



# BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Area B: Electoral Area B Official Community Plan Amendment Bylaw No. 850-23 and Electoral Area B Zoning Amendment Bylaw No. 851-33
- DESCRIPTION:** Report from Ken Gobeil, Senior Planner, dated July 26, 2024.  
2636 Hwy 23 N, Lake Revelstoke
- RECOMMENDATION #1:** THAT: Electoral Area B Official Community Plan Amendment Bylaw No. 850-23 be read a first time this 15<sup>th</sup> day of August 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #2:** THAT: Electoral Area B Zoning Amendment Bylaw No. 851-33 be read a first time this 15<sup>th</sup> day of August 2024.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*
- RECOMMENDATION #3:** THAT: the Board utilize the complex consultation process for Bylaw Nos. 850-23 and 851-33.  
AND THAT: the bylaws be referred to the following agencies:
- CSR D Environmental and Utility Services
  - CSR D Financial Services
  - CSR D Community and Protective Services
  - Ministry of Transportation and Infrastructure
  - BC Hydro
  - Ministry of Forests: Archaeology Branch
  - Ministry of Land, Water and resource Stewardship: Lands Branch
  - Interior Health Authority
  - Electoral Area B Advisory Planning Commission
  - All applicable First Nations Bands and Councils
- Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The owners of 2636 Hwy 23 N are applying to amend the Electoral Area B Official Community Plan Bylaw No. 850 (Official Community Plan) and Electoral Area B Zoning Bylaw No 851 (Zoning Bylaw) in order to develop the property as a year round resort focusing on year-round outdoor recreation (winter recreation activities, include heli-skiing, cross country skiing, snow shoeing etc. summer activities include biking, hiking, fishing, kayaking, heli-tours etc.). The proposed resort would accommodate up to 100 guest units in different forms, 12 campsites, and up to 50 units for staff accommodation.

## BACKGROUND:

ELECTORAL AREA:  
B

## LEGAL DESCRIPTION:

District Lot 3414 Kootenay District Except (1) Part Included in SRW Plan 17893 and (2) Plan 18800

## PID:

011-927-208

## CIVIC ADDRESS:

2636 Hwy 23 N

## SURROUNDING LAND USE PATTERN:

North = Forest (Crown)

South = Lake Revelstoke

East = Forest (Crown)

West = Forest (Crown)

## CURRENT USE:

Residential

## PROPOSED USE:

Resort

## PARCEL SIZE:

65.18 ha (146.31 acres)

## PROPOSED PARCEL SIZES:

65 ha

## DESIGNATION:

[Electoral Area B Official Community Plan Bylaw No. 850](#)

SH – Small Holdings

## PROPOSED DESIGNATION:

RC – Resort Commercial

## ZONE

[Electoral Area B Zoning Bylaw No. 851](#)

SH – Small Holdings

## PROPOSED ZONE:

CDB6 - Comprehensive Development B6

## AGRICULTURAL LAND RESERVE (ALR):

0%

## SITE COMMENTS:

The subject property is triangular shaped and bisected by Hwy 23 N with the widest section of the property fronting Lake Revelstoke. The property is separated into three sections:

- South of Hwy 23 N and east of Mars Creek (17.3 ha)  
This is relatively flat with the most frontage to Lake Revelstoke. This area is heavily treed and contains existing buildings. The applicant's submission shows almost all the proposed development in this location. As the proposed zoning amendment is written, the permitted uses could occur on any of the three sections of the property.
- North of Hwy 23 N (41.9 ha)  
This is mostly steep slopes with benches throughout. This area is heavily treed.
- South of Hwy 23N and west of Mars Creek (4 ha)  
This area is mostly treed with steep slopes. There is one relatively flat area on the western end of this portion of the property.

The property is surrounded by crown land with the nearest privately owned properties approximately 7 km north and 16 km south. The applicant notes that it is an approximately 50 min drive to/from Revelstoke (see "BL850-23\_BL851-33\_Maps\_Plans\_Photos.pdf" and "BL850-23\_BL851-23\_Applicant\_Submission\_2023\_12\_14.pdf" attached).

**BYLAW ENFORCEMENT:**

There is no bylaw enforcement related to this file.

**POLICY:**

[Electoral Area B Official Community Plan Bylaw No. 850](#)

See attached "BL850-23\_851-33\_Excerpts\_BL850.pdf" attached for applicable policies and regulations from the Electoral Area B Official Community Plan Bylaw No. 850 (Official Community Plan) related to this application.

Section 1 – Introduction

- 1.3 Community Vision
- 1.5 General Implementation

Section 2 – Planning Strategy

- Lake Revelstoke (Mica Creek and Downie Loop)
- 2.4 Watercourse Uses

Section 4 Residential

- Small Holdings

Section 5 Commercial

- 5.3.10 Resort Commercial Uses
- 5.4 Commercial Development Permit Area

Section 11 Foreshore and Water

Section 12 Environmental Management

- 12.6 Riparian Aras Regulation (RAR) Development Permit Area
- 12.7 Lakes 100 metre Development Permit Area
- 12.8 Foreshore and Water Development Permit Area

[Electoral Area B Zoning Bylaw No. 851](#)

See attached "BL850-23\_BL851-33\_Excerpts\_BL851.pdf" for applicable policies and regulations from the Electoral Area B Zoning Bylaw No. 851 (Zoning Bylaw) related to this application.

Part 1 – Definitions

Part 3 – General Regulations

- 3.16 Tourist Cabins

Part 5 – Zones

- 5.5 Small Holdings - SH

**FINANCIAL:**

If the amending bylaws are given first reading, the CSRD Financial Services Department will review the amending bylaws in conjunction with the CSRD's Financial Plan and the CSRD Environmental and Utility

Services Department will review the amending bylaws in conjunction with the CSRD's Waste Management Plans as per Section 477 of the Local Government Act.

### **KEY ISSUES/CONCEPTS:**

#### Revelstoke Dam

Lake Revelstoke is a reservoir for the Revelstoke Dam. Construction of the dam started in the late 1970s and was completed in the early 1980s. Prior to the construction of the dam, areas north of Revelstoke were populated and there was even part of the Trans-Canada Highway before the construction of Rogers Pass. After the dam was completed nearly all privately owned properties were flooded when filling the Revelstoke Dam reservoir.

Today, there are very few privately owned properties north of Revelstoke and they are dispersed far from one another. Development north of Revelstoke has significant limitations, properties are dispersed and generally have small footprints of developable land, and BC Hydro has no plans to service this area with local electricity. The property is currently using solar power with a generator backup.

The subject property is unique as it is quite large (65 ha) and appears to have a large buildable area of about 11 ha outside of the 30% steep slope areas and above the floodplain elevation listed in the Electoral Area B Zoning Bylaw (574.8 m GSC). BC Hydro has a right of way registered on title for controlling the flow of water to Revelstoke Dam. The right of way authorizes BC hydro to flood the lands for the operation of a dam, grants BC Hydro access to the property for maintenance of the Dam and prohibits building or construction without written consent of BC Hydro. If the amending bylaws are given first reading, a referral will be sent to BC Hydro who will have an opportunity to comment on the proposed development.

#### Proposal

The owners propose to establish a year-round wilderness resort 'Mars Creek Wilderness Resort' which will operate with Selkirk Tangiers Heli Skiing and Revelstoke Mountain Resort (which are both based out of Revelstoke). The property is located near the Monashee and Selkirk Mountain Ranges which Selkirk Tangiers Heli-Skiing has tenure. In addition to providing Selkirk Tangiers Heli-Skiing customers with faster access to the ski runs the resort property would be open to winter activities as well, such as cat skiing, cross country skiing, snow shoeing and snowmobiling. For the summer season the resort would provide, watersports, kayaking, fishing, mountain biking, and hiking. The resort would also provide amenities such as spa, wellness centre, après bar and dining, as well as medical and mechanical support. The resort would also offer up to 100 guest units for temporary accommodation year-round, and twelve camping sites during the summer season. To provide these services, 50 staff accommodation units are required and is included in the application. See "BL850-23\_BL851-23\_Applicant\_Submission\_2023\_12\_14.pdf" attached for a more detailed description of the proposed resort and "BL851-33\_First.pdf" for a complete copy of the proposed zoning regulations.

#### Amending Bylaws

The subject property is designated Small Holdings (SH) in the Electoral Area B Official Community Plan, and Electoral Area B Zoning Bylaw. The proposed resort is not supported in the SH designation and not permitted in the SH zone. The application originally proposed a new zone that would be based off the existing Resort Commercial Zone (see "BL850-23\_BL851-23\_Applicant\_Submission\_2023\_12\_14.pdf" attached). However, the proposal is a site-specific development, and a site-specific comprehensive development zone is required.

Staff reviewed the application and worked with the applicant to prepare specific bylaw amendments that would permit the proposed resort on the subject property. The applicant and owners have reviewed and agree to the bylaw amendments below.

- See "BL850-23\_First.pdf" attached for a complete copy of the Electoral Area B Official Community Plan Amendment Bylaw No. 850-23.
- See "BL851-33.pdf" attached for a complete copy of the Electoral Area B Zoning Amendment Bylaw No. 851-33.

Electoral Area B Official Community Plan Amendment Bylaw No. 850-23 (BL850-23):

Bylaw No. 850-23 is a map amendment to redesignate the entire property from SH Small Holdings to RC Resort Commercial.

Electoral Area B Zoning Amendment Bylaw No. 851-33 (BL851-33):

Staff have drafted a new comprehensive development zone specific to the subject property, Comprehensive Development Zone B6 (CDB6) for the proposed Mars Creek Wilderness Resort.

Permitted Uses:

<b>Principal Uses</b>	<b>Secondary Uses</b>
<i>(a) Agriculture</i>	<i>(a) accessory use</i>
<i>(b) backcountry recreation</i>	<i>(b) boat launch</i>
<i>(c) backcountry lodge</i>	<i>(c) guest lounge</i>
<i>(d) campground</i>	<i>(d) horse boarding and riding facilities</i>
<i>(e) horticulture</i>	<i>(e) marina</i>
<i>(f) hotel</i>	<i>(f) pub</i>
<i>(g) helipad</i>	<i>(g) restaurant</i>
<i>(h) heli-tourism day lodge</i>	<i>(h) staff accommodation</i>
<i>(i) lodge</i>	
<i>(j) motel</i>	
<i>(k) open space</i>	
<i>(l) passive recreation</i>	
<i>(m) recreation services</i>	
<i>(n) skiing facility</i>	
<i>(o) tourist cabin (not including park models)</i>	

### Types of accommodation:

The proposed resort would offer a variety of accommodation types. Staff have included the following uses and building types as defined in the zoning bylaw:

- *BACKCOUNTRY LODGE* is the *use* of land, *buildings* and structures to provide accommodation on a *temporary* basis to guests engaged in *backcountry recreation*, within a *building*, and may also include a helipad, *accessory building*, and fuel storage.
- *CAMPGROUND* is the *use* of land, *buildings* and structures for *temporary* accommodation in tents or *recreational vehicles* on *camping spaces* and is not used as year round storage or accommodation for *residential use* for a period exceeding 182 days in a calendar year. This *use* may include accessory facilities for eating and assembly purposes, washrooms, bathing and laundry facilities, entrance kiosk, campground manager's accommodation, convenience retail with a maximum *floor area, gross* of 100 m<sup>2</sup>;
- *HELI-TOURISM DAY LODGE* is a building used for heli-tourism business administration, including the embarking and deplaning of passengers for skiing, sightseeing, and other helicopter related tours, *guest lounge*, and washroom facilities;
- *HOTEL* is the *use* of land, *buildings* and structures to provide accommodation on a *temporary* basis to the travelling public, within a *building*, and may also contain meeting rooms & *restaurant*
- *LODGE* is a *building* which complies with the definition of a "*hotel*" except that a lodge does not include a *restaurant* and areas used for public retail and public entertainment purposes;
- *MOTEL* is the *use* of land, *buildings* and structures to provide accommodation on a *temporary* basis to the traveling public within a *building* that is divided into separate *sleeping units*, each of which has a separate entrance from the outdoors, but does not include meeting rooms, the serving of food, retail sales or a *manufactured home park*;
- *TOURIST CABIN* is the *use* of land for a detached *building* or *park model* used exclusively for tourist accommodation for the *temporary* accommodation for the traveling public.

The proposed resort does not require any new terms or definitions to accommodate their development plans. The owners noted that park models are not part of their development plans and so the new zone does not permit park models as a type of tourist cabin.

The proposed zoning bylaw amendment only permits temporary accommodation. The proposed resort and amending bylaw does not include any residential uses and it has not been included in the bylaw amendment.

### Density:

- Maximum number of combined units for back country lodge, hotel, lodge and motel: 100
- Maximum number of camping sites: 12
- Maximum number of staff accommodation units: 50

The applicants have noted that they foresee a maximum of 100 guest units. These guests could temporarily stay in a variety of accommodation types, and the proposed zone provides the owners the flexibility to develop the accommodation types on the property as appropriate for their business over time. The owners have requested 12 camping spaces for summer guests of the resort which has also been included in the zoning amendment.

The applicant has noted that these are maximum numbers, and their plans are to phase development over several years. If in the future the owners plan to expand the resort for additional units another bylaw amendment would be required.

### Lot Size and Future Subdivision:

This proposed zone does not permit subdivision potential. In this application the applicant noted that the owners have no immediate subdivision plans and therefore staff have drafted the amending bylaw with a minimum lot size of 65 ha for new lots.

Business needs can require subdivisions over time (such as establishing long term leases, or separating businesses for private ownership). The applicant has noted that the owners will evaluate their future plans and if they have any specific subdivision plans prior to second reading they may request a revision to the proposed zone. If the amending bylaws are adopted and the owners would like to subdivide in the future, another bylaw amendment would be required.

#### Staff Accommodation:

The subject property is 35 kilometers from Revelstoke and there are affordability challenges in the community. Therefore, staff accommodation is required on the proposed resort. This would include heli-skiing staff, guides, maintenance staff, cooks, and cleaning staff. The Zoning bylaw defines staff accommodation as:

- *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.

Staff accommodation may be in any combination of buildings, such as a single detached dwelling, dormitory, or multiple dwelling building.

The applicant noted that approximately one staff person is required for every two guest units. Therefore, the maximum number of sleeping units for staff accommodation is set to 50 units. The applicant also noted that there may be more staff than guests in earlier stages of the resort as it develops and grows over time.

As noted above, the proposed zoning amendment does not permit residential development. Although the proposed resort will operate year-round and there may be staff living on the property year-round, the staff accommodation is not intended to be used as a full-time residence. When staff are no longer employees working at the resort they would not live on the property.

If the amending bylaws receive first reading, staff will undertake more research about the appropriate use and occupancy for the proposed staff accommodation.

#### Foreshore/Water:

The proposed zoning amendment includes a 10 berth marina and boat launch as secondary uses to support the proposed resort. These are included in the upland zoning in the proposed Comprehensive Development B6 Zone as it is consistent to other zones in the Electoral Area B Zoning Bylaw to include boat launches and Marinas in upland zoning (such as Comprehensive Development B2 (Shelter Bay) and Resort Commercial 1 – RC1).

If the amending bylaws receive first reading, staff will undertake more research about the foreshore zoning and the proposed marina. The location of the proposed marina may require an amendment to the foreshore zoning.

#### Analysis

The Official Community Plan notes that the area north of Revelstoke is recognized for recreational opportunities however there are significant limitations (primarily lack of electricity, but also, steep slopes, the limited number of properties available, and small footprints on properties). As a result, north of Revelstoke has very little development compared to the size of the area. There are other recreational developments north of Revelstoke, however, they are further north closer to Mica (examples include

CMH Monashees Lodge, CMH Gothics Lodge, and Mica Heliskiing). The Downie Creek RV Resort is the closest development at approximately 34 km north of the subject property. This proposed year-round resort would be the first resort south of Downie Loop, and the closest to Revelstoke.

Resort Commercial Criteria:

Section 5.3.10 of the Official Community Plan establishes the criteria for considering new Resort Commercial uses/locations:

*a. Accessible to adequate transportation routes;*

The subject property has direct access to a provincial Hwy, Hwy 23N. If the amending bylaws are given first reading, a referral will be sent to the Ministry of Transportation and Infrastructure.

The technical requirements of access onto Hwy 23N are determined by the Ministry of Transportation and Infrastructure.

Staff note that Hwy 23 N is not classified as a 'controlled access highway' and the Ministry of Transportation and Infrastructure is not required to approve a zoning amendment as per Section 52 of the Transportation Act.

*b. Capable of being serviced with municipal, private or public utilities;*

The owners intend to utilize a well and develop on-site sewage disposal systems for each building that of the resort. Operating and construction permits will be required from Interior Health Authority for operating a water supply system. Additional permits will be required for the sewage disposal system(s). If there is a sewage disposal system processing more than 22,700 litres per day, the community sewer system will be regulated by the Ministry of Environment. Systems less than 22,700 litres per day are regulated by the Interior Health Authority.

