



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

October 19, 2018

Reply to the attention of Celeste Barlow
ALC Application: 53546 & 56547

<input type="checkbox"/> Works <input type="checkbox"/> US <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda <input type="checkbox"/> In Camera <input type="checkbox"/> Other Mtg	File #
FEB - 5 2019		
<input type="checkbox"/> Ec Dev <input type="checkbox"/> IT <input type="checkbox"/> Parks <input type="checkbox"/> SEP <input type="checkbox"/> HR <input type="checkbox"/> Other	RECEIVED <input type="checkbox"/> Staff to Report <input type="checkbox"/> Staff to Respond <input type="checkbox"/> Staff Info Oly <input type="checkbox"/> Dir Mailbox <input type="checkbox"/> Dir C	Ask Sent: <input type="checkbox"/> Fax <input type="checkbox"/> Mail <input type="checkbox"/> Email

Jason Roe
DELIVERED ELECTRONICALLY

Dear Mr. Roe:

Re: Modifications to Resolution #255/2014 and Resolution #254/2014

The Agricultural Land Commission (the "ALC") is in receipt of your May 23, 2018 and July 12, 2018 email which proposes to:

- Modify to the number of lots approved for subdivision by Resolution #255/2014; and
- Relocate components of the non-farm use approved by Resolution #254/2014.

Each approval will be addressed separately below.

Resolution #255/2014

By Resolution #255/2014 the Commission approved Illecillewaet Developments Inc. (the "Applicant") to subdivide 21, one (1) hectare lots off of six properties for the purpose of developing rural residential hobby farms. In your May 23, 2018 correspondence you propose to modify the approved 21 lot subdivision to a 14 lot subdivision following a required environmental assessment.

This is to advise that the ALC considers the attached Schedule A: Site Plan, dated May 23, 2018 and titled "Revelstoke Adventure Park Master Plan Concept Plan – Subdivision (14 lots)" to be in substantial compliance with Resolution #255/2014. The ALC has no objection with you proceeding as proposed based on the attached Schedule A: Site Plan (subject to local government approval).

Resolution #254/2014

By Resolution #254/2014 the Commission approved the Applicant to develop a comprehensive resort commercial destination on six properties over 47 ha. In your July 12, 2018 correspondence you propose the move the approved 212 unit campground/30 yurts to another location on the property as noted on the attached plan.

This is to advise that the ALC considers the attached Schedule B: Site Plan, dated March 2018 and titled "Revelstoke Adventure Park Master Plan Preferred Concept" to be in substantial compliance with Resolution #254/2014. The ALC has no objection with you proceeding as proposed based on the attached Schedule B: Site Plan (subject to local government approval).



Agricultural Land Commission

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Please direct further correspondence with respect to this inquiry to Celeste Barlow at
ALC.Okanagan@gov.bc.ca.

Yours truly,

A handwritten signature in black ink that reads 'Celeste' in a cursive script.

Celeste Barlow, Land Use Planner

Enclosures: Schedule A: Site Plan
Schedule B: Site Plan
Email Correspondence

Cc: Columbia Shuswap Regional District (File: LC2487B)

[illegible]

May 23 2018

1:7,500



Legend

- Paved Roads
- Resource Roads
- RAP Crown Land Tenure
- Creeks
- Watershed
- ENKOH - RAP Ownership Parcels
- Agriculturally Modified Wetland
- Wetland Swamp
- SPEA Subsets

Prepared for:



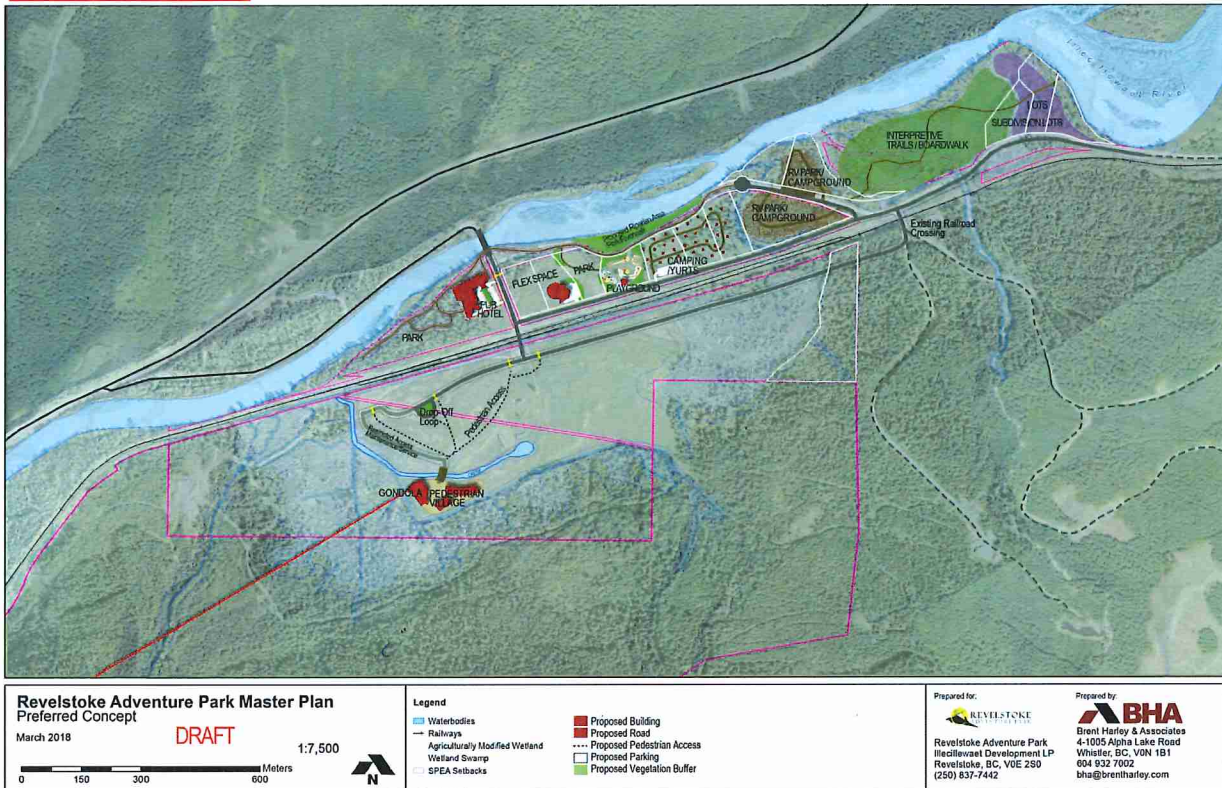
**Revelstoke Adventure Park
Illecillewaet Development LP
Revelstoke, BC, V0E 2S0
(250) 837-7442**

Prepared by:



Brent Harley & Associates
4-1005 Alpha Lake Road
Whistler, BC, V0N 1B1
604 932 7002
bha@brentharley.com

Schedule B: Site Plan



From: gwoods@blktie.ca
To: [Barlow, Celeste ALC:EX](#)
Cc: ["Jason Roe"](#)
Subject: RE: Revelstoke Adventure Park
Date: Friday, October 12, 2018 2:42:08 PM

Hi Celeste,

As we have mentioned to you we are hoping to submit our preliminary subdivision plans to the CSRD as soon as possible and we can submit our preliminary subdivision plans to the ALC at the same time. To do this we would like a 6 month extension please to give us a buffer for any unexpected delays/given you have indicated it would be unlikely any further extensions would be granted.

Once we have submitted our preliminary subdivision plans the timeframe for it to be finalized will be in the hands of the CSRD as you will appreciate they have to review, consult with MOTI etc prior to approving it.

