



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 September 30, 2019.
354 Leoffler Road, Greeley

RECOMMENDATION #1: THAT: "Electoral Area B Official Community Plan Amendment (Illecillewaet Development Inc.) Bylaw No. 850-12", be adopted this 17th day of October, 2019;

RECOMMENDATION #2: THAT: "Electoral Area B Zoning Amendment (Illecillewaet Development Inc.) Bylaw No. 851-15" be adopted, this 17th day of October, 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; and the zoning amendment (Bylaw 851-15) received second reading as amended. At the July Board meeting staff were instructed to hold a public hearing which then occurred on August 13, 2019. The Board gave third reading at their September 19, 2019 meeting. The Ministry of Transportation and Infrastructure approved Bylaw 851-15 as per section 52(3)(a) of the Transportation Act on September 26, 2019.

VOTING:	Unweighted Corporate	<input type="checkbox"/>	LGA Part 14 (Unweighted)	<input checked="" type="checkbox"/>	Weighted Corporate	<input type="checkbox"/>	Stakeholder (Weighted)	<input type="checkbox"/>
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BACKGROUND:

See previous board reports for relevant background information:

- "2019-03-21_Board_DS_BL850-12_BL851-15_Illecillewaet-Development-Inc.pdf",
- "2019-07-18_Board_DS_BL850-12_BL851-15_second_Illecillewaet-Development-Inc.pdf", and
- "2019-09-19_Board_DS_BL850-12_BL851-15_third_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:

The Ministry of Transportation and Infrastructure approved Bylaw 851-15 as per section 52(3)(a) of the Transportation Act on September 26, 2019.

Staff submitted links to Board reports to the Little Shuswap Lake Indian Band on September 30, 2019 as per their request.

All tasks required before adoption have been completed.

SUMMARY:

Staff recommend that Bylaw No. 850-12 and No. 851-15 be adopted because all local government requirements have been satisfied.

IMPLEMENTATION:

If the Board supports adoption of proposed Bylaws 850-12 and 851-15 the owners will be able to develop the properties in accordance with the approved zoning, subject to future approval of required development permits.

COMMUNICATIONS:

See:

- "2019-09-19_Board_DS_BL850-12_BL851-15_third_Illecillewaet-Development-Inc.pdf";
- "public_hearing_notes_2019-08-13_BL850-12_BL851-15"; and
- "public_submissions_BL850-12_BL851-15.pdf".

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:	2019-10-17_Board_DS_BL850-12_BL851-15_Illecillewaet_adoption.docx.docx
Attachments:	<ul style="list-style-type: none"> - BL850-12_adoption_Illecillewaet-Development-Inc.pdf - BL851-15_adoption_Illecillewaet-Development-Inc.pdf - 2019-09-19_Board_DS_BL850-12_BL851-15_Illecillewaet_third.pdf - 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_Redacted.pdf - public_submissions_BL850-12_BL580-15_Redacted.pdf - Agency_Referral_Responses_BL850-12_BL851-15.pdf - Maps_Plans_BL850-12_BL851-15.pdf
Final Approval Date:	Oct 10, 2019

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



Corey Paiement



Gerald Christie

No Signature - Task assigned to Lynda Shykora was completed by assistant Jennifer Sham

Lynda Shykora



Charles Hamilton