Prior to second reading, the applicant is required to submit a report from a qualified professional outlining the expected water and sewer servicing demands, confirm how the proposed resort can be adequately serviced, and that the proposed water and sewer servicing will not have an adverse environmental impact.

*c. Capable of being sufficiently buffered from adjacent non-compatible land uses to ensure the quality of life (e.g. character and integrity of quiet rural residential area) of those and adjacent occupiers;*

The subject property is sufficiently buffered from rural and residential properties. The subject property is completely surrounded by crown land and several kilometres from another fee simple property. The property is an approximately 50-minute drive from Revelstoke.

Although the proposed building setback in BL851-33 is 5 m from a property line, the property is large enough that buildings and structures can be set back out of site from Hwy 23N. The setbacks and site planning required as part of a future Commercial Form & Character Development Permit required prior to the issuance of a building permit can confirm that an appropriate buffer between Hwy 23N is established.

If the amending bylaws receive first reading, staff will undertake more research about the appropriate setbacks for this large rural property. The Ministry of Transportation also have an opportunity to comment on the proposed zoning bylaw amendment and setbacks.

*d. Accessible to community services, recreation and open space;*

The subject property is surrounded by crown land and does not have close access to any community services. The owners chose this location as the resort is meant to be in a secluded

area with access to outdoor amenities. The resort will provide its own services and amenities to guests.

- e. Cognizant of, and addressing special site features such as mature vegetation, landscaping, topography, adjacent development, environmental sensitive habitat and wildlife corridors, and view sheds; and*

The proposed development intends to utilize the natural features and terrain as a key feature of the resort.

- f. All parking requirements, as specified in the zoning bylaw shall be provided on site.*

The property is large enough to accommodate all parking requirements. Specific parking requirements can be confirmed when a building permit and development permit application is submitted.

#### Electricity:

As noted above, BC Hydro does not provide local electrical service connections, and property owners are responsible for providing their own electricity.

The applicant notes that the property is currently served by solar energy as much as possible with small generators providing backup power and the proposed resort would use a similar system (see "BL850-23\_BL851-23\_Applicant\_Submission\_2023\_12\_14.pdf" attached). Prior to second reading, the applicant is required to submit a report from a qualified professional outlining the electricity demand of the resort and how the demand can be met.

#### Geohazard Reporting:

In 2020 BGC Engineering created a Geohazard Risk Prioritization Report for the CSRD. This report was intended to identify flood and steep creek debris geohazards in the CSRD that might impact developed properties. This study did not identify any hazards on Mars Creek. However, the property contains steep slopes throughout the property (see "BL850-23\_BL851-33\_Maps\_Plans\_Photos.pdf" attached) and there may be hazards related to the developing on or near those slopes.

Prior to second reading the applicant is required to submit a geohazard assessment from a qualified professional, identifying any potential hazards and determine what conditions or requirements must be included in future development and construction for the property to be used safely for the intended use as outlined in the proposed Comprehensive Development B6 Zone. If this report identifies any areas that should not be disturbed, or detailed mitigation measures it will need to be registered on title as a Section 219 Covenant

#### Potential Wildfire Hazard:

Section 12.5.8 of the Official Community Plan provides a general strategy for addressing wildfire risks. An overall assessment of the site for susceptibility to wildfire (from conditions both on and off-site) by a professional forester licensed in BC specializing in forest wildfire assessment may be required as part of a zoning amendment. Staff are recommending the applicant submit a report prior to consideration of second reading because the subject property is in an isolated area accessed by one road with no alternate access, the property is surrounded by forested crown lands and is not within a fire protection service area.

Prior to second reading the applicant is required to submit a report prepared by a qualified professional assessing the proposed development for susceptibility to wildfire. The assessment should include recommendations to ensure FireSmart practices are incorporated into future development.

### Lake Revelstoke/BC Hydro:

Lake Revelstoke is a reservoir formed by the Revelstoke Dam. A statutory right of way is registered on title in favour of BC Hydro to flood the property, maintain the reservoir and prohibits future construction without their written authorization. If the amending bylaws are given first reading, the CSRD will send a referral to BC Hydro for an opportunity to comment on the proposed development and how it may affect the statutory right of way.

The Electoral Area B Zoning Bylaw includes a flood construction level of 574.8 GSC and floodplain setback of 30 m from 440.7 GSC for new construction from Lake Revelstoke. Any new construction must conform to these minimum elevation and setback requirements.

### Development Permits

If the amending bylaws are adopted, and the proposed resort is developed, the following development permits may be required for future development on the subject property:

<b>Riparian Areas Regulation (RAR) Development Permit</b>	
<b>Purpose:</b> To regulate development activities in watercourses and riparian areas and ensure that the provincial Riparian Area Protection Regulations are adhered to.	<b>Activities triggering a development permit:</b> <ul style="list-style-type: none"> <li>• Development within 30 m of a watercourse</li> <li>• Subdivision of properties containing a watercourse, or within 30 m of a watercourse</li> </ul>
<b>Staff comment:</b> <ul style="list-style-type: none"> <li>• The RAR Development Permit is only required for development within 30 m of a watercourse.</li> <li>• This is a technical development permit and is approved by the Manager of Development Services.</li> </ul>	
<b>Lakes 100 m Development Permit</b>	
<b>Purpose:</b> Address potential impacts of stormwater runoff and sewerage systems on the lake environment	<b>Activities triggering a development permit:</b> <ul style="list-style-type: none"> <li>• Buildings and structures within 100 m of Lake Revelstoke with a total footprint over 200 m<sup>2</sup></li> <li>• Installation of a sewage disposal system within 100 m of Lake Revelstoke.</li> </ul>
<b>Staff comment:</b> <ul style="list-style-type: none"> <li>• The Lakes 100 m Development Permit is only required for development within 100 m of Lake Revelstoke.</li> <li>• This is a technical development permit and is approved by the Manager of Development Services.</li> </ul>	
<b>Foreshore and Water Development Permit</b>	
<b>Purpose:</b> Ensure proper siting of structures in the foreshore and water.	<b>Activities triggering a development permit:</b> <ul style="list-style-type: none"> <li>• Installation of buoys, docks and swimming platforms.</li> </ul>
<b>Staff comment:</b>	

<ul style="list-style-type: none"> <li>• A development permit will be required for installation of docks and/or buoys.</li> <li>• Commercial moorage facilities (e.g. marina) requiring provincial tenure are exempt from a development permit as these facilities undergo provincial review.</li> <li>• The Province typically refers proposed moorage facility applications to the CSRD for review and comment.</li> </ul>	
<b>Commercial Development Permit Area</b>	
<b>Purpose:</b> Attention to detail in design will ensure high development standards are maintained in commercial areas.	<b>Activities triggering a development permit:</b> <ul style="list-style-type: none"> <li>• Construction of commercial buildings and structures</li> <li>• Landscaping of commercial properties.</li> </ul>
<b>Staff comment:</b> <ul style="list-style-type: none"> <li>• New construction and renovations to existing development will be required to confirm that the development permit criteria (building design, safety, views, landscaping, parking, and lighting) are met before a permit can be issued.</li> <li>• This is a form and character development permit, which is approved by the Board.</li> </ul>	

### Rationale for Recommendation

Staff recommend the Board give Electoral Area B Official Community Plan Amendment Bylaw No. 850-23 and Electoral Area B Zoning Amendment Bylaw No. 851-33 first reading for the following reasons:

- The Electoral Area B Official Community Plan supports recreational development north of Revelstoke along Hwy23N.
- The proposed development meets the criteria in the Electoral Area B Official Community Plan for new resort developments.
- The proposed Comprehensive Development Zone is appropriate in this location.
- The subject property is relatively remote and separated from privately owned residential or rural properties.
- Reading the amending bylaws a first time will provide the opportunity to solicit referral comments from applicable First Nations, applicable government agencies and the Electoral Area B Advisory Planning Commission to find out if there are any related issues that may need to be considered through the bylaw amendment process.
- The recommended complex consultation process requires that the applicant hold a public information meeting to receive feedback and answer questions directly from the public.

Prior to the amending bylaws being considered for second reading, the following information is required to be submitted by the applicant.

- A report from a qualified professional outlining the expected water and sewer servicing demands, confirming how the proposed resort can be adequately serviced, and that the proposed water and sewer servicing will not have an adverse environmental impact.
- A report from a qualified professional outlining the electricity demand of the resort and how the demand can be met.

- A geohazard assessment from a qualified professional, identifying any potential hazards and determine what conditions or requirements must be included in future development and construction.
- A report prepared by a qualified professional assessing the proposed development for susceptibility to wildfire. The assessment should include recommendations to ensure FireSmart practices are incorporated into the development.

**IMPLEMENTATION:**

If the amending bylaws are given first reading staff will work with the owner's agent explaining the requirements for professional reporting and public consultation requirements .

Residents and the public travelling Hwy 23N will first become aware of the application when notice of application signs are posted on the property.

In accordance with Development Services Procedures Bylaw No. 4001, as amended, notice of application signs are required to be posted on the subject property no more than 30 days after the Board has given the amending bylaws first reading. One sign is required for every 400 m of frontage. The property has approximately 1.4 km of frontage along Hwy 23 N and therefore 4 signs are required. The signs will be posted on each end of the property and on either side of Hwy 23 N. Staff will identify appropriate sign locations for the applicant.

**COMMUNICATIONS:**Consultation Process:

In accordance with CSRD Policy P-18 regarding Consultation Processes – Bylaws, the complex consultation process is normally recommended where an application includes both an official community plan amendment and zoning bylaw amendment. This process includes the requirement for a public information meeting, hosted by the applicant, where the applicant is to present their proposal and listen to feedback from members of the public. Public information meetings must be advertised in the local newspaper and held in the local community. The public information meeting is not run by the CSRD or attended by staff. Notes from the public information meeting are required to be provided to the CSRD and will be included the staff report when the Board considerations second reading.

As there is an official community plan amendment, a public hearing is required by Local Government Act. A public hearing is a formal meeting run by the CSRD in accordance with Section 464 of the Local Government Act. Public hearings are intended to receive public comments regarding the application for consideration of the Board. Details regarding the statutory requirements for a public hearing will be provided if the amending bylaws are advanced for consideration of second reading.

Referrals:

If the Board gives Bylaw Nos. 850-23 and 851-33 first reading, the bylaws will be sent out to referral agencies. Referral responses will be provided to the Board with a future Board report, prior to consideration of second reading.

The following list of referral agencies is recommended:

- CSRD Environmental and Utility Services
- CSRD Financial Services
- CSRD Community and Protective Services
- Ministry of Transportation and Infrastructure

- BC Hydro
- Ministry of Forests: Archaeology Branch
- Ministry of Land, Water and resource Stewardship: Lands Branch
- Interior Health Authority
- Electoral Area B Advisory Planning Commission
- Adams Lake Indian Band;
- Akisqnuq First Nation;
- Ktunaxa Nation Council;
- Skw'lx te Secwepemcú'ecw;
- Lower Kootenay Band;
- Lower Similkameen Indian Band;
- Neskonlith Indian Band;
- Okanagan Indian Band;
- Okanagan Nation Alliance;
- Penticton Indian Band;
- Shuswap Indian Band;
- Simpcw First Nation;
- Splotsin First Nation;
- Upper Nicola Band

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendations.

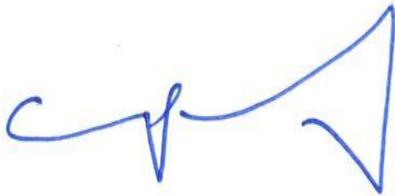
**BOARD'S OPTIONS:**

1. *Endorse the Recommendations.*
2. *Deny the Recommendations.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2024-08-15_Board_DS_BL850-23_BL851-33_First.docx
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Final Approval Date:	Aug 7, 2024

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



Corey Paiement

**No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham**

Gerald Christie



Jennifer Sham



John MacLean

## **COLUMBIA SHUSWAP REGIONAL DISTRICT**

### **ELECTORAL AREA B OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 850-23**

#### A bylaw to amend the "Electoral Area B Official Community Plan Bylaw No. 850"

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. "Electoral Area B Official Community Plan Bylaw No. 850" is hereby amended as follows:

#### **A. MAP AMENDMENT**

1. Schedule B, Overview Maps, which forms part of the "Electoral Area B Official Community Plan Bylaw No. 850" is hereby amended as follows:
  - i) Redesignating Lot 3414 Kootenay District Except (1) Part Included in SRW Plan 17893 and (2) Plan 18800 From SH - Small Holdings to RC - Resort Commercial which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.
2. Schedule D, Land Use Designation Maps, which forms part of the "Electoral Area B Official Community Plan Bylaw No. 850" is hereby amended as follows:
  - i) Redesignating Lot 3414 Kootenay District Except (1) Part Included in SRW Plan 17893 and (2) Plan 18800 From SH - Small Holdings to RC - Resort Commercial which is more particularly shown outlined in bold on Schedule 2 attached hereto and forming part of this bylaw.

BL850-23

This bylaw may be cited as "Electoral Area B Official Community Plan Amendment Bylaw No. 850-23."

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

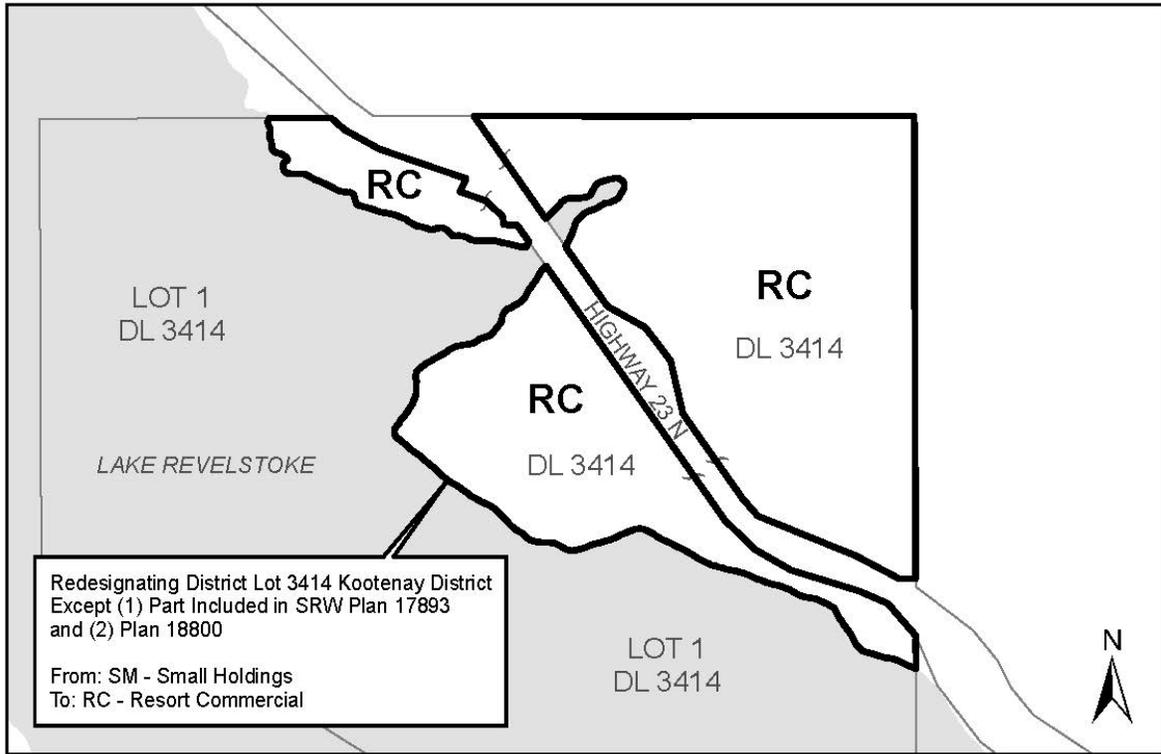
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CORPORATE OFFICER