Kind regards,

Gemma

From: Barlow, Celeste ALC:EX <Celeste.Barlow@gov.bc.ca>
Sent: October 12, 2018 1:11 PM
To: 'gwoods@blktie.ca' <gwoods@blktie.ca>
Cc: 'Jason Roe' <jroe@blktie.ca>
Subject: RE: Revelstoke Adventure Park

Hi Gemma,

Given the amount of time that has gone by from your original extension request for conditions 3. of ALC Application 53547, would you please be able to provide me with a new date in which you will be able to submit the subdivision plan to the ALC (keeping in mind that there likely will not be any extensions following this request).

Thanks,

Celeste

Celeste Barlow | Planner | Agricultural Land Commission
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6 | T 604.660.7046
Celeste.Barlow@gov.bc.ca | www.alc.gov.bc.ca

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recipient is prohibited.

From: gwoods@blktie.ca [mailto:gwoods@blktie.ca]
Sent: Friday, October 12, 2018 10:35 AM
To: Barlow, Celeste ALC:EX
Cc: 'Jason Roe'
Subject: RE: Revelstoke Adventure Park

Hi Celeste,

That would be great and would make our week!

We look forward to hearing from you further.

Thanks,

Gemma

From: Barlow, Celeste ALC:EX <Celeste.Barlow@gov.bc.ca>
Sent: October 12, 2018 10:28 AM
To: 'gwoods@blktie.ca' <gwoods@blktie.ca>
Cc: 'Jason Roe' <jroe@blktie.ca>
Subject: RE: Revelstoke Adventure Park

Hi Gemma,

My goal is to get it done by end of day today.

Sincerely,

Celeste

Celeste Barlow | Planner | Agricultural Land Commission
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6 | T 604.660.7046
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From: gwoods@blktie.ca [mailto:gwoods@blktie.ca]
Sent: Friday, October 12, 2018 10:27 AM
To: Barlow, Celeste ALC:EX
Cc: 'Jason Roe'
Subject: RE: Revelstoke Adventure Park

From: gwoods@blktie.ca
To: [Barlow, Celeste ALC:EX](#)
Cc: [jroe@blktie.ca](#)
Subject: Revelstoke Adventure Park
Date: Thursday, July 12, 2018 1:19:20 PM
Attachments: [Fwd Revelstoke.msg](#)
[CD Zone Approval - Copy.pdf](#)
[11.a. 2015-Greely-RAP-Map-Final-FullLEG 8.5x11-Landscape.png](#)

Hi Celeste,

Thank you for your email. Apologies in the delay in responding.

As per my earlier email to you (attached again for your ease of reference) and the attached map, our best case scenario would be to propose the move of the approved 212 unit campground/30 yurts (under our non-farm ALC approval) to this subdivision land (south of the railway). This proposal sees our subdivision lots be increased in size (for several reasons, including environmental) and we consider that the larger lot sizes may be more advantageous to agriculture as it would allow for greater potential for the return of the land to agricultural land in the future than the smaller 17 lot sizes (which is the total once you remove the 4 lots which have now been approved for the hotel/park by the ALC).

We consider that this is simply moving the location of the campground which we already have approved (and also given the more temporary nature of a campground/yurts here allows for a greater potential of the land returning to agricultural use in the future than if the land is subdivided into the smaller 14 residential lots). We would also be committed to making a sizeable area of this land park/open space/festival zone/wetland zone (with interpretative trails) and as a result this area of land would have less permanent structures on it than our existing approval.

However, as discussed with you over the phone, if you are unable to entertain this type of amendment to our approval we would be grateful with an extension of our existing subdivision approval with the small amendment (due to environmental reasons) to the 14 lots. In the event, we are unable to move the campground (as set out above) we will look most likely to locate the campground in the area already approved by the ALC and the CSRD through the OCP and Rezoning Bylaw – "Development Area 2" (see copy of this map and the Zoning Bylaw attached for your information).

Please let us know if you would like to discuss this further. We are also happy to come meet with you at your offices next week if helpful.

Kind regards,

Gemma Woods

Project Coordinator
Black Tie Properties LP
Phone (250) 837-7442
122 Mackenzie Ave / Box 2790, Revelstoke, BC, V0E 2S0.
gwoods@blktie.ca
www.blacktieproperties.ca

REVELSTOKE ADVENTURE PARK FINAL BUILDOUT & FEATURES

LEGEND

-  Adventure Park Boundaries
-  IDLP-Owned Land
-  Proposed Lake & Beach
-  Waterbodies
-  Gondola/Chair Lift
-  Roads
-  Mountain Bike Trail
-  Kid's Mountain Bike Trail
-  Hiking Trail
-  Multi-Use Trail
-  Access Trail
-  Tree Top Adventure Routes
-  Ziplines
-  Mountain Coaster
-  Greely Meadows Activity Area
-  Climbing Area
-  Wetland Area (RAR)

