



COLUMBIA SHUSWAP REGIONAL DISTRICT

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Notes of the Public Hearing held on Tuesday, August 13, 2019 at 6:00 PM at the Revelstoke Community Centre, 600 Campbell Ave, Revelstoke, BC regarding the Electoral Area B Official Community Plan Amendment (Illecillewaet Development Inc.) Bylaw 850-12 and the Electoral Area B Zoning Amendment (Illecillewaet Development Inc.) Bylaw 851-15

Present: Chair, David Brooks-Hill – Director, Electoral Area B, CSRD
Corey Paiement – Team Leader Planning Services, CSRD
Ken Gobeil – Senior Planner, CSRD
18 Members of the Public

Director Brooks-Hill introduced himself, and identified himself as Chair for the hearing; introduced CSRD staff; welcomed everyone; and called the hearing to order at 6:09 PM. Following the introductions, Chair advised all persons who believe their interests may be affected by the proposed bylaw amendments 850-12 and 851-15 shall be given the opportunity to be heard or present written submissions pertaining to the proposed amendment bylaws.

Senior Planner explained the legal requirements for notifications regarding the proposed bylaw amendments noting the ads had been placed in the July 31 and August 7 editions of the Revelstoke Review Newspaper, and that notices were mailed to all owners of property within 100 metres of the subject properties for the proposed bylaw amendments. Senior Planner also stated that the notes from this hearing would be presented to the Board of Directors at the September 19, 2019 meeting.

Senior Planner explained the proposed amendment to the Electoral Area B Official Community Plan Bylaw No. 850, and the Electoral Area B Zoning Bylaw No. 851. The proposed amendments would change the land use designation in the Official Community Plan from 'RSC-Rural and Resource' to 'RC-Resort Commercial' for the subject properties. The subject properties would also be rezoned from 'RH-Rural Holdings' to 'CDB4-Comprehensive Development B4' (Revelstoke Adventure Park); The regulations of the CDB4 zone would also be amended to include changes in Development Areas to correspond with updated operation plans.

Senior Planner provided a summary of the agency referral comments received regarding the proposed amendments.

Chair opened the floor for comments.

[REDACTED] - supports the application.

[REDACTED] Revelstoke – summarized concerns that she explained in a written submission emailed earlier and included as a Public Hearing submission. The concerns included Highway access, the CP railway crossing on the property, and protection of wildlife, both during construction, and when the adventure park is operating.

J. Roe, Agent representing the application (Agent) – responded to the concerns and offered to provide additional information directly to [REDACTED] after this public hearing.

[REDACTED] - supports the proposed amendments and the provisions for staff housing. The proposal compliments the economic development wayfinding project being done by the City of Revelstoke and the CSRD. She also asked the developer to be conscious of wildlife and bears.

[REDACTED] – does not support city of Revelstoke annexing the subject properties. Development Areas 4 and 6 are not developable because they are wetlands and within the floodplain.

Agent – development plans need to encompass all lands, and each lot has developable areas. Annexation has not been requested and is not part of the development and not being considered at this public hearing.

[REDACTED] – the City of Revelstoke would like to work with the applicant and CSRD for infrastructure needs related to the proposed development.

[REDACTED] – asked the developer why the plans have changed since the original application in 2016. He stated that Development Area 6 is not possible because it is in the river.

Agent – there is developable area in all lots, and all lands needed to be accounted for in their application. Agent gave a brief recap of events that lead to the proposed bylaw amendments. The amendments proposed also accommodate concerns noted in the 2016 public consultation and application review process.

[REDACTED] – asked the applicant for clarification on the proposed development areas and layout of the Revelstoke Adventure Park. He then asked why staff members from the City of Revelstoke were in attendance and why joint infrastructure planning is needed.

There was a general discussion between [REDACTED] CSRD staff, and [REDACTED] on the existing the water line and infrastructure owned by the City of Revelstoke, on the water and in the general vicinity of the area; the proposed water source; the watershed; and benefits of local government cooperation.

[REDACTED] – asked the applicant how the development would be serviced and whether or not any services were required from the City of Revelstoke for short term, and long term plans.

Agent – no utilities from the City of Revelstoke are required for short term or long term plans. Water and sewer services would be on-site systems built to Interior Health and Ministry of Environment standards. An application for electricity has been made.

[REDACTED] – there is no capacity for additional electricity users. He also asked the applicant for a timeline on improvements to the Trans-Canada Highway.

Agent – electricity can be provided, but the process of upgrading infrastructure for additional capacity would not begin until construction of the Revelstoke Adventure Park is underway.

Upgrades to the highway are required as a condition of subdivision the Ministry of Transportation and Infrastructure, construction of the development could not begin until the highway improvements are made.

██████ – asked for clarification on improvements to the highway.

Agent – provided additional details about acceleration and deceleration lanes required for highway improvements.

██████████████████ – there was not enough community involvement for this application, and that an open house should have been held before the public hearing.

Agent – summarized all public opportunities for involvement, outreach, and notifications that have been for provincial and local government applications done since planning for the Revelstoke Adventure Park began in 2016. Development of this nature takes a lot of work and it is a long time after a public hearing before construction begins. There has also been lots of public process through Crown land review and the approval of the Management Plan, and the previous rezoning application to the CSRD.

██████ – asked the applicant to provide more information on the history of the development, application process, and development plans.

Agent – agreed to provide ████████ with more information after this public hearing.

██████████████████ – gave a written submission and did not provide a verbal summary. The submission will be included as part of the report about this public hearing.

Chair called for comments

Chair made a second call for comments

Chair made a third call for comment and noted after this public hearing is closed the CSRD would not consider new comments.

Hearing none, Chair thanked everyone for coming and closed the public hearing at 6:41 PM

CERTIFIED as being a fair and accurate report of the public hearing

*Original Signed

Director David Brooks-Hill
Public Hearing Chair

Ken Gobeil
Senior Planner