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CHAIR

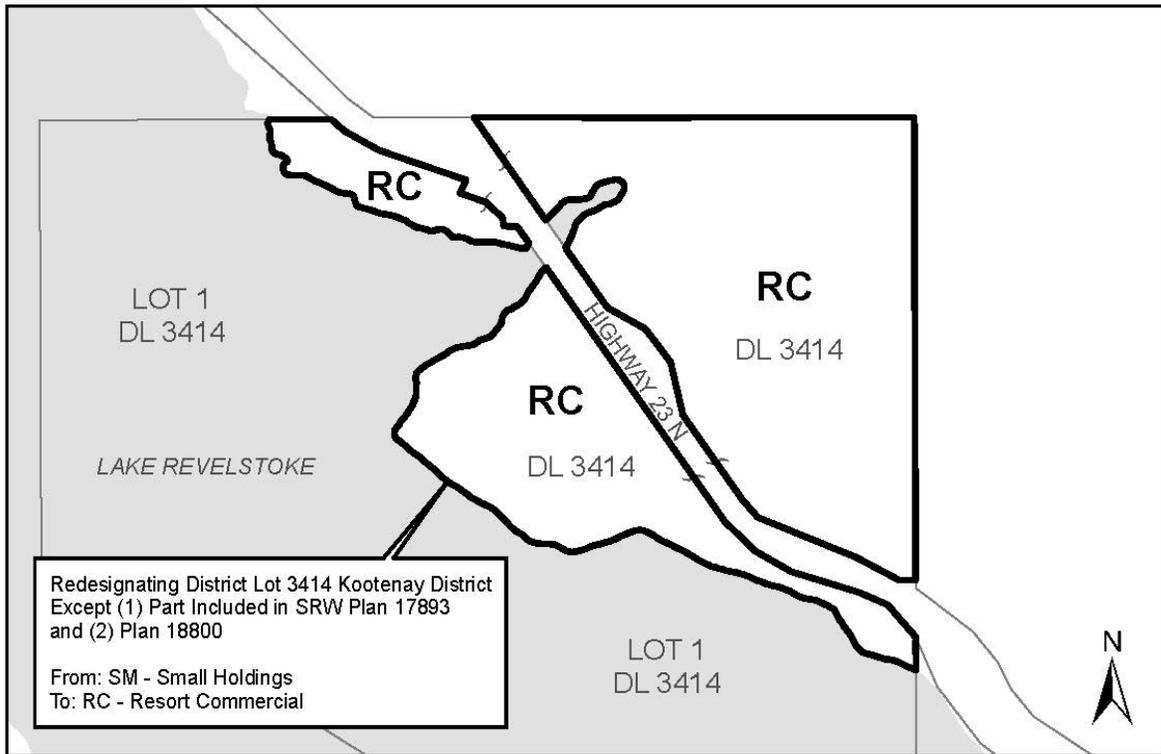
CERTIFIED a true copy of Bylaw No. 850-23  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

**Schedule 1**  
**Electoral Area B Official Community Plan Amendment Bylaw No. 850-23**



**Schedule 2**  
**Electoral Area B Official Community Plan Amendment Bylaw No. 850-23**



# COLUMBIA SHUSWAP REGIONAL DISTRICT

## SOUTH SHUSWAP ZONING AMENDMENT BYLAW No. 851-33

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

The Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

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

#### A. MAP AMENDMENT

1. Schedule B, Electoral Area B Zoning Bylaw No. 851 Overview Maps, which forms part of the "Electoral Area B Zoning Bylaw No. 851" is hereby amended as follows:

- i) Rezoning District Lot 3414 Kootenay District Except (1) Part Included in SRW Plan 17893 and (2) Plan 18800 From Small Holdings - SH to Comprehensive Development B6 (Mars Creek) CDB6 which is more particularly shown outlined in bold on Schedule 1 attached hereto and forming part of this bylaw.

2. Schedule C, Electoral Area B Zoning Bylaw No. 851 Zoning Maps, which forms part of the "Electoral Area B Zoning Bylaw No. 851" is hereby amended as follows:

- ii) Rezoning District Lot 3414 Kootenay District Except (1) Part Included in SRW Plan 17893 and (2) Plan 18800 From Small Holdings - SH to Comprehensive Development B6 (Mars Creek) CDB6 which is more particularly shown outlined in bold on Schedule 2 attached hereto and forming part of this bylaw.

#### B. TEXT AMENDMENT

- i. Schedule A, Zoning Bylaw Text, TABLE OF CONTENTS is hereby amended by:
  - a) Adding a new Section in Part 5: Zones "COMPREHENSIVE DEVELOPMENT B6: CDB6 (MARS CREEK)" immediately following Section 5.22
- ii. Schedule A, Zoning Bylaw Text, is further amended by adding a new Section 5.23 as follows:

**Principal Uses**

- (1) The *uses* stated in this subsection and no others are permitted in the Comprehensive Development B7 zone as principal *uses*, except as stated in Part 3: General Regulations:
- (a) *agriculture*
  - (b) *backcountry recreation*
  - (c) *backcountry lodge*
  - (d) *campground*
  - (e) *horticulture*
  - (f) *hotel*
  - (g) *helipad*
  - (h) *heli-tourism day lodge*
  - (i) *lodge*
  - (j) *motel*
  - (k) *open space*
  - (l) *passive recreation*
  - (m) *recreation services*
  - (n) *skiing facility*
  - (o) *tourist cabin* (not including *park models*)

**Secondary Uses**

- (2) The *uses* stated in this subsection and no others are permitted in the Comprehensive Development B6 zone as secondary *uses*, except as stated in Part 3: General Regulations:
- (a) *accessory use*
  - (b) *boat launch*
  - (c) *guest lounge*
  - (d) *horse boarding and riding facilities*
  - (e) *marina*
  - (f) *pub*
  - (g) *restaurant*
  - (h) *staff accommodation*

**Regulations**

- (3) On a *parcel* zoned Comprehensive Development B6, 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 <i>subdivision</i>	65 ha
(b) Maximum <i>parcel coverage</i>	10%
(c) Maximum number of camping units	12
(d) Combined maximum number of sleeping units for back country lodge, hotel, lodge, motel units:	100
(e) Combined maximum number of sleeping units for staff accommodation.	50
(f) Maximum number of berths in a marina.	10
(g) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>▪ principal <i>buildings</i> and structures</li> <li>▪ <i>secondary use buildings and structures</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 20 m</li> <li>▪ 10 m</li> </ul>
(h) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <li>▪ <i>front parcel boundary</i></li> <li>▪ <i>interior side parcel boundary</i></li> <li>▪ <i>exterior side parcel boundary</i></li> <li>▪ <i>rear parcel boundary</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 5 m</li> <li>▪ 5 m</li> <li>▪ 5 m</li> <li>▪ 5 m</li> </ul>

### Screening

- (4) All outside storage, including any vehicles, equipment stored outdoors and the storage of garbage, shall be completely contained within a screen not less than 2 m in height”

BL851-33

This bylaw may be cited as "Electoral Area B Zoning Amendment Bylaw No. 851-33"

READ a first time this 15<sup>th</sup> day of August, 2024.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

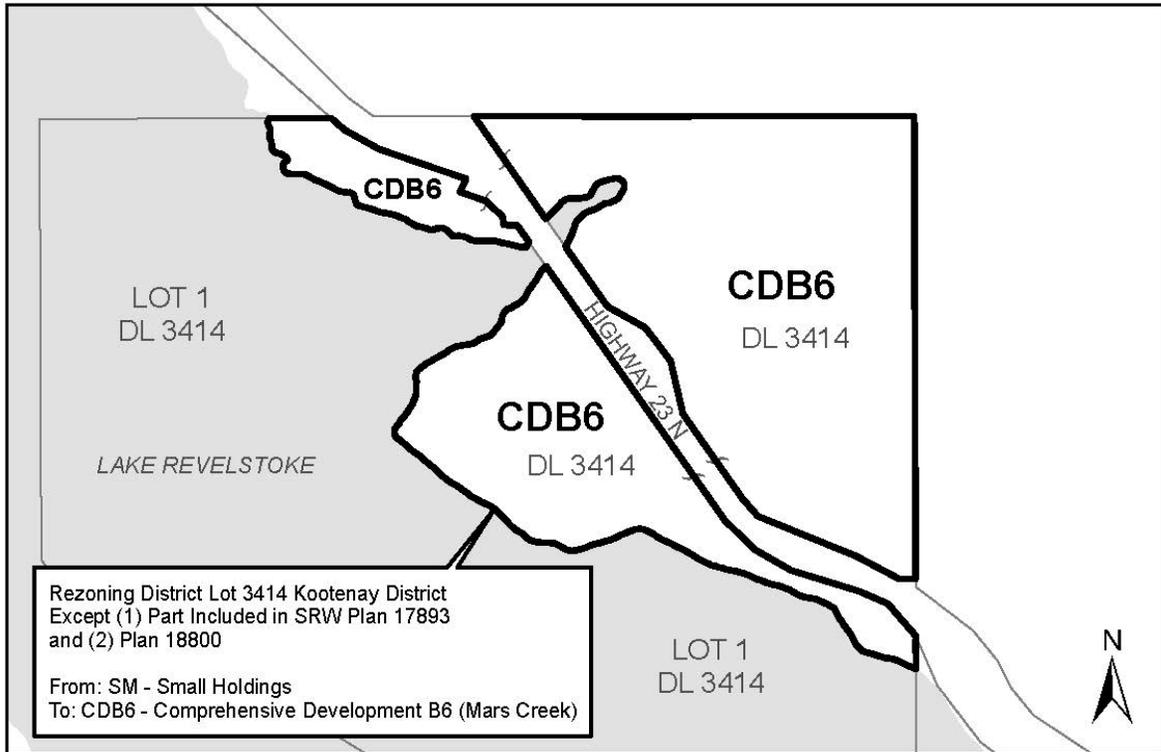
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CORPORATE OFFICER

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CHAIR

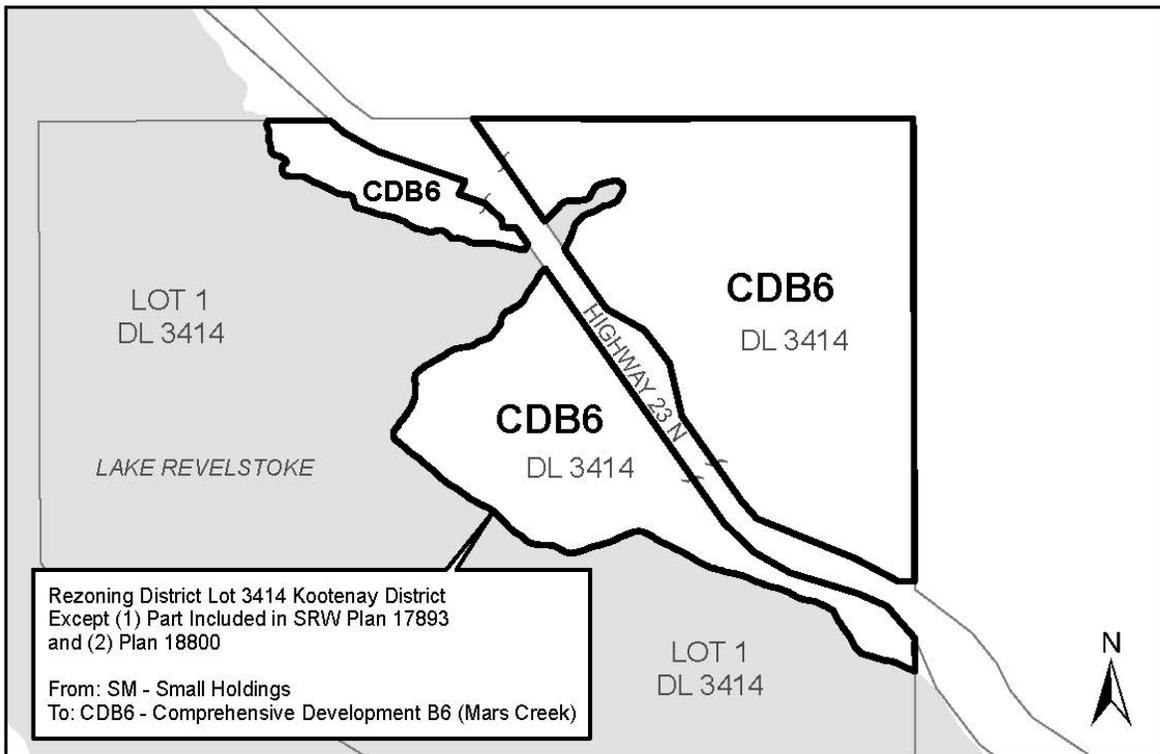
CERTIFIED a true copy of Bylaw No. 851-33  
as adopted.

\_\_\_\_\_  
CORPORATE OFFICER

Schedule 1  
Electoral Area B Zoning Amendment Bylaw No. 851-33



**Schedule 2**  
**Electoral Area B Zoning Amendment Bylaw No. 851-33**



# Relevant Excerpts from Electoral Area B Official Community Plan Bylaw No. 850

See [Bylaw No. 850](#) for all policies and regulations.

## Section 1 Introduction

### 1.3 Community Vision

The Official Community Plan review process commenced with a consultative process to articulate the region's vision. The community vision is an important tool for the development of an Official Community Plan because it sets a direction for the future of the area and reflects the desires and aspirations of a broad cross-section of interests across the region. These community aspirations provide the fundamental direction of the Official Community Plan as well as setting a framework from which future community initiatives will flow.

***Area 'B' is a region that is comprised of diverse, distinct and liveable rural communities that are unified by a shared commitment to:***

- Goal 1 • Promoting and maintaining small town/rural values, involving caring, relaxed, safe, clean, healthy and friendly communities;
- Goal 2 • Management of growth and development;
- Goal 3 • Managing community services and facilities to enhance community atmosphere;
- Goal 4 • Preservation of community heritage and character;
- Goal 5 • Developing a sustainable economy that promotes best management practices for the forestry, tourism and recreation sectors;
- Goal 6 • Protecting the region's natural environment that is highly valued for its unique ecosystems, scenic beauty, wilderness recreation, and resource based economy;
- Goal 7 • Stewardship of natural resources through conservation and public education;
- Goal 8 • Engaging in planning processes that are consultative, participatory and articulate community vision and working towards the realization of that vision; and
- Goal 9 • Working collaboratively with neighbouring jurisdictions, particularly the City of Revelstoke and the Province of British Columbia.

### 1.5 General Implementation

The Official Community Plan is organized into sections that provide policies and objectives related to different land uses. These policies will be applied as future decisions are made. The plan also contains

policies that are strategic and require an action from the CSRD. This section summarizes key strategic actions in the Official Community Plan. The list is not exhaustive and will be dynamic according to the partnership opportunities and resources of the Regional District.

- 1.5.1 The Regional District will review and implement the policies of the Electoral Area 'B' Official Community Plan when considering decisions with regard to zoning, land use, servicing and development in the plan area.
- 1.5.2 The Regional District will prepare a Zoning Bylaw to generally reflect the status quo in terms of land use, density and relevant zoning regulations. As land use change unfolds, new land uses will be consistent with the OCP.
- 1.5.3 The CSRD will require development approval information pursuant to Section 920.1 of the *Local Government Act*. Procedures and policies for requiring development approval information will be required to be established by bylaw and would apply to:
  - applications for amendments to an adopted Zoning Bylaw,
  - applications for a Development Permit, and
  - applications for temporary use permits.

The Development Approval Information Bylaw will apply to all lands within the OCP Bylaw area. The Development Approval Information Bylaw will give the CSRD authority to require an applicant to provide information on the impact of the activity or development that is the subject of the application. The Development Approval Information Bylaw will also specify the matters for which additional on-site and off-site information will be required, including, but not limited to such issues as:

- an assessment of drinking water source and sewage disposal as required by the local authorities;
- transportation patterns including traffic flow;
- the impact and assessment on local infrastructure;
- assessment of capacity of public facilities including schools and parks;
- the impact on or need for additional community services;
- the impact and assessment of the natural environment of the area affected;
- assessment of slope conditions;
- an assessment of the wildfire urban interface; and,
- an assessment of how the development addresses on-site issues such as emergency use, accessibility and water conservation.

The Development Approval Information Bylaw will also set out procedures regarding requests for reconsideration of development approval information requirements.

## **Section 2 Planning Strategy**

### **Lake Revelstoke (Mica Creek & Downie Loop)**

The largest distinct geographic area within Area 'B' is the narrow valley extending north from the City of Revelstoke and including all of Lake Revelstoke. This area, although well serviced by Highway 23 North to the Mica Dam, is largely undeveloped. Aside from a scattering of private properties and development at Mica Creek, this area remains largely within the Crown land inventory.

Lake Revelstoke is well recognized for its recreational opportunities. At present these opportunities are limited to a few serviced sites (Martha Creek Provincial Park, Carnes Creek Forest Services Recreation Site and the Downie Loop Resort) and many unserviced, informal recreation sites that have become the destination for many summer visitors. Several studies have

looked into the development potential of Lake Revelstoke but there has never been a strong momentum to lead into future development opportunities. The lack of momentum is largely because the area has some significant limitations to development including: distance from services (BC Hydro has no short or long-term plans to service this area with local power); a short season for water based recreation and a network of dispersed sites that offer only small development footprints within a steep narrow valley.