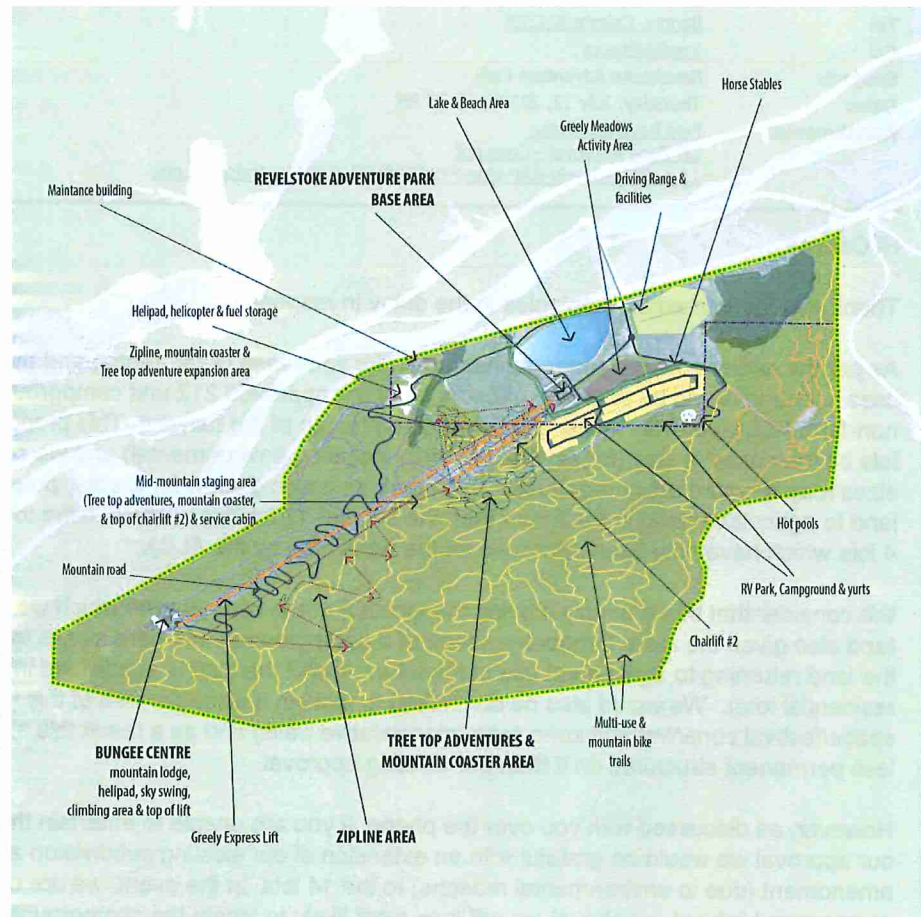


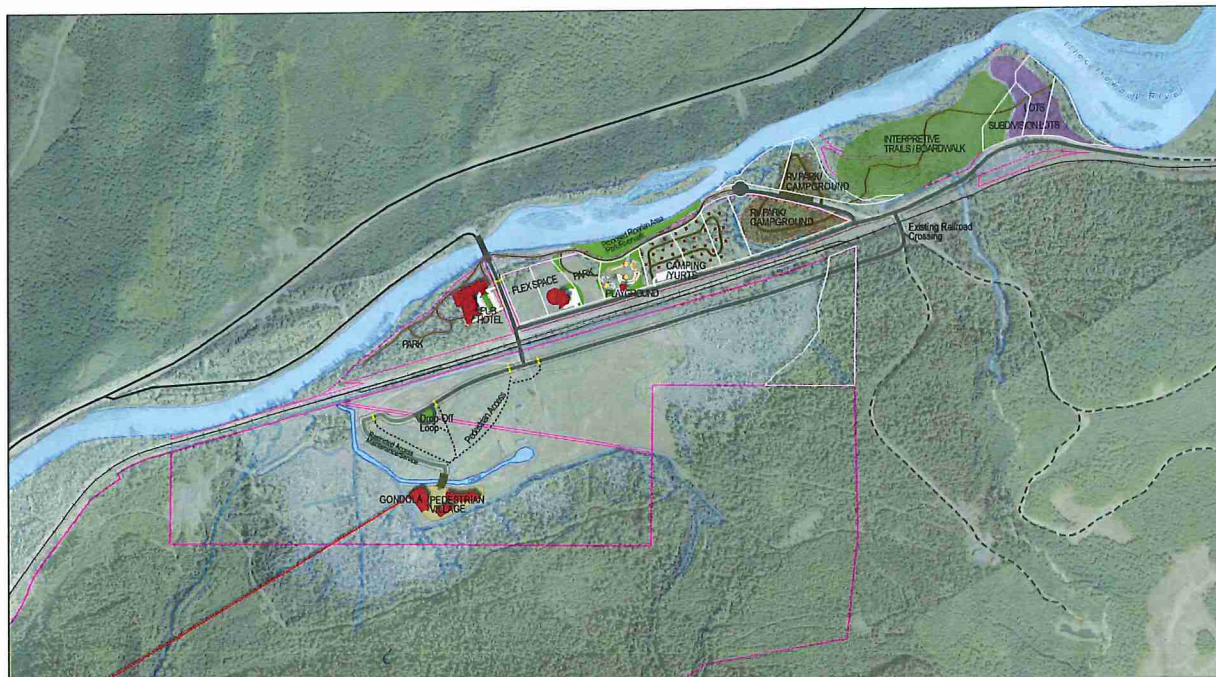
CLIENT: Illecillewaet Development Limited Partnership
PROJECT NAME: Revelstoke Adventure Park
PROJECT NUMBER: IDLP-RAP

DATE: JULY 21st, 2016



P.O. Box 1994
Revelstoke, BC
V0E 2S0
250 200 6600
www.selkirkplanning.ca





Revelstoke Adventure Park Master Plan Preferred Concept

March 2018

DRAFT

1:7,500



Legend

- Waterbodies
- Railways
- Agriculturally Modified Wetland
- Wetland Swamp
- SPEA Setbacks
- Proposed Building
- Proposed Road
- Proposed Pedestrian Access
- Proposed Parking
- Proposed Vegetation Buffer

Prepared for:

REVELSTOKE
Revelstoke Adventure Park
Revelstoke, BC, V0E 2B0
(250) 837-7442

Prepared by:

BHA
Brent Hanley & Associates
4-1005 Alpha Lake Road
Whistler, BC, V0N 1B1
604 932 7002
bha@brenthanley.com

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA 'B' ZONING AMENDMENT

(ILLECILLEWAET DEVELOPMENT INC.) BYLAW NO. 851-10

A bylaw to amend the "Electoral Area 'B' Zoning Bylaw No. 851"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 851;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 851;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Electoral Area 'B' Zoning Bylaw No. 851", as amended, is hereby further amended as follows:

A. TEXT AMENDMENT

- i. Table of Contents is hereby amended by inserting a new Section "5.11 COMPREHENSIVE DEVELOPMENT B4 CDB4 (Revelstoke Adventure Park)" before current "5.11 HIGHWAY COMMERCIAL HC", and re-numbering this and all subsequent sections.
- ii. Part 5, Zones, Section 5.0 (1) Establishment of Zones, Table 3 Zone Titles and Zone Symbols, is hereby amended by inserting "Comprehensive Development B4" before "Highway Commercial" in Column 1 Zone Title, and "CDB4" before "HC" in Column 2 Zone Symbol.
- iii. Part 5, Zones, Land Use Zones, is hereby amended by adding new Section 5.11 as follows:

"5.11: COMPREHENSIVE DEVELOPMENT B4 (ILLECILLEWAET DEVELOPMENT INC.) CDB4

Development Area 1

Principal Uses

- 1) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 1 as *principal uses*, except as stated in Part 3: General Regulations:
 - (a) *Agriculture*
 - (b) *Adventure Amusement Ride*
 - (c) *Bike Skills Park*
 - (d) *Chair Lift*
 - (e) *Full Service Base Lodge*
 - (f) *Pub*
 - (g) *Restaurant (excluding drive-in restaurant)*

Secondary Uses

- 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) *Guide and Tour Services*
- (e) *Helipad*
- (f) *Open Space*
- (g) *Owner/Operator Dwelling*

Regulations

- 3) On an area zoned CDB4 Development Area 1, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision	60.0 ha
(b) Maximum <i>parcel</i> coverage in Development Area 1	20%
(c) Maximum number of <i>Owner/Operator Dwellings</i> in Development Area 1	One
(d) Maximum <i>gross floor area</i> of <i>full service base lodge</i>	5,400 m ²
(e) Maximum <i>gross floor area</i> of <i>accessory building</i>	100 m ²
(f) Maximum <i>gross floor area</i> of <i>restaurant</i>	500 m ²
(g) Maximum <i>gross floor area</i> of <i>pub</i>	500 m ²
(h) Maximum <i>height</i> for: <ul style="list-style-type: none"> • <i>Full service base lodge</i> • <i>Restaurant</i> • <i>Pub</i> • <i>accessory buildings</i> 	20.0 m 12.0 m 12.0 m 10.0 m
(i) Minimum <i>setback</i> from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>rear parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> 	3 m 1.5 m 1.5 m 3.0 m
(j) Minimum building separation	4.0 m
(k) Servicing standard	<i>Community water system</i> and <i>Community sewer system</i>

Development Area 2

Principal Uses

- 4) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 2 as *principal uses*, except as stated in Part 3: General Regulations:
- (a) *Campground*
 - (b) *Camping Yurts*
 - (c) *Holiday Cabins*
 - (d) *Spa facilities*
 - (e) *Agriculture*

Secondary Uses

- 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) *Commercial recreation*
 - (d) *Owner/Operator Dwelling*
 - (e) *Recreation amenities*
 - (f) *Open space*

Regulations

- 6) On an area zoned CDB4 Development Area 2, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum parcel size created by subdivision	60.0 ha.
(b) Maximum <i>parcel coverage</i> in Development Area 2	20%
(c) Maximum number of <i>camping spaces</i> in Development Area 2	212 units
(d) Maximum number of <i>holiday cabins</i> in Development Area 2	100 units
(e) Maximum number of <i>camping yurts</i> in Development Area 2	30 units
(f) Maximum number of <i>Owner/Operator Dwellings in Development Area 2</i>	One
(g) Maximum <i>gross floor area</i> of <i>buildings</i> for <i>spa facilities</i>	500 m ²
(h) Maximum <i>gross floor area</i> of an <i>accessory building</i>	200 m ²
(i) Maximum <i>gross floor area</i> of a <i>holiday cabin</i>	150 m ²
(j) Maximum <i>gross floor area</i> of a wooden platform or deck for a <i>camping yurt</i>	55 m ²
(k) Maximum <i>height</i> for: <ul style="list-style-type: none"> • <i>Spa facilities</i> • <i>Holiday cabins</i> • <i>accessory buildings</i> 	14.0 m 10.0 m 10.0 m
(l) Minimum <i>setback</i> from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>rear parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> 	3 m 1.5 m 1.5 m 5.0 m
(m) Minimum building separation	3.0 m
(n) Servicing standard	<i>Community water system and Community sewer system</i>

Special Regulation

- 7) On an area zoned CDB4 Development Area 2, no *Holiday Cabins* or *Spa Facilities* shall be constructed or located within the *Agricultural Land Reserve*.

