing in the subject property; and,
- Water and Sewer.

The Ministry of Transportation and Infrastructure require the applicant to improve the intersection of Greely Road and the Trans-Canada Highway before any development begins. Improvements include a

westbound left-hand turn lane, eastbound deceleration and acceleration lanes, on the Trans-Canada Highway; and alignment and visibility improvements to Greely Road.

CP Rail require the applicant to install a fence along the railway and to clear vegetation for improved line of site. The applicant has indicated that their management plans include having a staff person help direct traffic across the railway when needed.

There are no plans to connect to any City of Revelstoke Infrastructure.

City of Revelstoke

Although the City of Revelstoke provided a written referral response on proposed bylaws on April 23, 2019; City staff and some elected officials attended the hearing to provide additional comments, including:

- Support for the options in the rezoning for staff housing;
- The proposed development compliments the city and CSRD's economic development wayfinding project;
- Requested the developer to be conscious of wildlife and bears during construction and operation of the adventure park; and,
- Requested to be involved in the water and sewer planning to ensure the City of Revelstoke water source and water infrastructure are not negatively affected.

Staff have spoken to the City of Revelstoke and will refer future development applications to the City for comment.

Little Shuswap Lake Indian Band

At the July 18, 2019 Board meeting, staff noted a request from the Little Shuswap Lake Indian Band for more time to review the bylaw amendment referral before they could provide comment. The applicants subsequently spoke with the Little Shuswap Lake Indian Band to address any potential concerns directly. On August 13, 2019 the Little Shuswap Lake sent the CSRD confirmation that the applicants have addressed their concerns at this time.

The Little Shuswap Lake Indian Band requested updates as the application progresses and a copy of CSRD committee and Board reports.

Staff will follow up with the Little Shuswap Lake Indian Band after the decision of adoption has been made and provide the link to CSRD Board agenda for this application.

SUMMARY:

Staff recommend that Official Community Plan Amendment Bylaw No. 850-12 and Zoning Amendment Bylaw No. 851-15 be given third reading for the following reasons:

- The application meets the commercial objectives of the Official Community Plan;
- The proposal is an extension of the previous approvals given on adjacent properties south of the CP rail corridor;
- All comments from applicable agencies and First Nations have been addressed;
- There have been no new matters raised during the public notification and hearing process; and,
- Some of the matters will be considered and addressed as part of the review and approval process for future permits and subdivision when the development proceeds.

IMPLEMENTATION:

See "2019-03-21_Board_DS_BL850-12_BL851-15_Illecillewaet-Development-Inc.pdf" and "2019-07-18_Board_DS_BL850-12_BL851-15_Illecillewaet-Development-Inc.second"pdf attached.

If the Board supports third reading of proposed bylaws 850-12 and 851-15 and approves the staff recommendation staff would submit the Zoning Amendment Bylaw No. 851-15 to the Ministry of Transportation and Infrastructure for approval. The Ministry has previously indicated that it is prepared to sign Bylaw No. 851-15. Staff will also provide an update to the Little Shuswap Lake Indian Band.

COMMUNICATIONS:

Staff posted advertisements in the July 31, and August 7, 2019 editions of the Revelstoke Review newspaper; letters were mailed to landowners within 100 metres of the subject properties; and a notice was posted on the bulletin board in the main entrance to the CSRD office.

See "public_hearing_notes_2019-08-13_BL850-12_BL851-15_redacted.pdf" for a copy of the notes taken during the August 13, 2019 public hearing.

See "public_submissions_BL850-12_BL851-15_redacted.pdf" for a copy of redacted comments received regarding the proposed bylaw amendments.

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

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

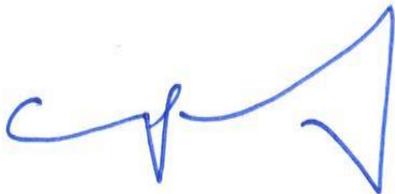
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area B Official Community Plan Bylaw No. 850
2. Electoral Area B Zoning Bylaw No. 851
3. Development Services Procedures Bylaw No. 4001

Report Approval Details

Document Title:	2019-09-19_Board_DS_BL850-12_BL851-15_Illecillewaet_third.docx
Attachments:	<ul style="list-style-type: none"> - BL850-12_third_Illecillewaet-Development-Inc.pdf - BL851-15_third_Illecillewaet-Development-Inc.pdf - 2019-07-18_Board_DS_BL850-12_BL851-15_second_amended_Illecillewaet-Development-Inc(1).pdf - BL850-12_second_Illecillewaet-Development-Inc.pdf - BL851-15_second_amended_Illecillewaet-Development-Inc.pdf - 2019-03-21_Board_DS_BL850-12_BL851-15_Illecillewaet-Development-Inc.pdf - BL850-12_first_Illecillewaet-Development-Inc.pdf - BL851-15_first_Illecillewaet-Development-Inc.pdf - BL850_BL851_Excerpts_BL850-12_BL851-15.pdf - Adventure_Park_Rezoning_Proposal_RS.pdf - Adventure_Park_Tenure_Management_Plan_RS.pdf - ALC_2018-03-01_Letter_RE-Uses.pdf - ALC_2018-10-19_Letter_LC2487_Modification.pdf - Applicant_Letter_Referral_Responses_2019-06-20_BL850-12_BL851-15.pdf - public_hearing_notes_2019-08-13_BL850-12_BL851-15.pdf - public_submissions_BL850-12_BL851-15.pdf - Agency_Referral_Responses_BL850-12_BL851-15.pdf - Maps_Plans_BL850-12_BL851-15.pdf
Final Approval Date:	Sep 9, 2019

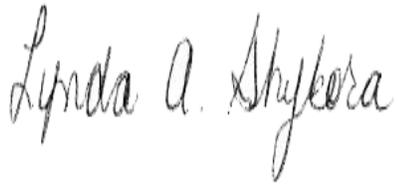
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



Gerald Christie

A handwritten signature in cursive script that reads "Lynda A. Shykora".

Lynda Shykora

A handwritten signature in cursive script that reads "C.A. Hamilton".

Charles Hamilton