Research on Lake Revelstoke has indicated that there is development opportunity in the area supporting the following values and issues:

Lake Revelstoke Values

- Hwy 23N provides quality accessibility
- scenery
- fishing
- recreation
- boating
- hiking, snowmobiling, horseback riding

Lake Revelstoke Issues & Challenges

- existing Forest Licences
- Lakeshore instability
- avalanche risk
- 573.3 m reservoir elevation with 30 m setback
- recognition of existing recreation facility use pattern
- informal “squatter” recreational use of public lands

**Figure 2.2** Recreation Inventory illustrates areas where the public is accessing recreation opportunities on Lake Revelstoke, either formally or informally. Further research is required in this area to enhance and develop the recreation potential of this area.

Specific policies related to the future development of the Lake Revelstoke area are outlined in Section 4.4.

## 2.4 Watercourse Uses

The Regional District recognizes that provincial and federal agencies have legislative jurisdiction over waterways including matters of “navigation and shipping” and “beacons, buoys and lighthouses”. The Regional District acknowledges the interjurisdictional nature of watercourse use management while exercising zoning powers in areas covered by water. Area B contains significant bodies of water including Lake Revelstoke, Arrow Lakes and Trout Lake. The CSRD land use management tools will be applied to these areas particularly in terms of wharf and buoy siting and permitting.

2.4.1 The CSRD recognizes the interjurisdiction nature of management and permitting on watercourses and will commit to working with multiple agencies in addressing future development on watercourses; and

2.4.2 The Zoning Bylaw will contain provisions for land uses on watercourses including regulations for the siting and permitting of buoys, docks, etc. established for private use reflecting both federal and provincial regulatory authorities concerning such installations.

Scientific consensus has confirmed that increasing emissions of human-caused greenhouse gases (GHG) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocabrons, sulphur hexafluoride and any other substance prescribed by regulation. Globally, the impacts of climate change will be profound, and are already evident. Regionally, the potential impacts and vulnerabilities are less well documented; however they are a growing concern.

Section 4 Residential

## Section 4 Residential

### 4.1 Community Context

The majority of new residential development in Electoral Area 'B' is to be “rural” residential development. Rural residential development will occur in a variety of settings including: with agricultural operations; in existing rural communities (e.g. Trout Lake); on rural acreages (e.g. Begbie Bench); near the proposed Revelstoke Mountain Resort (RMR); and in recreational areas (e.g. Galena Bay).

Residential policies acknowledge that there will be a number of demographic trends that will influence housing needs. In particular, the overall aging of the population has generated an increased demand for recreational housing opportunities and second homes in the British Columbia interior. Additionally, the attractive natural environment and low density, dispersed settlement pattern continues to appeal to existing and new residents seeking a “wilderness” lifestyle experience. Within the plan area there are also local development initiatives, such as the Revelstoke Mountain Resort project, that are influencing growth patterns. Planning for the future of this area requires the balancing of growth demands with protection of the natural environment to ensure that the area retains the attractive natural context and integrates a variety of housing types and lifestyle needs.

The OCP recognizes that there are a number of unique development areas and provides plan policies that are tailored to specific local conditions, community visions and development pressures for these areas. The residential designations are:

<i>Land Use Designation</i>	<i>Minimum Parcel Size (hectares)</i>
Neighbourhood Residential (NR)	0.2 ha
Rural Residential 2 (RR2)	2 ha
Small Holdings (SH)	4 ha
Residential Cluster Development (CD)	n/a

The majority of the residential development in the plan area is low density, single family development set in a rural context on large lots. This product is expected to continue to be the dominant housing form, with high density development encouraged to locate in urban areas where full servicing can be provided. The only exception will be site specific Residential Cluster Development projects (Section 4.3.25).

### 4.2 Objectives

There are several important objectives that form a framework for the residential policies.

- 4.2.1 Ensure that development is sustainable, with appropriate infrastructure (water and sewer) and utilities (telephone, power) and not costly to maintain and support. Developments are to provide potable water that meets the Canadian Drinking Water Guidelines.
- 4.2.2 Encourage the concentration of new development into existing developed areas.
- 4.2.3 Support the policies of the City of Revelstoke to concentrate growth in their serviced, sustainable urban centre.
- 4.2.4 Support the preservation of buildings and features that have significant heritage values.
- 4.2.5 Ensure comprehensive analysis and a co-ordinated review as part of subdivision application process, including addressing “Environmental Best Management Practices for Urban & Rural Development”, Ministry of the Environment.

- 4.2.6 Provide for a choice of housing types while recognizing single family housing as the dominant housing form.
- 4.2.7 Maintain and encourage support of the rural character and the social and cultural diversity of the plan area and ensure environmental integrity is addressed.

### 4.3 Land Use & Density Policies

#### General

- 4.3.1 The future residential use of land shall be consistent with the residential designations provided on Schedules B and D and include:
- Neighbourhood Residential (e.g. Trout Lake);
  - Rural Residential 2;
  - Small Holdings;
  - Residential Cluster Development on a site specific basis;
- Encourage land use compatibility and preserve open space by:
- clustering development;
  - incorporating buffers;
  - using setbacks;
  - density bonusing;
  - open space covenants; and
  - landscape techniques.
- 4.3.2 High Density Residential uses are encouraged to locate in serviced urban areas (e.g. Nakusp, Revelstoke).
- 4.3.3 Mobile Home parks are discouraged in rural areas because they place unacceptably high pressures on the rural area for provision of public facilities and services such as parks, schools and water and sewer utilities.
- 4.3.4 When considering new residential development ensure that Regional District Park and open space functions are addressed.
- 4.3.5 Support a range of residential dwelling types.
- 4.3.6 Development of accessory buildings on lots prior to establishment of a principal use shall be permitted subject to size limitations as identified in zoning.
- 4.3.7 New development shall meet the standards set out in the CSRD Subdivision Servicing Bylaw.
- 4.3.8 On land outside the Agricultural Land Reserve, zoning shall regulate subdivision pursuant to Section 946 of the *Local Government Act*.
- 4.3.9 Support a process to initiate implementation of a Building Inspection Process.
- 4.3.10 One primary dwelling unit and one secondary dwelling unit shall be permitted in the primary dwelling in all residential zones subject to the relevant parking requirements, the requirements of the Agricultural Land Commission Act, and the BC Building Code. Once building permits are mandatory and the requirements of the BC Building Code can be addressed, sewage disposal systems must be designed or upgraded to accommodate the total combined number of bedrooms to be serviced by the system.
- 4.3.11 There are several parcels in Area 'B' where, prior to the adoption of this bylaw, landowners have developed their property to a density that is non-conforming to the proposed land use pattern. For these properties, the CSRD recognizes this existing commitment to land uses and density and will work with the landowner to address non-conforming density through the zoning bylaw (e.g. north of Halcyon).

### **Small Holdings**

- 4.3.20 The principal use shall be residential or agricultural.
- 4.3.22 One primary dwelling and one secondary dwelling unit shall be permitted per parcel.
- 4.3.23 The minimum parcel size for subdivision of Small Holdings land shall be 4 ha.
- 4.3.24 Notwithstanding Section 4.3.23, Residential Cluster Developments (Section 4.3.25) may be supported or the minimum parcel size for holdings in the Beaton, Galena Bay, Begbie Bench areas may be 2 ha where the development application:
- involves a public consultation process;
  - provides all required development approval information (Section 1.5.3);
  - provides site details showing that a minimum of 50% of the overall site area can provide a contiguous building site with slopes of less than 25%;
  - addresses regulatory conditions of relevant agencies, including the Agricultural Land Commission;
  - where new roads are proposed, road design shall meet all requirements of the CSRD Subdivision Servicing Bylaw and MoT standards, including requirements for fire and emergency vehicles, safety and access; and
  - new roads shall provide a paved travel surface and a paved or gravel shoulder for pedestrians with grades less than 8%.

### **Lakeshore Criteria**

- 4.3.26 Lakeshore development may occur in a range of parcel sizes, ranging from large rural and resource designation to small cluster developments. For all lakeshore development management of environmentally sensitive lakeshores is required and development will be required to address the following:
- Riparian Area Development Permit Area (Section 12.6) and Lakes 100 m Development Permit Area apply (Section 12.7);
  - setback from the high water mark is 100 m unless a QEP indicates it to be less, but in no case should it be less than 30 m and subject to the flood plain and reservoir setback requirements;
  - retains public access to lakeshore;
  - addresses RAR and BC Hydro reservoir setbacks as required;
  - mooring of boats is permitted subject to the wharf receiving approval of the relevant agency. The number of mooring berths should not exceed 1 berth per residential unit;
  - mooring facility (dock) design shall minimize scale to reduce visual impacts;
  - community water and sewer systems are required for lakeshore cluster developments;
  - residential units in cluster developments (lots or strata units) may have a minimum site footprint of 0.4 ha for sites adjoining Lake Frontage;
  - boathouses shall be entirely on privately owned upland; and
  - waterfront parcels should have a minimum width of 30 m of Lake Frontage.
    - Consider supporting the South Revelstoke Ratepayers Association as a registered non-profit society through the Electoral Area Grant Process.

### **Lake Revelstoke (Mica Creek & Downie Loop)**

- 4.4.13 Work with BC Hydro to recognize that this area is necessary to support the ongoing operation of the Mica Generating Station but may also support a recreation resort focus.

- 4.4.14 Work with BC Hydro to consider opportunities for new partners on existing service systems (e.g. water, fire protection) at Mica Creek that would support new development opportunities, without adding increased liability or costs for B.C. Hydro.
- 4.4.15 Work with the relevant provincial agencies to explore opportunities for Remote Vacation Cabins (see policy 3.3.8) on Lake Revelstoke, particularly in the Downie Loop area.
- 4.4.16 Work with BC Hydro, BC Parks and Ministry of Forests & Range to expand public recreation opportunities on Lake Revelstoke. Opportunities may include public/private partnerships for new development opportunities (e.g. marina at Martha Creek Provincial Park).

## **Section 5 Commercial**

### **5.1 Community Context**

Commercial development in Area 'B' is limited to highway commercial development on the Trans-Canada highway, remote resort developments and small community commercial developments in such areas as Trout Lake. There is also a significant home-based business sector in the plan area, particularly on larger rural parcels.

### **5.2 Objectives**

The objectives for commercial development in the plan area are as follows:

- 5.2.1 To provide for commercial activities servicing the needs of local communities and the traveling public;
- 5.2.2 To minimize land use incompatibility between commercial activities and surrounding land uses by requiring setbacks, screening and landscaping of new commercial developments;
- 5.2.3 To ensure that the scale of all commercial developments harmonizes with the natural surroundings of the plan area;
- 5.2.4 To encourage home occupations that do not harm the rural residential character of communities;
- 5.2.5 To protect the character and integrity of quiet rural residential areas;
- 5.2.6 To recognize unique recreation and resort opportunities subject to detailed project reviews; and
- 5.2.7 To support the City of Revelstoke as the commercial centre of Area 'B'.

### **5.3 General Commercial Policies**

- 5.3.1 Commercial land use designations are shown on Schedules B and D
- 5.3.2 The minimum parcel size shall be 1 hectare serviced by an approved water system and approved sewer system subject to relevant regulations and approvals. The CSRD will consider small parcel sizes where community water and sewer system requirements have been met.
- 5.3.3 Higher order and larger scale commercial uses are encouraged to locate in the City of Revelstoke.
- 5.3.4 The CSRD will consider regulating commercial signage through the zoning bylaw.

### **Resort Commercial Uses**

- 5.3.10 Resort Commercial uses may be considered throughout the plan area and should meet the following criteria:
  - a. accessible to adequate transportation routes;
  - b. capable of being serviced with municipal, private or public utilities;
  - c. capable of being sufficiently buffered from adjacent non-compatible land uses to ensure the quality of life (e.g. character and integrity of quiet rural residential area) of those and adjacent occupiers;
  - d. accessible to community services, recreation and open space;

- e. cognizant of, and addressing special site features such as mature vegetation, landscaping, topography, adjacent development, environmental sensitive habitat and wildlife corridors, and view sheds; and
  - f. all parking requirements, as specified in the zoning bylaw shall be provided on site.
  - g. may include primary and accessory residential uses in conjunction with the Resort Commercial use.
- 5.3.10 New Resort Commercial Developments should consult and implement strategies from the Best Practices Guide for Resort Developments in British Columbia, September 2005, Province of British Columbia.

## **5.4 Commercial Development Permit Area**

### **Designation**

- 5.4.1 The Commercial Development Permit Area (CDPA) is designated under Section 919.1(1) (f) of the *Local Government Act*, for the purpose of establishing objectives for the form and character of commercial development.

### **Area**

- 5.4.2 Commercial Development Permit Areas include all areas designated in the OCP for commercial use.

### **Justification**

- 5.4.3 The form, character, appearance and landscaping of commercial properties is an important part of what makes a place attractive and livable. The commercial properties in Area 'B' are located in areas that are highly visible (e.g. Trans-Canada Highway) and/or focal points within communities. Attention to design details will ensure that a high development standard is maintained for commercial areas.

### **Guidelines**

- 5.4.4 Landscaping shall be provided:
- a. along property lines that are next to public areas;
  - b. along the base of buildings that are seen from the public areas;
  - c. between parking areas and public roads; and
  - d. meet Ministry of Transportation Standards, particularly, BC Reg 513/2004, Provincial Public Undertakings, Regulation, Part 3.
- 5.4.5 Views from residential areas.
- a. Landscaping and buffering are to be provided next to any adjacent residential area. The entire setback should be landscaped in trees and shrubs.
  - b. Landscaped berms create a visual buffer. Even a small elevation change in the ground has an impact. Berms are encouraged especially where the creation of a visual screen effect is desired.
  - c. Signage and lighting will be revised and managed to maintain the rural landscape and atmosphere and to minimize visual impacts from the highway.
- 5.4.6 Parking, vehicular traffic and waste collection areas.
- a. Outdoor storage or waste collection areas shall be screened by fencing, hedging or landscaping.
  - b. Where landscaping is adjacent to parking or vehicular traffic there shall be a concrete curb to protect the landscaping from damage.
  - c. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.
- 5.4.7 Existing landscaping.
- a. Integration with, or augmentation of, any existing landscaping is encouraged.

- b. Retention of existing trees and integrating them into the proposed site and landscape design is encouraged.

#### 5.4.8 Standards.

- a. Plant material must meet the BC Landscape Standard for size and leaf density. (The BC Landscape Standard is published jointly by the BC Society of Landscape Architects and the BC Landscape and Nursery Association).
- b. Low volume irrigation is encouraged.
- c. All trees must be staked in accordance with the BC Landscape standards.

### Safety

5.4.9 Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways.

5.4.10 There may be a need to screen storage yards or noxious land uses.

5.4.11 Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs.

### Building Design

5.4.12 Buildings shall create visual interest, using:

- strong detailing in windows and doors,
- no large expanses of blank wall, and
- localized lighting.

### Exemptions

5.4.13 A Development Permit must be approved before demolition of, construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where:

- a. Changes to a building or structure are internal alternations that do not affect the exterior of a building, the repair or replacement of roofing.
- b. The construction, alternations or additions of building are:
  - additions up to 200 m<sup>2</sup> in areas where the addition results in less than a 10% increase in floor area; or
  - minor external alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character of the building; or
  - the construction or alterations in accessory buildings or structures are not in excess of 40 m<sup>2</sup> where the total floor area is no more than 10% of the main building, and, provided parking requirements, required landscaping, required environmental measures, access to the site, and the character of the site are not affected.
- c. Development applications for residential developments within a Resort Commercial designation (e.g. Mica Creek).

## Section 11 Foreshore and Water

### 11.1 Community Context

The Foreshore and Water designation arises from the potential impact that structures, particularly docks, mooring buoys, private boat launches, boathouses and other private moorage and lake recreation facilities can have on the natural environment of lakes in the Rural Revelstoke area.

## **11.2 Objectives**

11.2.1 To acknowledge existing permitted private moorage uses and provide limited opportunities for future moorage associated with residential development.

## **11.3 Policies**

11.3.1 The Foreshore and Water designation is shown on Schedules B and D.

11.3.2 Moorage, including docks, private moorage buoys and boat lifts, may be considered only for existing and new fee-simple waterfront parcels.

11.3.3 New development proposals on the waterfront parcel will provide a maximum of 1 moorage space per:

- a) New waterfront parcel created; or
- b) 30 m of water frontage of the parent parcel; and

Each moorage space shall be calculated as 10 m linear length of dock that may be used for mooring a single vessel.

11.3.4 Public marinas and dry land boat storage solutions are strongly preferred over individual floating or fixed docks for all new or redeveloped waterfront properties.

11.3.5 Moorage proposals will be located away from or redesigned to avoid negative impacts on adjacent structures and uses, including other docks, marinas, beach access points, parks, utilities, water intakes, etc.