Development Area 3

Principal Uses

- 8) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 3 as *principal uses*, except as stated in Part 3: General Regulations:
- (a) *Agriculture*
 - (b) *Bike skills park*
 - (c) *Commercial Recreation*
 - (d) *Driving range*
 - (e) *Horse boarding and riding stables*
 - (f) *Recreational water activities*

Secondary Uses

- 9) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 3 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) *Maintenance and storage facilities*
- (f) *Open space*
- (g) *Recreation amenities*
- (h) *Service cabin*

Regulations

- 10) On an area zoned CDB4 Development Area 3 no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision	60.0 ha.
(b) Maximum <i>parcel</i> coverage in Development Area 3	20%
(c) Maximum number of <i>maintenance and storage facilities</i> buildings in Development Area 3	2
(d) Maximum number of <i>service cabins</i> in Development Area 3	3
(e) Maximum <i>gross floor area</i> of <i>Horse boarding and riding stable</i> buildings in Development Area 3	1,000 m ²
(f) Maximum <i>gross floor area</i> of a <i>service cabin</i>	100 m ²
(g) Maximum <i>gross floor area</i> of an <i>Accessory Building</i>	100 m ²
(h) Maximum <i>building</i> and <i>structure height</i> for: <ul style="list-style-type: none"> • <i>Horse boarding and riding stable</i> • <i>Accessory building</i> 	11.5 m 8.0 m
(i) Minimum setback from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>rear parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> 	5.0 m 5.0 m 3.0 m 5.0 m
(j) Minimum <i>building separation</i>	4.0 m
(k) Servicing standard	<i>Community water system</i> and <i>Community sewer system</i>

Development Area 4

Principal Uses

11) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 4 as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *Adventure amusement ride*
- (b) *Aerial adventure park*
- (c) *Bike skills park*
- (d) *Bungee facility*
- (e) *Chair lift*
- (f) *Commercial recreation*

Secondary Uses

12) The *uses* stated in this subsection and no others are permitted in the area zoned CDB4 Development Area 4 as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *Accessory building*
- (b) *Accessory use*
- (c) *Helipad*
- (d) *Heliport*
- (e) *Maintenance and storage facilities*
- (f) *Open space*
- (g) *Recreation amenities*
- (h) *Service cabin*
- (i) *Small Scale Sawmill*

Regulations

13) On an area zoned CDB4 Development Area 4, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel size</i> created by subdivision	1.0 ha.
(b) Maximum <i>parcel coverage</i> in Development Area 4	25%
(c) Maximum number of <i>maintenance and storage facilities buildings</i> in Development Area 4	4
(d) Maximum number of <i>service cabins</i> in Development Area 4	4
(e) Maximum number of <i>Tourist Accommodation sleeping units</i> in the <i>Bungee facility</i> in Development Area 4	20 units
(f) Maximum <i>gross floor area of buildings</i>	5,500 m ²
(g) Maximum <i>gross floor area of a service cabin</i>	100 m ²
(h) Maximum <i>gross floor area of an Accessory Building</i>	100 m ²
(i) Maximum <i>building and structure height</i> for: <ul style="list-style-type: none"> • <i>Principal buildings</i> • <i>Accessory building</i> 	15.0 m 8.0 m
(j) Minimum setback from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>rear parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> 	5.0 m 7.5 m 3.0 m 5.0 m
(k) Minimum building separation	4.0 m
(l) Servicing standard	<i>Community water system and Community sewer system</i>

14) Definitions (applicable to CDB4 only):

- i. ADVENTURE AMUSEMENT RIDE is a mechanical device that moves adventure park customers over or through a fixed course or within a defined area for the purpose of amusement or entertainment. These activities take place outside and include but are not limited to uses such as aqua ogo courses, bungee jumping facilities, fish pipe, mountain coasters, and zip lines.
- ii. AERIAL ADVENTURE PARK is the use of land for outdoor adventure activities and associated accessory facilities that consist of a combination of high and low ropes in a course. The course consists of poles or trees that are connected by a variety of acrobatic elements or zip-lines. A belay system is required for the high ropes courses to ensure participant safety.
- iii. BIKE SKILLS PARK is the use of land for mountain bike skills training. It includes various man-made built features such as jumps, pumps, logs, ladders and bermed corners designed to develop and further enhance mountain biker's skills.
- iv. BUILDING SEPARATION means the horizontal distance between two buildings measured from closest point to closest point on the buildings.
- v. BUNGEE FACILITY is the use of land, a building or structure that provides for bungee-related services and structural elements integral to the bungee operation and may include but is not limited to the sale of recreation activities, accessory food and beverage services, spa facilities, associated retail, lockers, change rooms, tourist accommodation, and meeting area.

- vi. **CAMPING YURT** is the use of land for a portable, large tent containing up to one sleeping unit used exclusively for tourist accommodation for the temporary accommodation for the travelling public, which must be installed on a wooden platform or deck.
- vii. **CHAIR LIFT** is a mechanical device, including, but not limited to surface lifts, gondolas or cable cars, for the purpose of transporting adventure park customers uphill to designated areas or trails for downhill skiing, adventure amusement rides, aerial adventure park, bungee facility, cross-country skiing, snowshoeing, cycling or hiking or other Commercial Recreation Services.
- viii. **COMMERCIAL RECREATION** is the use of land for trails, and other facilities to be used by adventure park customers, including but not limited to mountain biking, guide and tour services, horseback riding, cross country skiing, snowshoeing, outdoor skating, and staging areas.
- ix. **DECK** means a structure used for the purpose of providing an outdoor recreation and amenity area which shall have guard railings if raised at least 200 mm above finished ground.
- x. **FULL-SERVICE BASE LODGE** is the use of land, buildings or structures that is the "main recreation facility" and may include but is not limited to tourist accommodation, accessory food and beverage services, retail, spa facilities, the sale of recreation activities, guide and tour services, lockers, change rooms, meeting area, rental, repair and sale of recreational equipment, associated office, but not including the rental, repair and sale or storage of recreational vehicles or personal watercraft.
- xi. **GROUND FLOOR COMMERCIAL** is the use of land, buildings or structures on the ground floor of a full-service base lodge used for commercial services and may include but is not limited to restaurant, pub, retail, and the sale of recreation activities, meeting area, rental, repair and sale of recreational equipment, associated office.
- xii. **GUIDE AND TOUR SERVICES** is a business primarily arranging and operating custom wilderness adventure and recreational tours that includes but is not limited to hiking, horseback riding, cross country skiing, snowshoeing, dogsledding and mountain biking and associated guide services, but does not include travel agencies or retail stores.
- xiii. **HELIPAD** is an area designated for use as a helicopter landing and take-off area for the purpose of picking up and discharging passengers or cargo and helicopter parking, and does not include facilities for fueling, maintenance, or repair of helicopters.
- xiv. **HELIPORT** means a building designated for the purpose of picking up and discharging passengers or cargo, and includes facilities for fueling, maintenance, repair or storage of helicopters.
- xv. **HOLIDAY CABIN** is the use of land for a detached building used exclusively for tourist accommodation for the temporary accommodation of the traveling public;