11.3.6 Support for new waterfront proposals should consider the provision of related public amenities such as dedicated moorage spaces and facilities for public use, dedicated public accesses to the foreshore (including boat launches), waterfront park dedication, or similar amenities which enable greater public access and use of the foreshore and water.

11.3.7 Moorage should be located away from or be designed to have minimal impact on fish and riparian habitat.

11.3.8 New development proposals in areas designated Foreshore and Water will require a development permit as per the requirements in Section 12.8 of this Bylaw.

## **Section 12 Environmental Management**

### **12.1 Community Context**

Environmental quality is an integral component of the community vision, tied to the quality of life and lifestyle options which are unique and highly valued by the residents in and visitors to Electoral Area 'B'. The community is interested in protecting the region's natural environment for its unique ecosystems, scenic beauty, wilderness recreation and resource based economy. The community is interested in providing for sustainable, planned development which balances the need for protection, use and enjoyment of natural areas.

### **12.2 Objectives**

- 12.2.1 Provide for stewardship of natural resources through conservation and public education.
- 12.2.2 Preserve and enhance the ecological systems and diversity of the Regional District.
- 12.2.3 Develop a sustainable economy that promotes best management practices for the forestry, tourism construction and recreation sectors.
- 12.2.4 Protect environmentally sensitive lands such as steep slopes, floodplains, watersheds and soils subject to erosion from land uses having major environmental impacts.
- 12.2.5 Restrict the uses of land that are subject to hazardous conditions or that are environmentally sensitive to development.
- 12.2.6 Incorporate environmental considerations as an integral part in assessing growth management options, land use plans, transportation plans and development proposals.
- 12.2.7 Improve air quality.
- 12.2.8 Minimize and plan for the impacts of climate change.
- 12.2.9 Support Best Management Practices for local species and environments provided by senior levels of government.

### **12.3 General Environmental Policies**

- 12.3.1 Encourage federal and provincial agencies to monitor the incremental changes in drainage basins. Particularly there is need for ongoing monitoring of the elevation of Trout Lake with the objective of decreasing the maximum lake elevation thereby lowering the spring levels that are currently impacting existing development. Presently there is anecdotal evidence only of flooding and this should be documented on an ongoing basis to allow for the management of flood conditions over the long term.
- 12.3.2 The Regional District will work with the senior governments, First Nations and other community interests to promote surface and groundwater protection. Actions may include restricting access to sensitive watersheds that are sources of drinking water.
- 12.3.3 Streamside and foreshore property owners will be required to prevent or reduce impacts on watercourses subject to the guidelines established in Riparian Areas Regulation Development Permit Area (RAR DPA) Section 12.6.
- 12.3.4 Implement practices to prevent sediment from entering local watercourses when considering development activities.
- 12.3.5 Encourage relevant provincial agencies to prepare an Area 'B' Wildlife Atlas that provides an inventory of sensitive habitat areas and wildlife corridors for crown and private lands. Facilitate community consultation on this project, likely through the Advisory Planning Commission, and consider implementing a Development Permit Area for Environmentally Sensitive Areas based on the atlas information.
- 12.3.6 Applications for new land use designations shall be accompanied by a detailed Environmental Review of environmentally sensitive and hazardous areas such as watercourses, sensitive habitat areas, wildlife corridors, flood plains and steep slopes. The environmental review shall include recommendations on the management of sensitive conditions. The Regional District may implement recommended environmental management practices through such mechanisms as:
  - a. The establishment of an Environmental Reserve designation where development on private lands in sensitive areas is protected from adverse development. Passive uses, with minimal impact on the applicable area would be supported within the Environmental Reserve designation. Developments acceptable in the reserve area would include trails, interpretive signs, benches and other similar types of passive recreation, conservation or environmental protection and management purpose or represent some other public benefit to the community that would not compromise the environmental sensitivity of the area.
  - b. The use of Conservation Agreements with the Regional District as a party to the agreement, to protect sensitive areas and implement conditions and recommendations of the

environmental review conducted as part of the required development approval information as identified in Section 1.5.3.

- c. A conservation zone or Environmental Reserve designation may be assigned to land covenanted or deeded against further development or use, including common property in strata title subdivisions.
  - d. Owners entering into Conservation Agreements and placing voluntary conservation covenants on their land shall not be deprived of the privilege to enjoy land as their own but they may not close, fence or otherwise obstruct any adjoining public route of access. Developments acceptable in the covenanted area could include trails, interpretive signs, benches and other similar types of passive recreation, conservation or environmental protection and management purpose or represent some other public benefit to the community and not compromise the environmental sensitivity of the area.
- 12.3.7 The Regional District will work co-operatively with the Ministry of Forests & Range regarding planning and management of forested areas and any timber harvesting and related forest practices carried out on Crown lands within a provincial forest and subject to the relevant provincial regulations.
- 12.3.8 The Regional District strongly encourages that the burning of brush be minimized and that composting and chipping, where feasible, be a priority of residents of the Plan area.
- 12.3.9 The Regional District supports the work of the Commission on Resources and Environment through the Ministry of Forests & Range and the subsequent Revelstoke and Area Land Use Plan and encourages these documents to be treated as living documents that are reviewed and updated on a regular basis with opportunities for public consultation.
- 12.3.10 Support the location of higher density developments within the City of Revelstoke where there will be greater efficiencies for alternative modes of transportation.
- 12.3.11 Emphasize for residents, business and industry local actions to maintain and improve air quality (e.g. restrict outdoor burning, encourage lower emission fuel choices and transportation modes) and ensure the CSRD leads by example.
- 12.3.12 Participate in senior government programs and initiatives that address climate change impacts and that help local governments plan for local-scale impacts of climate change. The Regional District supports strategies to reduce greenhouse gas emissions (District energy, co-generation, green-building, etc.).
- 12.3.13 Support new developments exhibiting strategies related to ecological protection, ecological restoration and green design including green buildings and green infrastructure.
- 12.3.14 Encourage initiatives that promote economic sustainability, as a strategy for community sustainability, including support to local businesses, employment creation, infrastructure efficiency and energy/water savings.
- 12.3.15 The Regional District encourages the use of local and regionally sourced building materials, particularly wood. The Regional District supports green building strategies and may adopt the Leadership in Energy & Environmental Design (LEED) Standards as a performance benchmark for new development.
- 12.3.16 Support the Revelstoke Bear Aware Program to effectively reduce bear/ human conflicts to achieve the goal of becoming a Bear Smart Community.

## **12.4 Environmentally Sensitive Areas**

- 12.4.1 The Regional District will work co-operatively with the Ministry of Forests Lands and Natural Resource Operations and other provincial agencies regarding planning and management of Crown lands, for example, agencies responsible for mineral resources,

disposition of crown land and water resources. The Regional District will continue to support and work collaboratively with BC Hydro regarding the management of lands and water resources.

- 12.4.2 Encourage voluntary protection of natural features in cases where an Environmental Review has identified an objective to protect for stream conservation, water quality protection, or habitat preservation. To encourage voluntary placement of Conservation Agreements, the Regional District may give consideration to allowing increased density on the balance of the subject property.
- 12.4.3 Plan for and protect wildlife corridors, habitat for threatened and endangered species and ecosystem connectivity in advance of expansion of settlement areas or tenures. It is recognized that the area supports sensitive species (e.g. Great Blue Heron and Painted Turtle) and there are specific Best Practices for species that are to be addressed in any development proposals. All development applications in the Columbia Basin should be referred to the Fish & Wildlife Compensation Program, specifically noted are lands in the South Revelstoke area.
- 12.4.4 Encourage all developers including developers of infrastructure projects to conserve wetlands, wildlife habitat, trees or other indigenous vegetation. Encourage alternative development methods, such as considering concentrating density, narrowing rights-of-ways, or accommodating cluster housing.
- 12.4.5 Allow the owner(s) of land affected by dedications for environmental protection to use the original site area in computing density, floor area ratios and minimum parcel areas for development or subdivision purposes.
- 12.4.6 Ensure that the management of Regional District activities has the necessary structure and process to:
  - a. manage and control processes and operations to minimize impacts on the environment;
  - b. continuously improve the Regional District's environmental performance; and
  - c. provide an example of environmental stewardship.
- 12.4.7 Encourage the retention and use of wetlands as natural buffers between different land uses.
- 12.4.8 Discourage complete or indiscriminate lot clearing.
- 12.4.9 Through the Development Permit Area Process support plans for public/private infrastructure that is constructed in such a way as to minimize weed growth and in such a way that service lines would not require continual maintenance or contact.
- 12.4.10 Co-operate with senior governments to provide a coordinated strategy for the stewardship of "Riparian Assessment Areas", in keeping with the general intent of the Riparian Areas Regulation (RAR), to ensure that no harmful alteration, disruption and/or destruction of fish habitat occurs.
- 12.4.11 Recognize Riparian Areas Regulation and designate all watercourses either identified on the BC TRIM map series 1:20,000 or where the Regional District or applicants are aware of a watercourse on the subject property as Riparian Areas Regulation Development Permit Areas (RAR DPA). The RAR DPA is outlined in Section 12.6.

The RAR DPA relies on provincial scale mapping of watercourses as the CSRD has not had the opportunity to undertake detailed inventories of Streamside Protection and Enhancement Areas (SPEA) and watercourse locations. Accordingly, the CSRD may require additional technical research as part of the approval process. Given the lack of comprehensive watercourse data, it is recommended that in situations where a property owner maintains that development is outside of a riparian area, the CSRD may require confirmation from a Qualified Environmental Professional (QEP) that the proposed development is not within a riparian area.
- 12.4.12 Encourage developers to implement general stream management policies, including:

- a. minimizing obstructions and impediments to the flow of a stream, creek, watercourse, ditch, drain or sewer whether or not it is located on private property;
  - b. retaining the natural stream channel geometry insofar as feasible;
  - c. protecting and managing natural watercourses as open streams (except as authorized by way of the appropriate provincial ministry or agency approval);
  - d. retaining mature streamside vegetation or tree cover wherever possible and incorporating it into the design of the project;
  - e. avoiding groundwater interruption; and
  - f. protecting aquatic biota and habitats.
- 12.4.13 Work with provincial and federal water and resource agencies to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to:
- a. accommodate the dynamic natures of the hydrologic systems;
  - b. avoid and reduce flood damage;
  - c. avoid the need for channel stabilization;
  - d. avoid underground drainage systems;
  - e. avoid groundwater interruption; and
  - f. protect aquatic biota and habitats.
- 12.4.14 Locate low intensity land uses (for example agriculture, recreation, conservation) and manage forms of development on floodplains and aquifers in accordance with provincial and local government regulations.
- 12.4.15 Connectivity and movement of threatened and endangered species shall be considered at the time of neighbourhood planning or rezoning. This process will assess opportunities to use such tools as the transfer of density, density bonusing, park dedication, land trusts, covenants, or development agreements to conserve corridors of “sensitive ecosystems”. Open space should have characteristics in accord with provincial government best management practices; for example, areas will be large and contiguous striving to have an overall configuration of 100 hectares or more, and no specific area less than 100 m in width and in accordance with the Regional District Parks Policy. In the absence of a “sensitive ecosystem” inventory for the Regional District, additional information may be required as part of the development approval process.

## **12.5 Environmentally Hazardous Areas**

12.5.1 All areas with slopes in excess of 30% are considered Hazardous Areas and are not recommended for development.

12.5.2 The general policy strategy for areas of steep slopes addresses the following.

Mapping:

- The Regional District requires an assessment of slope conditions as part of required Development Approval Information. 1:20,000 TRIM Provincial map series, using 20 m contour information may provide preliminary slope assessments, however, this information is for general purposes only and more detailed site assessments may be required as part of the development review process.

Geotechnical Assessment:

- Lands with slopes in excess of 30%, or as otherwise determined by the Regional District, Provincial or Federal agencies, shall be subject to geotechnical assessment prior to development proceeding.
- The geotechnical assessment must address the hazard in a manner that ensures the protection of property and quality of life of future users and adjacent property owners.

General Conditions:

- Setbacks from the toe and top of the slope shall be as determined by the geotechnical assessment.
- Development in potentially unstable areas or steep slopes shall avoid:
  - a. Cutting into a slope without providing adequate mechanical support;
  - b. Adding water to a slope that would cause decreased stability;
  - c. Adding weight to the top of a slope;
  - d. Removing vegetation from a slope; and,
  - e. Creating steeper slopes.

Covenants:

- Geotechnical assessments are required consistent within Development Approval Information requirements outlined in Section 1.5. Prior to a rezoning, subdivision approval and/or Building Permit being issued for development, a Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

Research:

- The Regional District will continue to identify and analyze Hazardous Areas with the objective of formulating protective strategies, encouraging restoration and obtaining knowledge to facilitate appropriate land use and servicing decisions.

- 12.5.3 The Regional District will support and facilitate the researching of flood plains within the Electoral Area so that they may be used to manage development within hazardous areas. Flood proofing regulations, including setback of buildings and structures from water bodies and siting of ground disposal systems shall be articulated through zoning provisions. When the Regional District obtains more information on flood plains, the Regional District will establish a Development Permit Area to specify guidelines for development in hazardous areas subject to flooding.
- 12.5.4 In the past, portions of the Trout Lake townsite have been observed to flood and in the absence of flood control mechanisms for the Lake, new development will need to address flood management issues.
- 12.5.5 Encourage research on flood plain setbacks and elevation provisions throughout the CSRD to identify areas where development should be managed to address potential flood plain conditions.
- 12.5.6 The susceptibility of an area to mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence, or avalanche may be assessed at the time of development application:
- a. A rezoning application may require an overall assessment of the site for development suitability (from conditions both on and off the site) prepared by a professional engineer and geoscientist licensed in BC specializing in geotechnical issues. Further detailed information may be required as a result of the assessment.
  - b. A subdivision application may require a detailed Hazard Report (from conditions both on and off the site) specifying ways to reduce that hazard to a safe level and prepared by a professional engineer or geoscientist licensed in BC specializing in geotechnical assessment. The professional engineer will be required to determine an adequate level of safety given the type of hazard and the land use proposed. Completion of works that reduce the hazard may be required prior to subdivision approval depending upon the content of the report.
  - c. Responding to the referral of an application for Crown Land tenure, the Regional District may request a detailed hazard report for the site itself and the effect upon development in areas neighbouring the site.

12.5.7 It is recognized that all areas within the OCP plan area are generally susceptible to wildfire risks and development should be consistent with provincial Best Practices for addressing wildland fire risks. Information is available from the FireSmart websites: <http://bcwildfire.ca/>

12.5.8 A general policy strategy for addressing wildfire risks is as follows.

Mapping:

- Work with the Ministry of Forests & Range to develop mapping that clearly indicates areas that are susceptible to wildfire with the objective of raising public awareness of potential wildfire hazard conditions and risks.

Qualified Professional Assessment:

- A rezoning application may require an overall assessment of the site for susceptibility to wildfire (from conditions both on and off-site) prepared by a professional forester licensed in BC specializing in forest wildfire assessment. Further detailed information may be required as a result of the assessment.
- A subdivision application may require a detailed report of the site for susceptibility to wildfire (from conditions both on and off-site) specifying ways to reduce that hazard. The report shall be prepared by a professional forester licensed in BC specializing in forest wildfire assessment and using the methodology supported by the BC Ministry of Forests & Range. Completion of works that reduce the hazard will be required prior to subdivision approval depending upon the content of the report.

General Conditions:

- Utilize a variety of wildfire hazard reduction methods such as education, development evaluation and approvals, development permits, and building permits. Review and update current practices.
- Encourage wildfire hazard reduction in a way that is supportive of restoring the natural environment. Such hazard reduction mimics the natural effects of localized ground fires that once were common but that human settlement has removed from the environment. Typical methods including thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.
- Encourage developers to incorporate Fire Smart guidelines into their overall planning, including opportunities to address emergency access and setbacks.

Research:

- Investigate and implement methods of wildfire hazard abatement to a moderate level from both a Regional and local perspective.
- Determine methods that will ensure that wildfire hazard reduction works are maintained in the long term. Investigate methods such as restrictive covenants, zoning bylaws, subdivision and development bylaws, building bylaws, and specified area taxation.

## 12.6 Riparian Areas Regulation (RAR) Development Permit Area

### Purpose

12.6.1 The Riparian Areas Regulation (RAR) Development Permit Area (DPA) is designated under *Local Government Act*, and applicable provisions of the *Community Charter* for the protection of the natural environment, its ecosystems and biological diversity.

### Justification

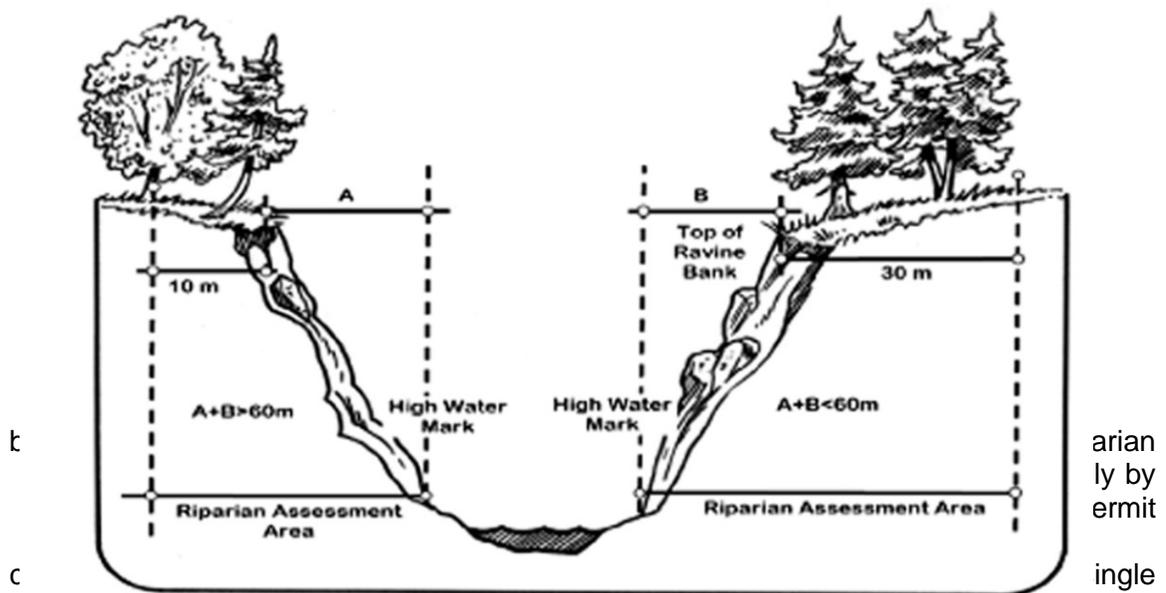
12.6.2 The primary objective of the RAR DPA designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes. Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

## Area

12.6.3 The RAR DPA is comprised of Riparian assessment areas for fish habitat, which include all watercourses and adjacent lands shown on Provincial TRIM map series at 1:20,000, as well as unmapped watercourses.

- a. As illustrated in Figure 12.1, the area comprises of lands:
  - i. within 30 m of the high water mark of the watercourse,
  - ii. within 30 m of the top of the ravine bank in the case of a ravine less than 60 m wide,
  - iii. within 10 m of the top of a ravine bank 60 m or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse; and
  - iv. *Figure 12.1* illustrates the RAR DPA.

**Figure 12.1:** Riparian assessment area:



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Source: British Columbia Ministry of Water, Land & Air Protection, Riparian Areas  
Regulation Implementation Guidebook, March 2005

## Guidelines

12.6.4 The RAR DPA Guidelines are as follows:

- a. Preservation of water courses, water bodies, and adjacent, natural features, functions and conditions of riparian areas that support fish and animal habitat is the primary objective of the RAR DPA;

- b. Impacts to watercourses and riparian areas from proposed development are not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;
- c. Disturbance of soils and removal of vegetation should be minimized in the development process;
- d. Whenever possible development or land altering activities shall be located outside of the 30 m setback to the riparian area unless a QEP permits a reduced setback area;
- e. A RAR Development Permit is required, except where exempt for development or land alteration on land identified as a riparian assessment area within the RAR DPA. Development requiring a RAR Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under the Local Government Act:
  - i. Removal, alteration, disruption or destruction of vegetation within 30 m of a watercourse.
  - ii. Disturbance of soils, within 30 m of a watercourse;
  - iii. Construction or erection of buildings and structures within 30 m of a watercourse;
  - iv. Creation of non-structural impervious or semi-impervious surfaces within 30 m of a watercourse;
  - v. Flood protection works within 30 m of a watercourse;
  - vi. Construction of roads, trails, docks, wharves and bridges within 30 m of a watercourse;
  - vii. Provision and maintenance of sewer and water services within 30 m of a watercourse;
  - viii. Development of drainage systems within 30 m of a watercourse;
  - ix. Development of utility corridors within 30 m of a watercourse; and
  - x. Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels within 30 m of a watercourse.

12.6.5 A RAR Development Permit may be issued once the following guidelines have been met:

- a. Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and/or Federal Governments. The assessment report from a QEP shall be used to determine the conditions of the development permit and shall include:
  - i. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
  - ii. Existing vegetation and any proposed vegetation removal;
  - iii. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
  - iv. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
  - v. Potential impacts to other water courses or water bodies, e.g. Lake Revelstoke; and,
  - vi. Recommendations and mitigative measures.

- b. Provincial notification that a Qualified Environmental Professional has submitted a report certifying that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled, and;
- c. Written confirmation from the qualified professional that the Riparian Areas Regulation implemented through the RAR DPA does not supersede other federal, provincial and/or local government requirements, including that of other development permit areas, building permits, and flood covenants, federal or provincial authorization.

## **Exemptions**

12.6.6 The RAR DPA does not apply to the following:

- a. Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- b. Clearing of land for agriculture;
- c. Institutional development containing no residential, commercial or industrial aspect;
- d. Reconstruction, alteration, addition or repair of a legal permanent structure if the structure remains on its existing foundation. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
- e. A QEP can confirm that the conditions of the RAR DPA have already been satisfied;
- f. A Development Permit for the same area has already been issued in the past and a QEP can confirm that the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; and,
- g. A letter is provided by a QEP confirming that there is no visible channel.

## **Role of the QEP and CSRD in the RAR Development Permit**

12.6.8 The RAR regulations place considerable emphasis on QEP's to research and establish standards for the protection of riparian areas. It is the QEP's responsibility to consider federal and provincial regulations regarding fish, water and riparian protection and consult with appropriate agencies as necessary. Since the responsibility rests with the QEP for conducting research and providing technical information and recommendations specific to an application required under this RAR DP section the extent to which the CSRD will be involved in the technical details of the permitting process is reduced. If the RAR DP guidelines are met by the QEP, and the QEP report is submitted to and accepted by the BC Ministry of Environment, the CSRD role becomes more administrative in nature and the DP can be considered for approval.

## **12.7 Lakes 100 metre Development Permit Area**

### **Purpose**

12.7.1 The Lakes 100 m Development Permit Area (DPA) is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

## Justification

12.7.2 The intent of Lakes 100 m DPA is to prevent or mitigate potential negative impacts on the lake environment development (generally defined as development beyond a single-family residence and specifically defined in the Area section below) and sewerage systems. Development close to the lake has the potential to impact natural drainage patterns, disrupt stormwater infiltration and increase surface run-off into the lake. Involving a qualified professional who understands soil, drainage and hydrogeology before the construction of development and/or installation of sewerage systems close to the lake will reduce potential negative impacts on lake water quality.

## Area

12.7.3 The Lakes 100 metre DPA applies to areas within 100 m of Kinbasket Lake, Lake Revelstoke, Upper Arrow Lake, Coursier Lake, Armstrong Lake, Staubert Lake, and Trout Lake. For the purposes of calculating distance from these lakes, the 1:5 year High Water Mark shall be used.

## Activities

12.7.4 The Lakes 100 m DPA applies to:

- a. Any residential, commercial or industrial development which exceeds the following:
  - i. Removal, alteration, disruption or destruction of vegetation involving more than 30% of the parcel area; or
  - ii. Construction or erection of buildings and structures (including decks, stairs, and balconies), and non-structural impervious surfaces (e.g. paved driveway) with a sum total footprint (measured from the outermost portion of the buildings or structures) in excess of 450 m<sup>2</sup> or for parcels 0.10 ha or smaller, a combined site coverage totalling 30%.
- b. Installation, alteration, or replacement of (or a portion of) a sewerage system.

Where a development proposal involves multiple buildings, structures or phases, calculation of the size of the development shall include the entire build-out of the development.

## Guidelines

12.7.5 The Lakes 100 m DPA guidelines are as follows:

- a. Preservation of natural features, functions and conditions that support fish and animal habitat is the primary objective of the Lakes 100 m DPA;

- b. Impacts to watercourses from proposed development is not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;
- c. Disturbance of soils and removal of vegetation should be minimized in the development process;
- d. Use of non-impervious and natural landscaping, including for driving surfaces, is desired;
- e. Compact and cluster development is desired in order to leave natural areas untouched to the greatest extent possible;
- f. The minimum setback of a Type 1 septic system and field from a lake listed in 12.7.3 is 100 m. If a property owner plans to install a septic system and field with a setback of less than 100 m from the lake, the property owner must engage a qualified professional registered with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) with experience in hydrogeology to review the proposed design and siting of the septic system and field, and submit an assessment of hydrogeology to ensure there will be no detrimental impacts on the adjacent water body;
- g. In all cases, the minimum setback for Type 1, 2 and 3 systems and fields shall be 30 m from all watercourses and drinking water sources. Lesser setbacks will only be considered in exceptional cases where a new system replaces or improves an existing failing one and only with explicit support from the Interior Health Authority and the Ministry of Environment. All setbacks must abide by the recommendations of the Sewerage System Standard Practices Manual with regard to reduction in critical horizontal setback distances;
- h. A development permit may be issued based upon the above guidelines and following the submission of a report from a Qualified Environmental Professional (QEP). This written submission shall be used to determine the conditions of the development permit and shall include:
  - i. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
  - ii. Existing vegetation and any proposed vegetation removal;
  - iii. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
  - iv. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
  - v. Potential Lake impacts; and
  - vi. Recommendations and mitigative measures.

## 12.8 Foreshore and Water Development Permit Area

### Purpose

12.8.1 The Foreshore and Water Development Permit Area (FWDPA) is designated under the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

### Justification

12.8.2 The FWDPA arises from the potential impact that structures, including (but not limited to) docks, swimming platforms, and private mooring buoys, can have on the aquatic environment.

The intent of the FWDPA is to:

- a. Ensure proper siting of structures on the foreshore and in the water to prevent or minimize negative impacts on lake ecology, including fish habitat; and,
- b. Complement the Riparian Areas Regulation (RAR) Development Permit Areas, recognizing the important and sensitive interrelationship of these shoreline areas.

### Area

12.8.3 The FWDPA applies to all water bodies designated as Foreshore and Water as shown on Schedules B and D.

### Guidelines

12.8.4 The FWDPA guidelines are as follows:

- a. For new and replacement docks and for new and replacement swimming platforms  
These guidelines apply to the first-time placement of a dock or to the replacement of an existing dock or swimming platform. Docks will be considered 'replacement docks' and 'replacement swimming platforms' if more than 75% of the materials will be replaced within a 3 year period.

Docks and swimming platforms shall:

- i. minimize impact on the natural state of the foreshore and water whenever possible;
- ii. not use concrete, pressure-treated wood (i.e. creosote), paint or other chemical treatments that are toxic to many aquatic organisms, including fish, and severely impact aquatic environments;
- iii. use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports for structures that will be submerged in water. Treated lumber

- may contain compounds that can be released into the water and become toxic to the aquatic environment;
- iv. use only treated lumber that is environmentally-friendly for structures that are above water;
  - v. be made by cutting, sealing and staining all lumber away from the water using only environmentally-friendly stains. All sealed and stained lumber should be completely dry before being used near water;
  - vi. have plastic barrel floats that are free of chemicals inside and outside of the barrel before they are placed in water;
  - vii. avoid the use of rubber tires as they are known to release compounds that are toxic to fish;
  - viii. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas;
  - ix. be sited in a manner which minimizes potential impacts on water intakes and other utilities; and,
  - x. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation by positioning the dock or swimming platform in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 1.5 m water depth at the lake-end of the dock is recommended at all times.

b. For new private mooring buoys

These guidelines apply to the first-time placement of a private mooring buoy, including its anchoring system.

Private mooring buoys shall:

- i. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation;
- ii. use helical (versus block) anchors whenever possible;
- iii. use only materials intended for boat moorage, such as rigid plastic foam or rigid molded plastic, which do not contain chemicals that are toxic to aquatic organisms;
- iv. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas; and,
- v. be sited in a manner which minimizes potential impacts on water intakes and other utilities.

c. For other land alterations

Proposed land alterations not listed in the exemptions section and not including new and replacement docks and new private mooring buoys shall be accompanied by a written submission from a qualified environmental professional outlining the proposed alteration, expected impacts on the foreshore or water environment and any mitigation efforts which should accompany the proposed alterations.

## Exemptions

12.8.5 The FWDPA does not apply to the following:

- a. Structures and works associated with a public park use;
- b. Installation and maintenance of utilities and utility corridors;
- c. Subdivision;

- d. Commercial and multi-family moorage facilities, including marinas and strata moorage structures, requiring Provincial tenure. (*Rationale: these facilities undergo Provincial review and are referred to other government agencies, including Fisheries and Oceans Canada, through that process, thus satisfying the intent of this Development Permit Area*);
- e. Maintenance and alterations of existing structures, except:
  - i. alterations which increase the size of the existing structures;
  - ii. removal and reconstruction of existing structures; or
  - iii. replacement docks and swimming platforms, as defined by the guidelines above;  
and
- f. Land alterations that will demonstrably increase environmental values (e.g. creation of additional fish habitat).

# Relevant Excerpts from Electoral Area B Zoning Bylaw No. 851

See [Bylaw No. 851](#) for all policies and zones

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## **PART 1: 1.0 DEFINITIONS**

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### **1.0 Definitions**

The following words and phrases wherever they occur in this Bylaw, shall have the meaning assigned to them as follows:

#### **A**

AGRICULTURE is the *use* of land, *buildings* and structures for:

- (a) the growing, rearing, producing or harvesting of agricultural crops, specialty crops, fur bearing animals, game, poultry or other livestock (does not include *kennel or medical marihuana production facility*);
- (b) horse boarding and riding stables;
- (c) apiculture (beekeeping);
- (d) the storage of agricultural products harvested, reared or produced by the *agriculture use*;
- (e) the processing and sale of farm products, if at least 50% of the farm products are harvested, reared or produced on the farm; and
- (f) the storage and repair of machinery, implements and supplies that are used for the *agriculture use* on the same *parcel*;

#### **B**

BACKCOUNTRY RECREATION is the *use* of land, not immediately accessible by vehicle, for backcountry recreational activities including, but not limited to: hiking, mountain biking, skiing, paddling, or snowmobiling;

BACKCOUNTRY LODGE is the *use* of land, *buildings* and structures to provide accommodation on a *temporary* basis to guests engaged in *backcountry recreation*, within a *building*, and may also include a helipad, *accessory building*, and fuel storage.