- xvi. HORSE BOARDING & RIDING STABLES is the use of land, buildings and structures for the keeping of horses and includes but is not limited to facilities for feed storage, tack storage and maintenance, feeding and watering areas, currying areas, training areas and run-out areas.
- xvii. MAINTENANCE & STORAGE FACILITIES is the use of land, buildings or structures for the maintenance and storage of vehicles and equipment required by the recreation provider for the day-to-day operation of the commercial adventure park.
- xviii. OWNER/OPERATOR DWELLING is a dwelling unit, which may be a single family dwelling, for the occupancy of the owner, operator, caretaker or security personnel of the adventure park;
- xix. RECREATION AMENITIES is the use of land, building and structures for amenities complementing the adventure park operation which may or may not be available for public use, and includes, but is not limited to gazebos, multi-use trails, look-out points, open space, picnic areas, and washrooms.
- xx. RECREATIONAL WATER ACTIVITIES means leisure-related activities that take place on the water, including, but not limited to, canoeing, kayaking, row boats, paddle boards, fishing, non-motorized boating, swimming, and diving.
- xxi. SERVICE CABIN means an accessory building ancillary to a commercial recreation use that does not include accommodation, but is intended to be used as a resting area with limited food and beverage sales, and is limited in floor area to a maximum of 100m²;
- xxii. STAFF ACCOMMODATION means a dwelling unit specifically intended as an accessory use to a principal commercial or industrial business to house staff employed by the principal commercial or industrial business.
- xxiii. SPA FACILITIES is the use of land, buildings or structures ancillary to the campground and includes, but is not limited to a restaurant, steam room, personal services including massage therapy and aesthetic services, hot & cool pools and ancillary uses.
- xxiv. TOURIST ACCOMMODATION means the use of a sleeping unit for temporary commercial accommodation for the traveling public.

15) Parking Requirements – Specific to CDB4 Only

Use	Minimum Required Number of Parking Spaces	Minimum Required Number of Loading Spaces
(a) Holiday Cabins	1 per sleeping unit	N/A
(b) Commercial Recreation <ul style="list-style-type: none"> • Automobile Parking Spaces 	165 parking spaces	N/A
(c) Bus Parking Spaces	7 bus parking spaces	N/A

- iv. Part 5, Zones, Land Use Zones, is hereby amended by re-numbering current Sections 5.11 to 5.21 to Sections 5.12 to 5.22.

B. MAP AMENDMENT

- i. Schedule B, Zoning Bylaw Overview Maps, and Schedule C, Zoning Bylaw Mapsheets, which form part of the "Electoral Area 'B' Zoning Bylaw No.851" are hereby amended by:

- a) rezoning the subject properties as follows:

1. Legal Subdivision 16, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W 36 (PID: 016-777-905); and,
2. Legal Subdivision 15, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W Plans 633A and R/W 35 (PID: 016-777-891);

which lands are more particularly shown outlined in red and cross-hatched on Schedule 1 attached hereto and forming part of this bylaw; and which are also shown outlined in blue and labelled DA1 on Schedule 2 attached hereto and forming part of this bylaw, from RH RURAL HOLDINGS to COMPREHENSIVE DEVELOPMENT ZONE B4 CDB4 DEVELOPMENT AREA 1;

- b) rezoning the subject properties as follows:

1. A portion of Legal Subdivision 16, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W 36 (PID: 016-777-905); and,
2. A portion of Legal Subdivision 15, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W Plans 633A and R/W 35 (PID: 016-777-891),

together with that portion of Crown Land, which lands are more particularly shown outlined in red and cross-hatched on Schedule 1 attached hereto and forming part of this bylaw; and which are also shown outlined in blue and labelled DA2 on Schedule 2 attached hereto and forming part of this bylaw, from RH RURAL HOLDINGS to COMPREHENSIVE DEVELOPMENT ZONE B4 CDB4 DEVELOPMENT AREA 2;

- c) rezoning the subject properties as follows:

1. A portion of That portion of Legal Subdivision 4, Section 3, Township 24, Range 1, W6M, Kootenay District, Except Parts included in R/W Plans 633A and 15088 and Plan NEP22512 (PID: 016-775-988), lying to the south of CPR RoW Plan 633A;
2. A portion of That Part of Legal Subdivision 3, Section 3, Township 24, Range 1, W6M, Kootenay District, Which lies west of a line parallel to and 5 chains distant from the westerly boundary, Except parts included in R/W Plans 633A and 15088 (PID: 016-777-751), lying to the south of CPR RoW Plan 633A;

3. A portion of Legal Subdivision 16, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W 36 (PID: 016-777-905);
4. A portion of That Part of the SE ¼, Section 4, Township 24, Range 1, W6M, Kootenay District Which lies to the South of the left bank of the Illecillewaet River, Except (1) Part included in R/W DD12340, (2) Part included in R/W Plan 633A, and (3) Part included in Plans 15089 and NEP22512 (PID: 018-522-475), lying to the south of CPR RoW Plan 633A;
5. A portion of That Part of Fractional Legal Subdivision 14, Section 33, Township 23, Range 1, W6M, Kootenay District, Which lies south of the left bank of the Illecillewaet River, Except Parts included in R/W Plans 633A and R/W 35 (PID: 016-777-883), lying to the south of CPR RoW Plan 633A; and,
6. A portion of Legal Subdivision 15, Section 33, Township 23, Range 1, W6M, Kootenay District, Except Parts included in R/W Plans 633A and R/W 35 (PID: 016-777-891), lying to the south of CPR RoW Plan 633A;

together with that portion of Crown Land, which lands are more particularly shown outlined in red and cross-hatched on Schedule 1 attached hereto and forming part of this bylaw; and which are also shown outlined in blue and labelled DA3 on Schedule 2 attached hereto and forming part of this bylaw, from RH RURAL HOLDINGS to COMPREHENSIVE DEVELOPMENT ZONE B4 CDB4 DEVELOPMENT AREA 3;

d) rezoning the subject properties as follows:

1. A portion of That Part of Fractional Legal Subdivision 14, Section 33, Township 23, Range 1, W6M, Kootenay District, Which lies south of the left bank of the Illecillewaet River, Except Parts included in R/W Plans 633A and R/W 35 (PID: 016-777-883), lying to the south of CPR RoW Plan 633A;

together with that portion of Crown Land, which lands are more particularly shown outlined in red and cross-hatched on Schedule 1 attached hereto and forming part of this bylaw; and which are also shown outlined in blue and labelled DA4 on Schedule 2 attached hereto and forming part of this bylaw, from RH RURAL HOLDINGS, RC1 RESORT COMMERCIAL 1, and RSC RURAL AND RESOURCE to COMPREHENSIVE DEVELOPMENT ZONE B4 CDB4 DEVELOPMENT AREA 4;

2. This bylaw may be cited as "Electoral Area 'B' Zoning Amendment (Illecillewaet Development Inc.) Bylaw No. 851-10"

READ a first time this 19th day of May, 2016.

READ a second time, as amended, this 18th day of August, 2016.


PUBLIC HEARING held this 6th day of September, 2016.

READ a third time this 20th day of October, 2016.

RECEIVED THE APPROVAL of the Ministry of Transportation and Infrastructure pursuant to Section 52 (3) (a) of the Transportation Act this 27th day of October, 2016 .

ADOPTED this 17th day of November, 2016.


CORPORATE OFFICER


CHAIR

CERTIFIED true copy of Bylaw No. 851-10
as read a third time.

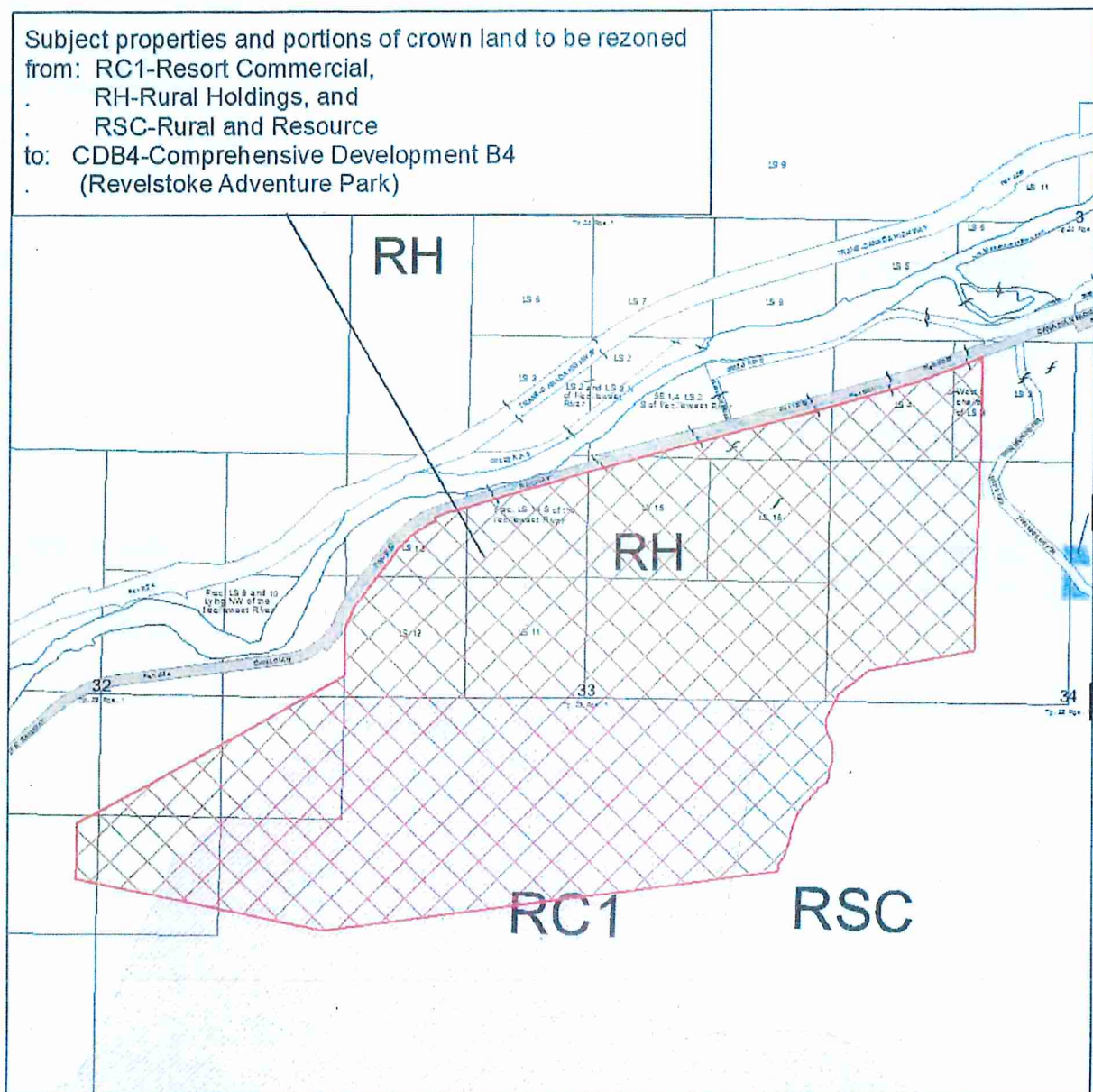
CERTIFIED true copy of Bylaw No. 851-10
as adopted.

Corporate Officer

Corporate Officer

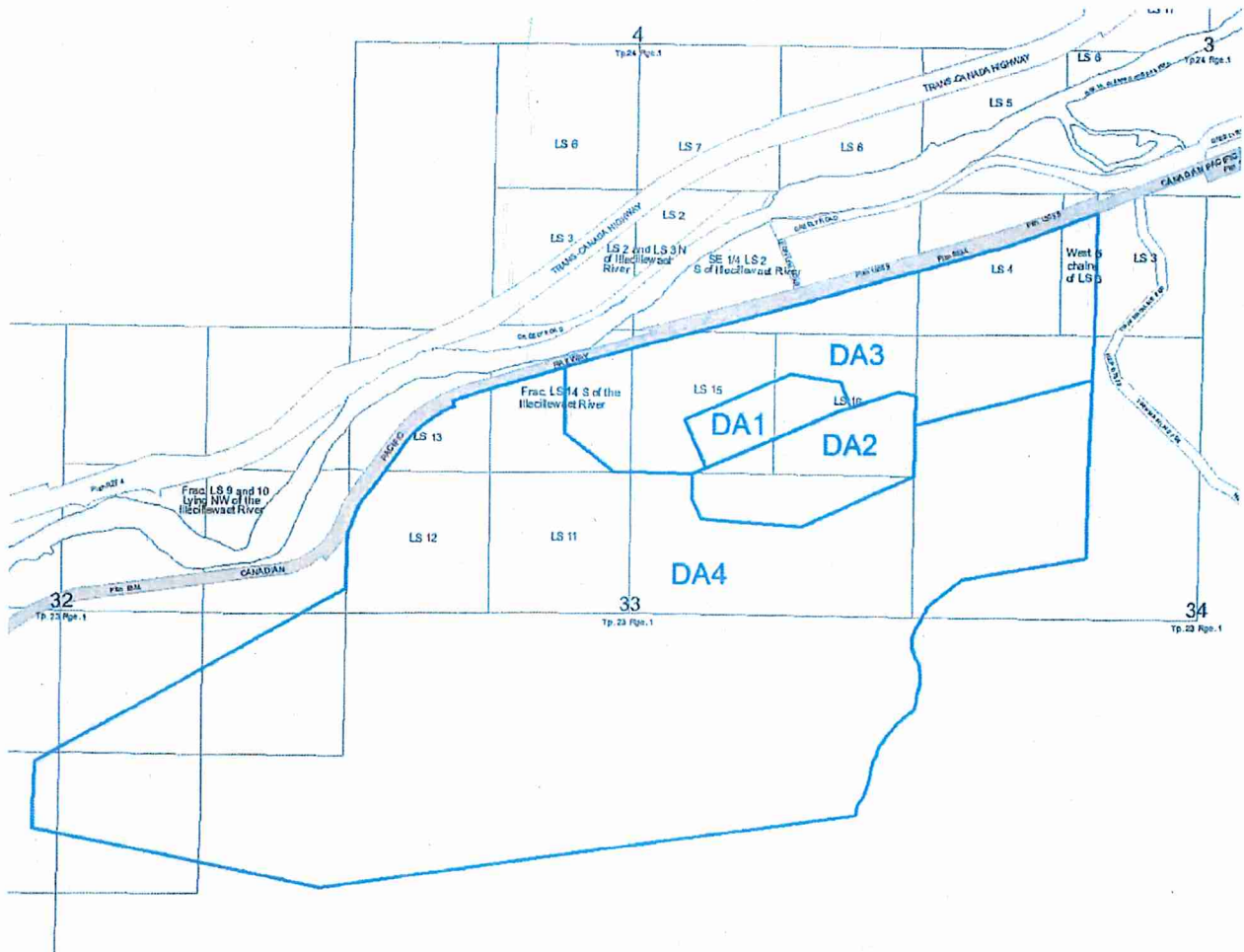
SCHEDULE 1

ZONING AMENDMENT

ELECTORAL AREA 'B' ZONING AMENDMENT
(ILLECILLEWAET DEVELOPMENT INC.) BYLAW NO. 851-11

SCHEDULE 2

ZONING AMENDMENT

ELECTORAL AREA 'B' ZONING AMENDMENT
(ILLECILLEWAET DEVELOPMENT INC.) BYLAW NO. 851-11

From: gwoods@blktie.ca
To: [Barlow, Celeste ALC:EX](#)
Cc: "[Jason Roe](#)"
Subject: RE: IDLP (Revelstoke Adventure Park) - ALC Extension
Date: Friday, May 25, 2018 2:48:29 PM
Attachments: [CCF09032018.pdf](#)
[CCF09032018_0001.pdf](#)
[\(1 to 7,500\) RAP Proposed Subdivision\(14\) \(11x17\) - May 23 2018.pdf](#)

Hi Celeste,

Please see attached a copy of a plan showing the old subdivision lot which was included in our original ALC application. We also attach another copy of this subdivision layout which is easier to read (however this is an older version so please ignore the arrow pointing to a first nations cultural centre on the land that has now been approved for our hotel).