BERTH is a moorage space for a single vessel at a *fixed* or *floating dock*;

BOAT LAUNCH is a location on a *watercourse* that is designated for the purpose of placing or removing a boat in the water;

BOAT LIFT is an uncovered structure that facilitates the removal of a boat from the water and can allow for a boat to be stored above the water;

## C

B BL851-

CAMPGROUND is the *use* of land, *buildings* and structures for *temporary* accommodation in tents or *recreational vehicles* on *camping spaces*, and is not used as year round storage or accommodation for *residential use* for a period exceeding 182 days in a calendar year. This *use* may include accessory facilities for eating and assembly purposes, washrooms, bathing and laundry facilities, entrance kiosk, campground manager's accommodation, convenience retail with a maximum *floor area, gross* of 100 m<sup>2</sup>;

CAMPING SPACE is the *use* of land in a *campground* for one *camping unit*;

CAMPING UNIT is one *recreational vehicle*, or one camping tent. *Park models* are not considered *camping units*;

## F

FENCE is a constructed barrier of any material or combination of materials erected to enclose or screen areas of land and specifically excludes *retaining structures* and *landscape retaining structures*. For the purpose of calculating fence height, any arch, arbor, trellis or pergola affixed to or supported by a *fence* shall be deemed part of the *fence*;

FINISHED GROUND ELEVATION means either a natural or altered ground level but shall not include areas artificially raised through the use of retaining structures unless the retaining structure provides a level ground area that is a minimum of 1.2 m wide measured from the face of the *building*; or earth piled against the *building* with a slope greater than 2:1 (horizontal to vertical);

FIXED DOCK is a structure *used* for the purpose of mooring boat(s) which may include multiple *berths* and may have permanent links to the shore and lakebed, such as piles or fixed decks;

FLASHING SIGN is a *sign* which is partially or wholly illuminated by an intermittent light source and specifically excludes *public service signs* displaying time, temperature, etc.;

FLOATING DOCK is a structure *used* for the purpose of mooring boat(s) which may include multiple *berths* but which does not include permanent physical links to shore or lakebed, except cables;

## G

GUEST LOUNGE is an area within a *heli-tourism day lodge* where passengers can wait prior to embarking or after deplaning;

## H

HELI-TOURISM DAY LODGE is a building used for heli-tourism business administration, including the embarking and deplaning of passengers for skiing, sightseeing, and other helicopter related tours, *guest lounge*, and washroom facilities;

HOTEL is the *use* of land, *buildings* and structures to provide accommodation on a *temporary* basis to the travelling public, within a *building*, and may also contain meeting rooms & *restaurant*;

LODGE is a *building* which complies with the definition of a "*hotel*" except that a lodge does not include a *restaurant* and areas used for public retail and public entertainment purposes;

## **M**

MARINA is the *use* of land, *buildings* and structures for the docking, *berthing* or mooring of boats and may also include *boat launching* facilities, sales and rentals of boats, personal watercraft and their accessories, storage of boats, sales of marine petroleum products, fishing supplies and *accessory* retail sales, boat repairs, boat *building*;

MOTEL is the *use* of land, *buildings* and structures to provide accommodation on a *temporary* basis to the traveling public within a *building* that is divided into separate *sleeping units*, each of which has a separate entrance from the outdoors, but does not include meeting rooms, the serving of food, retail sales or a *manufactured home park*;

## **O**

ONSITE SEWAGE DISPOSAL SYSTEM is the collection, treatment and disposal of sewage to the ground on the *parcel* on which the sewage is generated, but does not include a *privy* or an outhouse;

OPEN SPACE is land maintained in its natural state, to preserve natural flora, fauna, environmentally sensitive features, and steep slopes, to provide for greenbelts and greenways;

## **P**

PARK MODEL is a trailer or recreational unit which conforms to CSA Z241 Standard for RVs and which has a *floor area*, gross which does not exceed 50 m<sup>2</sup>;

PASSIVE RECREATION is the *use* of land for outdoor recreation activities that do not involve the *use* of *buildings*, structures, camping or motorized vehicles;

PERSONAL WATER CRAFT is an engine powered water craft on which the operator stands, kneels or sits astride and which has no external propeller but which is driven forward by a jet pump or impeller creating a high speed backward ejection of water;

PRINCIPAL USE is the main purpose that land, *buildings* or structures on a *parcel* are ordinarily used;

PRIVATE MOORING BUOY is a small floating structure *used* for the purpose of boat moorage, typically composed of rigid plastic foam or rigid molded plastic, and specifically manufactured for the intended *use* of boat moorage, but does not include a *fixed* or *floating dock* or *swimming platform*;

PRIVY is a small portable *building* that rests on or above the surface of the ground, has a bench with a hole or holes through which human excretion may be evacuated into a waterproof vault that forms an integral part of the built structure of the *building*;

PUB is the *use* of land, *buildings*, and structures for an establishment licensed by the *Liquor Control Act*, and which primarily serves alcoholic beverages and may also include the sale of meals;

## R

RECREATION SERVICES is the *use* of land, *buildings* and structures for recreational services including but not limited to guided tours, rental and sale of recreational equipment not including *recreational vehicles* or *personal watercraft*, and including associated *office*, maintenance and storage of vehicles and equipment owned by the *recreation services* operator;

RESTAURANT is the *use* of land, *buildings* and structures as an establishment for the preparation and serving of prepared, ready to eat food, to be consumed on or off the premises. *Restaurant* includes a drive-in *restaurant* and take-out *restaurant*;

## S

SLEEPING UNIT is one or more rooms, with not more than one bedroom and without *kitchen* facilities, to be used for sleeping and living purposes;

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.

SWIMMING PLATFORM is a floating structure *used* for non-motorized recreational activities, such as swimming, diving and sun-bathing, but not boat mooring.

## T

TEMPORARY means less than four (4) consecutive weeks;

TOURIST CABIN is the *use* of land for a detached *building* or *park model* used exclusively for tourist accommodation for the *temporary* accommodation for the traveling public.

### 3.1 MINIMUM PARCEL SIZE FOR SUBDIVISION EXCEPTIONS

- (2) The minimum *parcel* size regulations for *subdivisions* stated in Part 5 do not apply if all the requirements of this subsection are met:
- (a) the *subdivision* occurs along a *highway* that is constructed to the Ministry of Transportation and Infrastructure's standards;
  - (b) the *subdivision* is limited to a *parcel* that is split by a *highway*;
  - (c) the minimum *parcel* size of each proposed *parcel* created by *subdivision* is 1 ha; and
  - (d) each *parcel* created must consist of the entire area isolated by the highway.

This exception does not apply to a *parcel* shown on a reference, explanatory or *subdivision* plan deposited in the Land Title Office after the date of adoption of this *Bylaw*.

### 3.2 ESTABLISHMENT OF FLOODPLAINS

- (1) The following land is designated as *floodplain*:
- (a) land below the flood construction level; and
  - (b) land within the floodplain setback.
- (2) The following flood construction levels apply, unless otherwise specified in a flowage agreement with BC Hydro:
- (a) 442.3 m Geodetic Survey of Canada elevation datum for the Upper Arrow Lakes Reservoir;
  - (b) 574.8 m Geodetic Survey of Canada elevation datum for the Revelstoke Lake Reservoir;
  - (c) 756.8 m Geodetic Survey of Canada elevation datum for the Kinbasket Lake Reservoir;
  - (d) 3 m above the *natural boundary* of the Illecillewaet, Jordan, Incomappleux, Akolkolex, Goldstream and Columbia Rivers;
  - (e) 3 m above the *natural boundary* of Lardeau, Carnes and Downie Creeks;
  - (f) 3 m above the *natural boundary* of Trout Lake;
  - (g) 1.5 m above the *natural boundary* of any other *watercourse*; and
  - (h) where more than one flood construction level is applicable, the higher elevation is the flood construction level.
- (3) The *floodplain* setback is:
- (a) 30 m from the *natural boundary* of the Illecillewaet, Jordan, Incomappleux, Akolkolex, Goldstream and Columbia Rivers;
  - (b) 30 m from the 440.7 m Geodetic Survey of Canada datum contour interval surrounding the Upper Arrow Lakes Reservoir;

- (c) 30 m from the 573.3 m Geodetic Survey of Canada datum contour interval surrounding the Revelstoke Lake Reservoir;
- (d) 30 m from the 755.3 m Geodetic Survey of Canada datum contour interval surrounding the Kinbasket Lake Reservoir;
- (e) 30 m from the *natural boundary* of Trout Lake;
- (f) 30 m from the *natural boundary* of Lardeau, Carnes and Downie Creeks;
- (g) 15 m from the *natural boundary* of any other *watercourse*; and
- (h) where more than one *floodplain* setback is applicable, the larger distance is the *floodplain* setback.

### 3.3 MEASUREMENT OF FLOOD CONSTRUCTION LEVEL & FLOODPLAIN SETBACK

- (1) The flood construction level is determined by measuring at a 90 degree angle to the natural boundary to a point where the elevation is the required elevation above the natural boundary as stated in subsection 3.8(2).
- (2) The *floodplain* setback is determined by measuring at a 90 degree angle to the natural boundary the distances stated in subsection 3.8(3).

### 3.4 APPLICATION OF FLOODPLAINS

- (1) A *building* including a *manufactured home*, or structure must not be constructed, reconstructed, moved or extended into, or moved from place to place within a *floodplain* setback.
- (2) The underside of a floor system or top of concrete slab that is used for habitation, occupation, or the storage of goods which are susceptible to damage by floodwater must be above the flood construction level.
- (3) If landfill or structural support or both are used to comply with subsection 3.10(2), they must be protected against scour and erosion from flood flows, wave action, ice and other debris and not extend within the *floodplain* setback.
- (4) Furnaces and other fixed equipment susceptible to damage by floodwater must be above the flood construction level.
- (5) The Manager of Development Services or a person designated by the Regional Board may require that a British Columbia Land Surveyor's certificate be submitted to him by the land and property owners to verify compliance with the flood construction level and *floodplain* setback specified in subsections 3.10(1), (2), (3) and (4).
- (6) The following are exempted from the requirements of subsection 3.10(2) as they apply to the flood construction levels:
  - (a) a renovation of an existing *building*, *manufactured home*, or structure that does not involve an addition to the exterior of the *building*, or structure;
  - (b) an addition to a *building*, *manufactured home*, or structure of less than 25% to a maximum of 100 m<sup>2</sup> of the *floor area*, *gross* existing the date this *Bylaw* comes into force however the addition must be no lower in elevation than the floor existing the date this *Bylaw* comes into force;
  - (c) a carport or domestic garage;

- (d) a *building* used for *agriculture* excluding closed-sided livestock housing and a *dwelling unit*; and
  - (e) a farm dwelling unit that is located both on a *parcel* 8 ha or larger and within the provincial Agricultural Land Reserve and provided:
    - (i) the underside of a wooden floor system;
    - (ii) the top of a concrete slab;
    - (iii) in the case of a *manufactured home*, the top of the pad; or
    - (iv) the ground surface under an area used for habitation; and
    - (v) is no lower than 1 m above the natural ground elevation or no lower than the flood construction level, whichever is the lesser.
- (7) The following are exempted from the requirements of subsections 3.10(1) and (2) as they apply to the flood construction levels and floodplain setback:
- (a) a *dock* or wharf;
  - (b) a boat fueling *use*
  - (c) a *fence* constructed of wood or wire through which water can flow freely; and
  - (d) works constructed to stabilize the shoreline or banks of a watercourse.

### 3.16 TOURIST CABINS

- (1) A *tourist cabin* must:
- (a) have a *floor area* of less than 65 m<sup>2</sup>;
  - (b) have a door direct to the outdoors; and
  - (c) be located on a *parcel* 1 ha or larger in area.
  - (d) have all parking associated with *tourist cabin* be on-site. Two (2) *parking spaces* shall be provided:
    - (i) per *tourist cabin*;
    - (ii) in compliance with the dimensions and access requirements as set out in Part 4 of this *Bylaw*;

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**PART 5:                      ZONES**

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### 5.0 ESTABLISHMENT OF ZONES

- (1) The Electoral Area 'B' Zoning *Bylaw* area is divided into zones with the titles and symbols stated in Table 3. Column 1 lists the title of each zone and Column 2 states a descriptive symbol for each zone that is for convenience only.

**TABLE 3                      ZONE TITLES AND ZONE SYMBOLS**

COLUMN 1 ZONE TITLE	COLUMN 2 ZONE SYMBOL
Rural and Resource	RSC
Rural Holdings	RH
Small Holdings	SH
Rural Residential 2	RR2

Rural Residential 1	RR1
Residential 3	RS3
Comprehensive Development B1	CDB1
Comprehensive Development B2	CDB2
Comprehensive Development B4	CDB4
Highway Commercial	HC
Neighbourhood Commercial	NC
Resort Commercial 1	RC1
Resort Commercial 2	RC2
Vacation Rental	VR
General Industrial	ID1
Special Industrial	IS
Public and Institutional	PI
Park and Protected Area	PK
Foreshore and Water	FW
Outdoor Recreation 1	OR1

## 5.1 LOCATION AND EXTENT OF ZONES

The location and extent of each zone is shown in **Schedule B** and **Schedule C**.

## 5.2 ZONE BOUNDARIES

- (1) The zone boundaries on the maps in **Schedule B** and **Schedule C** shall be interpreted as follows:
- (a) where a zone boundary is shown following a *highway*, the centerline of the *highway* is the zone boundary;
  - (b) where a zone boundary does not follow a legally defined line, and where distances are not specifically stated, the zone boundary shall be determined by scaling to the centre of the zone boundary line as shown on the maps in Schedule B and Schedule C.

## 5.5 SMALL HOLDINGS – SH

### Principal Uses

- (1) The *uses* stated in this subsection and no others are permitted in the Small Holdings zone as *principal uses*, except as stated in Part 3: General Regulations:
- (a) *agriculture*
  - (b) *day care*
  - (c) *horticulture*
  - (d) *single detached dwelling*
  - (e) *standalone residential campsite*
  - (f) *timber harvesting*

### Secondary Uses

- (2) The *uses* stated in this subsection and no others are permitted in the Small Holdings zone as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *bed and breakfast*
- (c) *home occupation*
- (d) *small-scale sawmill*
- (e) *residential campsite*
- (f) *secondary dwelling unit*

## **Regulations**

- (3) On a *parcel* zoned Small Holdings, 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.

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	4 ha
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	30 m
(c) Maximum <i>parcel</i> coverage	25%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	One
(e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	Subject to Section 3.15 of this bylaw
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>▪ principal <i>buildings</i> and structures</li> <li>▪ <i>accessory buildings</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 11.5 m</li> <li>▪ 10 m</li> </ul>
(g) DELETED	DELETED
(h) Maximum <i>floor area, net</i> of an <i>home occupation</i>	100 m <sup>2</sup>
(i) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <li>▪ <i>front parcel boundary</i></li> <li>▪ <i>rear parcel boundary</i></li> <li>▪ <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding, <i>secondary dwelling unit</i> or <i>home occupation</i>)</li> <li>▪ <i>interior side parcel boundary</i></li> <li>▪ <i>interior side parcel boundary</i> for a <i>detached secondary dwelling unit</i> or <i>home occupation</i></li> <li>▪ <i>exterior side parcel boundary</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 5 m</li> <li>▪ 5 m</li> <li>▪ 3 m</li> <li>▪ 2 m</li> <li>▪ 5 m</li> <li>▪ 5 m</li> </ul>
(j) <i>Small-Scale Sawmill</i>	Permitted on a <i>parcel</i> 4 ha or larger. <i>Small-Scale Sawmill</i> must be a minimum of 30 m from a <i>parcel</i> boundary.

## 5.21 FORESHORE AND WATER - FW

### Permitted Uses

- (1) The *uses* stated in this subsection and no others are permitted in the Foreshore and Water zone as permitted *uses*, except as stated in Part 3: General Regulations:
- (a) *accessory use*
  - (b) *boat lift(s)* that is accessory to a permitted *use* on an adjacent *waterfront parcel*.
  - (c) *floating or fixed dock*, including permanent or removable walkway, that is accessory to a permitted *use* on an adjacent *waterfront parcel*
  - (d) livestock grazing (when land is not flooded)
  - (e) log dump
  - (f) *navigation* and accessory *uses to navigation*
  - (g) *park* and accessory *uses to a park*
  - (h) *passive recreation*
  - (i) *private mooring buoy* that is accessory to a permitted *use* on an adjacent *waterfront parcel*
  - (j) *public utility*
  - (k) *swimming platform*, subject to the limitations set out in Section 5.20 (2) (e);

### Regulations

- (2) On a *parcel* zoned Foreshore and Water, 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 .

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Density maximum number of docks and <i>private mooring buoys</i> :	<ul style="list-style-type: none"> <li>▪ Dock: 1 <i>floating or fixed dock</i> per adjacent <i>waterfront parcel</i>.</li> <li>▪ <i>Private mooring buoys</i>: (a) 1 per adjacent <i>waterfront parcel</i>.</li> </ul>
(b) <u>Size</u> of <i>dock</i> and <i>walkway</i> :	<ul style="list-style-type: none"> <li>▪ <i>Floating or fixed dock</i> must not exceed 24 m<sup>2</sup> in total upward facing surface area (not including <i>permanent or removable walkway</i>).</li> <li>▪ <i>Floating or fixed dock</i> surface must not exceed 3 m in width for any portion of the dock.</li> <li>▪ <i>Permanent or removable walkway</i> surface must not exceed 1.5 m in width for any other portion of the walkway.</li> </ul>

<p>(c) Location and Siting of dock, private mooring buoys or boat lifts:</p>	<p>The minimum setback of a <i>floating</i> or <i>fixed dock</i>, <i>private mooring buoy</i> or <i>boat lift</i> accessory to an adjacent <i>waterfront parcel</i> is as follows:</p> <ul style="list-style-type: none"> <li>▪ 5 m from the side <i>parcel</i> boundaries of that <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water.</li> <li>▪ 6 m from a foreshore <i>park</i> or <i>park side parcel boundaries</i> projected onto the <i>foreshore</i> and water.</li> </ul> <p>Additional setbacks for <i>private mooring buoys</i>:</p> <ul style="list-style-type: none"> <li>▪ 20 m from any existing structures on the <i>foreshore</i> or water.</li> <li>▪ 50 m from any <i>boat launch</i> ramp or <i>marina</i>.</li> </ul>
<p>(d) <u>Berths</u></p>	<p>The number of total berths shall be calculated by counting each:</p> <ul style="list-style-type: none"> <li>▪ dedicated moorage space for a single vessel at a <i>fixed</i> or <i>floating dock</i> to a maximum of 10 m of linear length on its longest side; and</li> <li>▪ 10 m of linear length of a <i>fixed</i> or <i>floating dock</i> that may be used for the mooring of a single vessel.</li> </ul>
<p>(e) <u>Swimming Platforms</u></p>	<p>One <i>swimming platform</i> is allowed per <i>waterfront parcel</i>, in the FW zone, subject to regulations (i) through (v) in 2. of this section.</p> <p><i>Swimming platforms</i>:</p> <ol style="list-style-type: none"> <li>i. must be accessory to a permitted <i>use</i> on the adjacent <i>waterfront parcel</i>;</li> <li>ii. must only be <i>used</i> for <i>passive recreation</i>;</li> <li>iii. must not be <i>used</i> for boat mooring;</li> <li>iv. must not be greater than 10 m<sup>2</sup> in surface area;</li> <li>v. must have minimum <i>setbacks</i> of: <ul style="list-style-type: none"> <li>▪ 5 m from the <i>side parcel boundaries</i> of the adjacent <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water;</li> <li>▪ 5 m from a <i>park side parcel boundaries</i> projected onto the <i>foreshore</i> and water;</li> </ul> </li> </ol>



**Mars Creek Concept Designs  
Rezoning Application**

Selkirk Tangiers Heli Skiing  
Submitted to the CSRD | December 14, 2023



# 1.0 | Project Context

## Project Context

The 65.18-hectare site is located approximately 50 minutes' drive north of Revelstoke, at the Mars Creek mouth, and offers shoreline access to Lake Revelstoke. The property has been recently acquired through a partnership between Selkirk Tangiers Heli Skiing (STHS) and Revelstoke Mountain Resort (RMR), both part of Northland Properties Corporation, a privately owned Canadian company. This property is uniquely positioned, providing immediate access to the northern areas of STHS tenure in both the Monashee and Selkirk mountain ranges. It offers the partnership a unique opportunity to build upon the success and proximity of the local Revelstoke heli-skiing and resort operations. The development of this property aims to enhance the guest experience by providing accommodation and amenities for STHS operations in the winter, as well as offering year-round wilderness recreational opportunities and a wilderness resort experience to guests.