We also attach a new map provided by our planners which shows our requested 14 lots subdivision and the ALC approved hotel/park layout.

As discussed on the phone, due to environmental reasons (riparian/floodplain setbacks etc) we are advised by our consultants that the new 14 lot subdivision is the best way forward.

As previously mentioned with you we have already had the LIDAR surveying done for this section of land. We have also been in contact with Dan Passmore, Senior Planner, from the CSRD. He has drafted the Zoning and OCP Amendment Bylaws necessary for the subdivision and we are working with him to finalized this draft document so that once we have ALC approval we can submit the Zoning & OCP Amendment and Subdivision Application concurrently to the CSRD and MOTI.

Please feel free to contact us again if you wish to discuss.

Kind regards,

Gemma

From: gwoods@blktie.ca <gwoods@blktie.ca>
Sent: May-24-18 2:45 PM
To: 'Celeste.Barlow@gov.bc.ca' <Celeste.Barlow@gov.bc.ca>
Cc: 'Jason Roe' <jroe@blktie.ca>
Subject: IDLP (Revelstoke Adventure Park) - ALC Extension

Hi Celeste,

Thank you again for the call earlier this week.

To keep you updated, unfortunately we have not received the updated mapping from our planners as yet (one of them has been off work unwell this week). We are hoping to receive it asap and will

get it across to you when we do.

Kind regards,

Gemma Woods

Project Coordinator

Black Tie Properties LP

Phone (250) 837-7442

122 Mackenzie Ave / Box 2790, Revelstoke, BC, V0E 2S0.

gwoods@blktie.ca

www.blacktieproperties.ca

1.0 Introduction

The owners of Illecillewaet Development Inc. wish to subdivide some 21 lots that lie north of the CPR railway tracks in their property at Greely, BC, just east of Revelstoke.

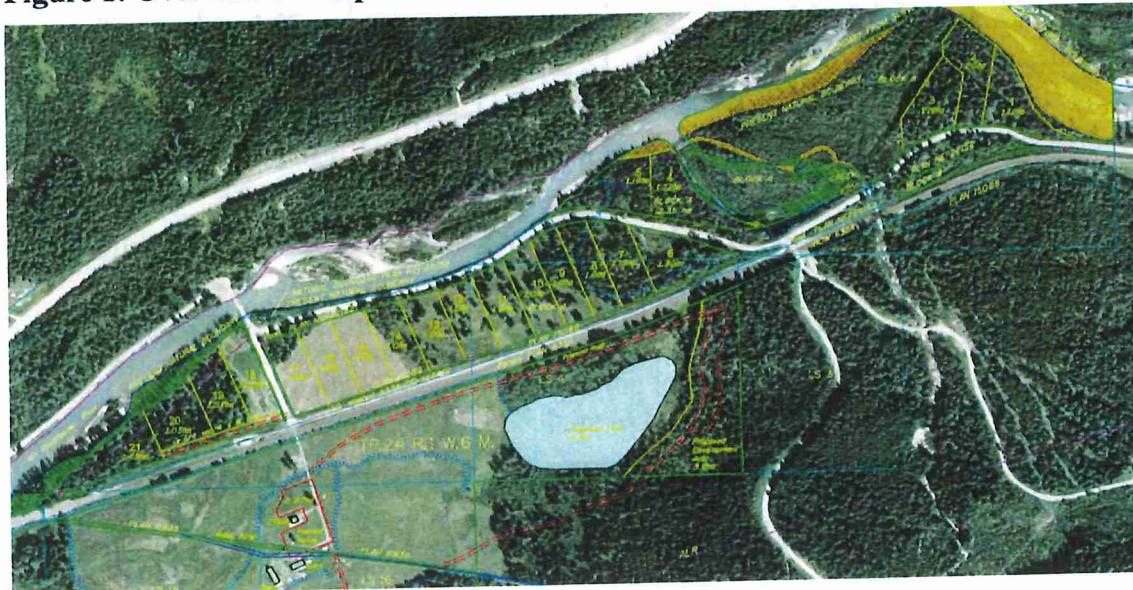
The specific properties within this application are found in Table 1:

Table 1: Lots being Proposed for Subdivision

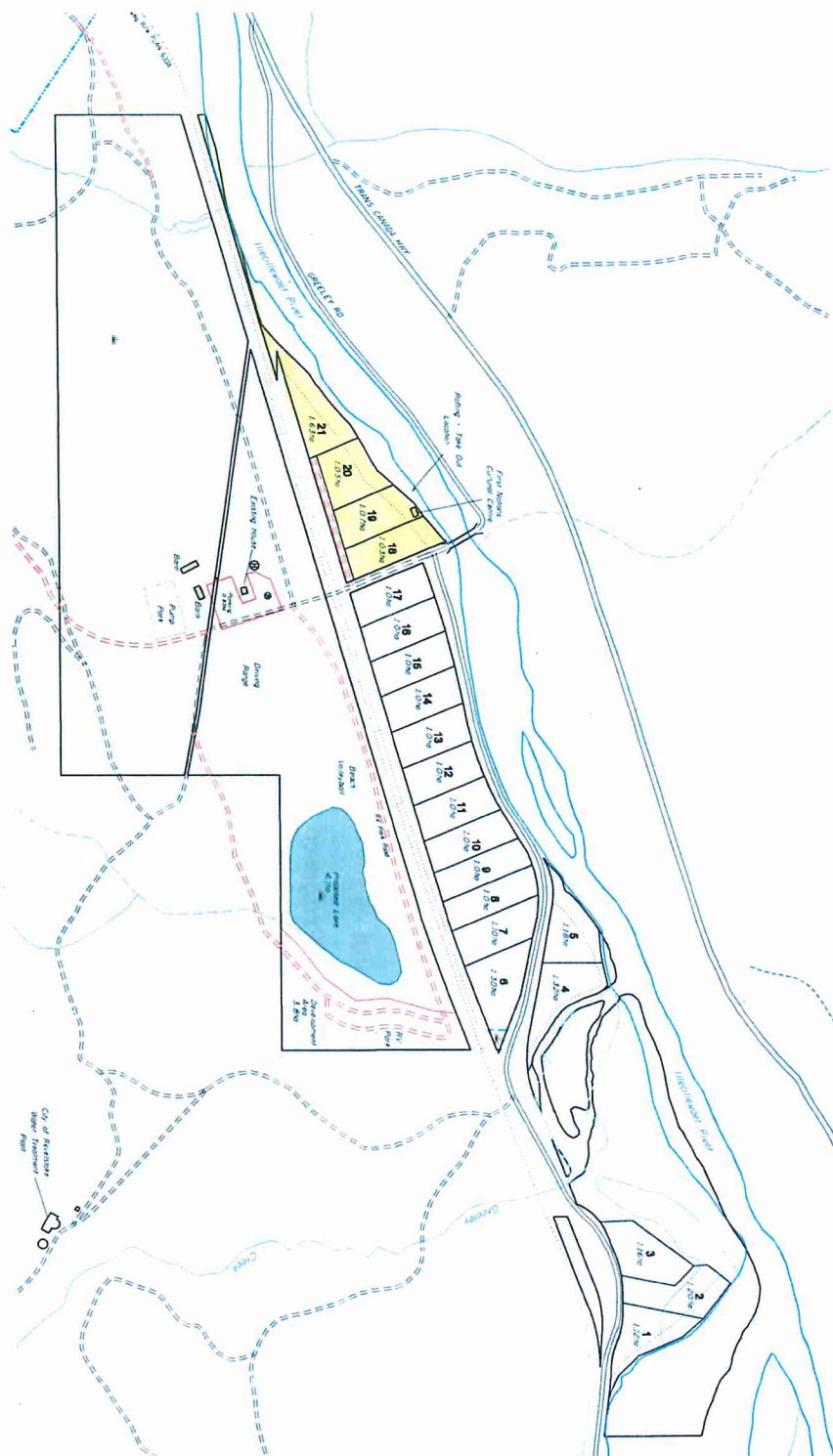
#	PID	Legal Description
1	016 775 988	LS 4, Sec 3, TP 14, R1, W6M KD, except parts included in RW plans 633A, and 15088 and NEP22512
2	016 777 751	That part of LS 3, Sec 3, TP 24, R1, W6M, KD from the westerly Boundary, except parts included in RW Plans 633A & 15088
3	018 834 434	Block A, Sec 3, TP 24, R1, W6M, KD, except parts included in plans and NEP 22512
4	018 522 475	That part of the SE 1/4 Sec 4, TP 24, R1, W6M, KD, which lies to the south of the left bank of Illecillewaet river except: <ul style="list-style-type: none">• Part included in RW DD 12340• Part included in RW Plan 633APart included in plans 15089
5	016 777 883	That part of fractional LS 14, Sec 33, TP 23, R1, W6M, KD which lies south of the left bank of the Illecillewaet, except parts included in RW Plans 633A and RW 35
6	016 777 891	LS 15, Sec 33, TP23, R1, W6M, KD, except parts included in RW plans 633A and RW 35

The proposed subdivision is shown in Figure 1.

Figure 1: Overview of Proposed Subdivision



The proposed lot sizes are shown in Table 2:



From: [Collins, Martin J ALC:EX](#)
To: ["gwoods@blktie.ca"](mailto:gwoods@blktie.ca)
Cc: ["Jason Roe"; Barlow, Celeste ALC:EX](#)
Subject: RE: CSRD application (ALC file: 53547)
Date: Friday, March 23, 2018 9:58:32 AM

Jason

I am advised that the CEO is required to approve/deny extensions. Our CEO is not back until April.

You will not be penalized for her absence (i.e. the expiration date of March 31, 2018), but do not expect a reply until mid April.

Regards

Martin Collins
Director of Policy and Planning
Agricultural Land Commission
Phone: 604-660-2554

*Our address is changing as of April 3, 2018 – we are moving upstairs to #201, 4940 Canada Way
Burnaby, V5G 4K6*

martin.collins@gov.bc.ca

From: gwoods@blktie.ca [<mailto:gwoods@blktie.ca>]
Sent: Thursday, March 22, 2018 11:04 AM
To: Collins, Martin J ALC:EX
Cc: 'Jason Roe'
Subject: RE: CSRD application

Hi Martin,

Thank you for your email. Please see our response below in red.

Kind regards,

Gemma Woods

Project Coordinator
Black Tie Properties LP
Phone (250) 837-7442
122 Mackenzie Ave / Box 2790, Revelstoke, BC, V0E 2S0.
gwoods@blktie.ca
www.blacktieproperties.ca

On Mar 21, 2018, at 3:26 PM, Collins, Martin J ALC:EX <Martin.Collins@gov.bc.ca> wrote:

Jason

The ALC approval for subdivision expires this month. An additional 3 months would mean that you would have to submit subdivision plans for approval at the end of June 2018. Is this realistic.

As per Dan's email we will submit plan concurrently, we are 90% ready to submit, getting the Development area 5 (the 100 unit hotel) approved was the last major step. Now that we know how the CSRD want the zoning and OCP to proceed we expect that we can refine our submission documents within the next few weeks. Our plan is to submit early April. Our request for 3 months was because we did not have a formal answer from CSRD so we needed to leave some wiggle room as we rely on planners to complete mapping etc..

Subdivision plans cost a lot of money and you need to be ready to submit them before the ALC approval runs out. As per above, we will be submitting April.

There is also the issue of approval for non-farm uses within the ALR. The development must be commenced within 3 months (as a condition of approval) ? Even if development is generously interpreted as having received bylaw approval, this is at least 8 months away according to Dan Passmore.

Given we have already received bylaw approval for the all of our adventure park land (except development area 5 (the 100 unit hotel) and the subdivision land) we consider that this already satisfies the ALC condition that our development of our proposed resort commercial facility must be commenced within 3 years.

We have also commenced the development of our adventure park in a number of other ways including obtaining various approvals (e.g. adventure tourism/commercial recreation tenure, section 11 approvals, license to cut timber, MOTI approval for highway improvement) and we continue to work with professionals/suppliers that we have engaged including our engineers and resort planners.

Regards

Martin

From: Jason Roe [<mailto:jroeb@blktie.ca>]
Sent: Wednesday, March 21, 2018 12:29 PM
To: Collins, Martin J ALC:EX
Cc: gwoods@blktie.ca; Dan Passmore
Subject: Re: CSRD application

Good afternoon Martin,

We have yet to get a formal response from Dan at the CSRD. Our plan is to submit the OCP, rezoning and subdivision applications concurrently. We are waiting for information from Dan on what format he would like to receive the applications. We are requesting an extension of 3 months to submit. Our understanding is once we have submitted these applications we will have completed the ALC requirements?

Please confirm that you are satisfied with this approach?

Best Regards,

Jason Roe,

BlackTie Properties
Box 2790
122 Mackenzie Ave.
Revelstoke, BC.
V0E2S0

www.blacktieproperties.ca

jroe@blktie.ca

Office 250-837-7442

Fax 250-837-7424

Mobile 250-814-7264

On Mar 13, 2018, at 12:49 PM, Collins, Martin J ALC:EX
<Martin.Collins@gov.bc.ca> wrote:

Jason

Are you requesting that the ALC extend your approval for 8 months? Does this mean that you will have the subdivision plans submitted within 8 months?

Martin

From: Jason Roe [<mailto:jroe@blktie.ca>]
Sent: Tuesday, March 13, 2018 12:48 PM
To: Collins, Martin J ALC:EX
Cc: gwoods@blktie.ca
Subject: CSRD application

Martin,

Good Afternoon, my meeting with Dan went well he was happy to see development area 5 was approved by the ALC. He is going to provide us details this week of how he wants the Rezoning/OCP amendment for development area 5 and the subdivision land

submitted. We are confident we can have it submitted by the end of the month but feel that we should ask for a 30 day extension as a buffer. Once submitted the application must go through the process but because the areas are now approved by the ALC and were previously approved by staff and committees he estimated it would take approximately 7 months at the most.

We will provide you the details when the application is submitted. Please provide confirmation that once submitted we have satisfied the ALC's requirements?

Thank you

Jason Roe,

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122 Mackenzie Ave.
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V0E2S0

www.blacktieproperties.ca
jroe@blktie.ca

Office 250-837-7442
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