## About the Proponent - Local Roots, Locally Based.

The story traces back to 1899 when Karl Schlunegger, the great-grandfather of Selkirk Tangiers Heli Skiing (STHS) founder Peter Schlunegger, became one of the first guides at the historic Glacier House lodge in Rogers Pass, now part of Glacier National Park. Building on his family's legacy, Peter Schlunegger introduced helicopter skiing to the Revelstoke region and the Selkirk Mountains in 1978. His venture began with a pioneering flight in Albert Canyon, Rogers Pass, where guests stayed in roadside RVs. The area skied was near the Tangiers River in the Selkirk Mountain Range, marking the inception of Selkirk Tangiers.

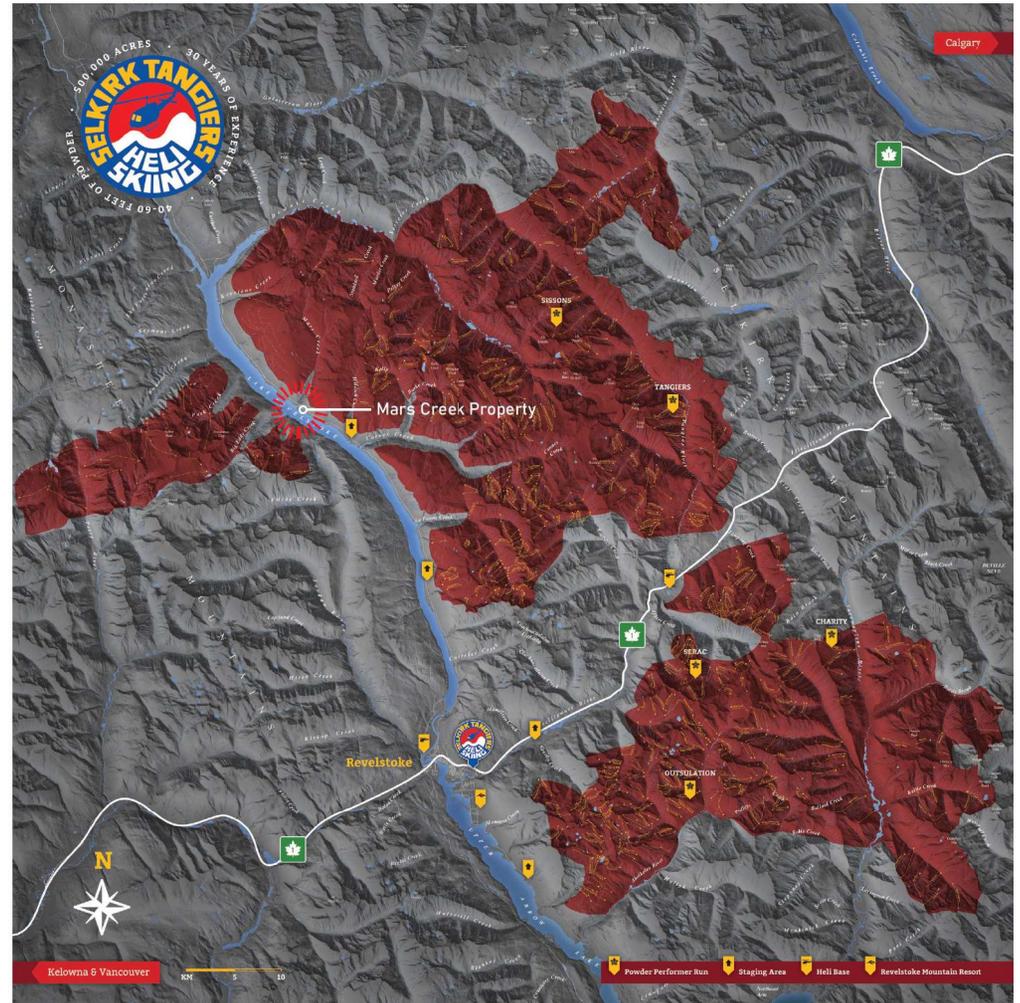
STHS has consistently demonstrated endurance, strength, and perseverance in ensuring safe operations. Their dedication and unwavering commitment to guests have been upheld through experienced guides, advanced resources, and state-of-the-art equipment. Their understanding of the diverse terrain has allowed them flexibility in adapting to changing weather and snow conditions, sustaining a successful mechanized skiing operation.

In 2007, STHS was acquired by Revelstoke Mountain Resort (RMR), a Northland Properties Corporation. Together, they have harnessed their passion to realize the potential of the resort, leveraging STHS's unparalleled terrain. Thousands of guests have experienced the luxury and unique access to world-class helicopter skiing/boarding and North America's most thrilling new ski resort, Revelstoke Mountain Resort. The resort, which has the highest vertical descent in North America, features 3,121 acres of terrain, including 4 alpine bowls and renowned Selkirk tree skiing across 69 runs and areas. It was named Canada's Best Ski Area by the World Ski Awards in 2016.

With 45 years of experience in hospitality, Northland Properties continues its mission to provide iconic mountain adventures, exceeding expectations. The diverse company and staff share a deep respect and passion for the snow, mountains, and exceptional customer service, fostering unforgettable guest experiences.

Last year, STHS celebrated 45 years of heli-skiing operation, holding the largest tenure in the area. They continue to provide guests with a rich history and garner industry recognition for their safety culture and strong team.

The STHS, RMR, and Northland Properties team is excited and committed to developing Mars Creek into a site that enhances access to the heli-skiing tenure and creates a year-round resort environment. This development aims to be sustainable and intricately connected to the landscape in which it is situated.

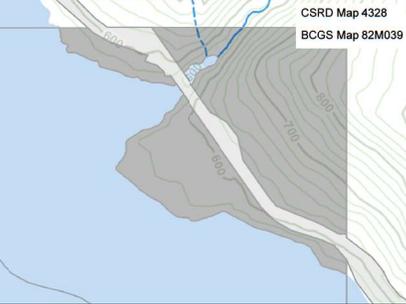


# 2.0 | Existing Conditions



**Columbia Shuswap Regional District**  
 555 Hartbourfront Dr. NE, Salmon Arm, BC V1E 4P1  
 Phone: 250.832.8194 | Fax: 250.832.3375  
 Web: www.csr d.bc.ca | E-Mail: info@csr d.bc.ca

**Property Report**  
 Parcel Name or PID: 011-927-208  
 ID/Parcel: bmdp0056  
 Report Date: 11/29/2023

Property Details		BCAA - Property Details																			
<p><b>Address:</b> 2636 Hwy 23 N  <b>Name/PID:</b> 011-927-208  <b>Roll:</b> 71943518000  <b>Electoral Area:</b> B  <b>Local Area:</b> Rural Revelstoke  <b>Ownership:</b> Private  <b>GIS Lot Size:</b> 65.18 HA   161.06 Acres *  <b>Percent in ALR:</b> 0  <b>Legal Description:</b> Except Pan 17893 18800.</p>																					
<p><b>Building:</b> Bylaw 660-03: Building Regulation and Inspection  <b>Zoning:</b> Bylaw 851: FW - Foreshore Water                      Bylaw 851: FW - Foreshore and Water,SH - Small Holdings  <b>OC:</b> Bylaw 850: FW - Foreshore and Water,SH - Small Holdings</p>		<p><b>Roll Number:</b> 71943518000  <b>Assess Area:</b> 20 - North Okanagan  <b>Jurisdiction:</b> 719 - Revelstoke Rural  <b>Neighbourhood:</b> 160 - Big Bend  <b>School District:</b> 19 - Revelstoke  <b>Hospital District:</b> 03 - North Okanagan/Columbia Shuswap  <b>Class:</b> 01 - Residential  <b>Subclass:</b> 0102 - Residential Single Family  <b>Actual Use:</b> 062 - 2 Acres Or More (Seasonal Dwelling)  <b>Manual Class:</b> 0008 - 1 STY Rear Home - All Ages - Basic</p>																			
<p><b>Related Planning Files and Permits:</b></p> <table border="1"> <thead> <tr> <th>Application Type - Status</th> <th>File Number</th> <th>Entered</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Application Type - Status	File Number	Entered				<table border="1"> <thead> <tr> <th>Minor Taxing:</th> <th>Assessment:</th> </tr> </thead> <tbody> <tr> <td>Okanagan Reg Library LSA#28</td> <td>Land \$232,000</td> </tr> <tr> <td>Revelstoke Ambulance Service</td> <td>Improvements \$596,000</td> </tr> <tr> <td> </td> <td>Gross Value \$828,000</td> </tr> <tr> <td> </td> <td>Exempt: \$0</td> </tr> <tr> <td> </td> <td>Net Value \$828,000</td> </tr> </tbody> </table>		Minor Taxing:	Assessment:	Okanagan Reg Library LSA#28	Land \$232,000	Revelstoke Ambulance Service	Improvements \$596,000		Gross Value \$828,000		Exempt: \$0		Net Value \$828,000
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	Exempt: \$0																				
	Net Value \$828,000																				
<p><b>Property potentially in one or more of the following CSR D permit application areas:</b></p> <ul style="list-style-type: none"> <li>Floodplain</li> <li>Foreshore and Water (Dock and Buoy)</li> <li>Lakes 100m</li> <li>Riparian Areas Regulation (RAR)</li> </ul>		<table border="1"> <thead> <tr> <th>Sale History:</th> </tr> </thead> <tbody> <tr> <td>1991/03/15 \$85,200</td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> </tbody> </table>		Sale History:	1991/03/15 \$85,200																
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<p><small>* Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSR D if there is a discrepancy between the CSR D lot size data and another authority.</small></p>		<p><small>* This information is generated and provided by the BC Assessment Authority. Please contact BCAA if you have any questions.</small></p>																			

## Property Information

The Official Community Plan (OCP) applicable to this property is in Electoral Area 'B' of the Columbia Shuswap Regional District (CSR D) with current Planning and Development designation:

**Address:** 2636 Hwy 23 N  
**Building:** Bylaw 660: Building Regulation and Inspection  
**Zoning:** Bylaw 851: FW - Foreshore and Water, SH - Small Holdings  
**OC:** Bylaw 850: FW Foreshore and Water, SH - Small Holdings;

## Existing Property Description

The property, situated approximately 43 km north of Revelstoke, is accessible via Hwy 23N. This generally forested parcel borders crown land and existing Selkirk Tangiers Heli Skiing (STHS) tenure upslope, and extends to the Foreshore of Lake Revelstoke along the shoreline. Bisected by both Hwy 23N and the Mars Creek inlet and mouth, it comprises three distinct areas:

**Area 1 - 17.33 Ha (42.823 acres):** Located below Hwy 23 and south of Mars Creek, this mostly flat and gently sloping land offers access through an existing driveway connecting to Hwy 23. Featuring an internal network of unpaved single-drive lanes, it provides vehicular access to on-site structures and along the shoreline. The area, largely forested, includes clearings and existing structures such as a four-bedroom/two-bathroom log house (south drive access) and a one-bedroom/one-bathroom 900 sq ft log cabin (north drive access), each with dry sheds, fuel storage, septic systems, well water supply, and hose hook-ups. Additional structures include an open-air storage unit and a concrete pad at the main driveway's base. The shoreline, generally accessible, comprises a level grass and gravel drive lane and two level beach areas, along with a currently unused floating dock.

**Area 2 - 41.86 Ha (103.438 acres):** Northeast of Hwy 23 and intersected by Mars Creek, this area is accessed by a road extending from the highway to a flat, forested plateau. Bordering crown land and STHS tenure, it's largely undeveloped, with clearings and shoreline access to both Lake Revelstoke and Mars Creek north of the Hwy 23 Mars Creek Bridge. There are no existing building structures in this area.

**Area 3 - 4.019 Ha (9.931 acres):** Located northwest across Mars Creek, this area is accessed via a driveway along Hwy 23, northwest of the Mars Creek Bridge. Bordered to the north by Hwy 23 and to the south by approximately 750 meters of foreshore, it features generally sloping terrain with forested areas and clearings at plateaus and along the shoreline. There are no existing building structures in this area.

# 2.0 | Existing Conditions

ParcelMap BC Print Report



October 19, 2023

- Survey Control
- △ OTHER
- ▲ SURVEY
- GEODETIC, GOOD
- GEODETIC, DESTROYED
- GEODETIC, ANOMALOUS
- VERTICAL
- Interest
- Parcel Boundaries
- Ownership
- Road

WARNING: MAP IS NOT PRINTED TO SCALE

Source: Esri, Maxar, Earthstar, Geographics, and the GIS User Community

### Existing Off-Grid Infrastructure:

**Building structures:** (Two) existing log cabins, one located on the south and one on the north, (One) open air storage structure. All located on area 1, as noted on previous page.

**Water system:** Ground water well system, on-site distribution pumping and piping.

**Sewage system:** Septic system.

**Power:** Cabins have solar power w/ small generator at south.

**Communication:** Radio communication only.

**Road access:** Multiple drive accesses off Hwy 23 N. Each area has existing drive lane access to Hwy 23N

**Property road access:** Single-lane country gravel/dirt forest bed road to the buildings and to the sandy/pebbled shoreline.

### Existing Zoning Analysis - Use Compatibility: Small Holdings (SH):

**Principal Uses**

- (a) agriculture
- (b) day care
- (c) horticulture
- (d) single family dwelling
- (e) standalone residential campsite
- (f) timber harvesting

**Secondary Uses**

- (a) accessory use
- (b) bed and breakfast
- (c) home occupation
- (d) small-scale sawmill
- (e) residential campsite
- (f) secondary dwelling unit

The vision and potential for the property are not currently compatible with the existing Small Holdings zoning designation. However, the uses outlined in the Resort Commercial 1 - RC1 section of the Electoral Area 'B' zoning Bylaw No. 851 could align more closely with the site's vision. This suggests that the RC1 zoning could serve as a starting point for a potential new zoning designation for the property.

Northwest property access from Hwy 23N



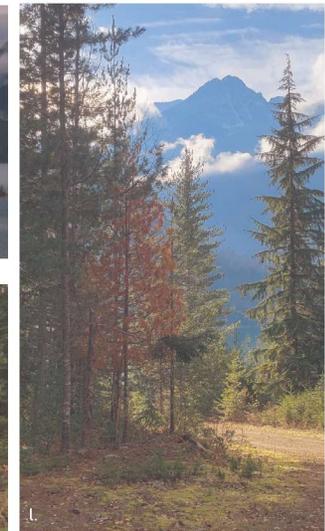
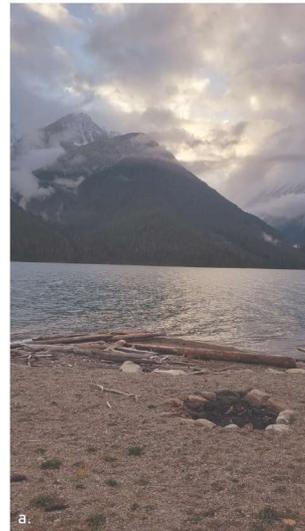
Southeast property access from Hwy 23N



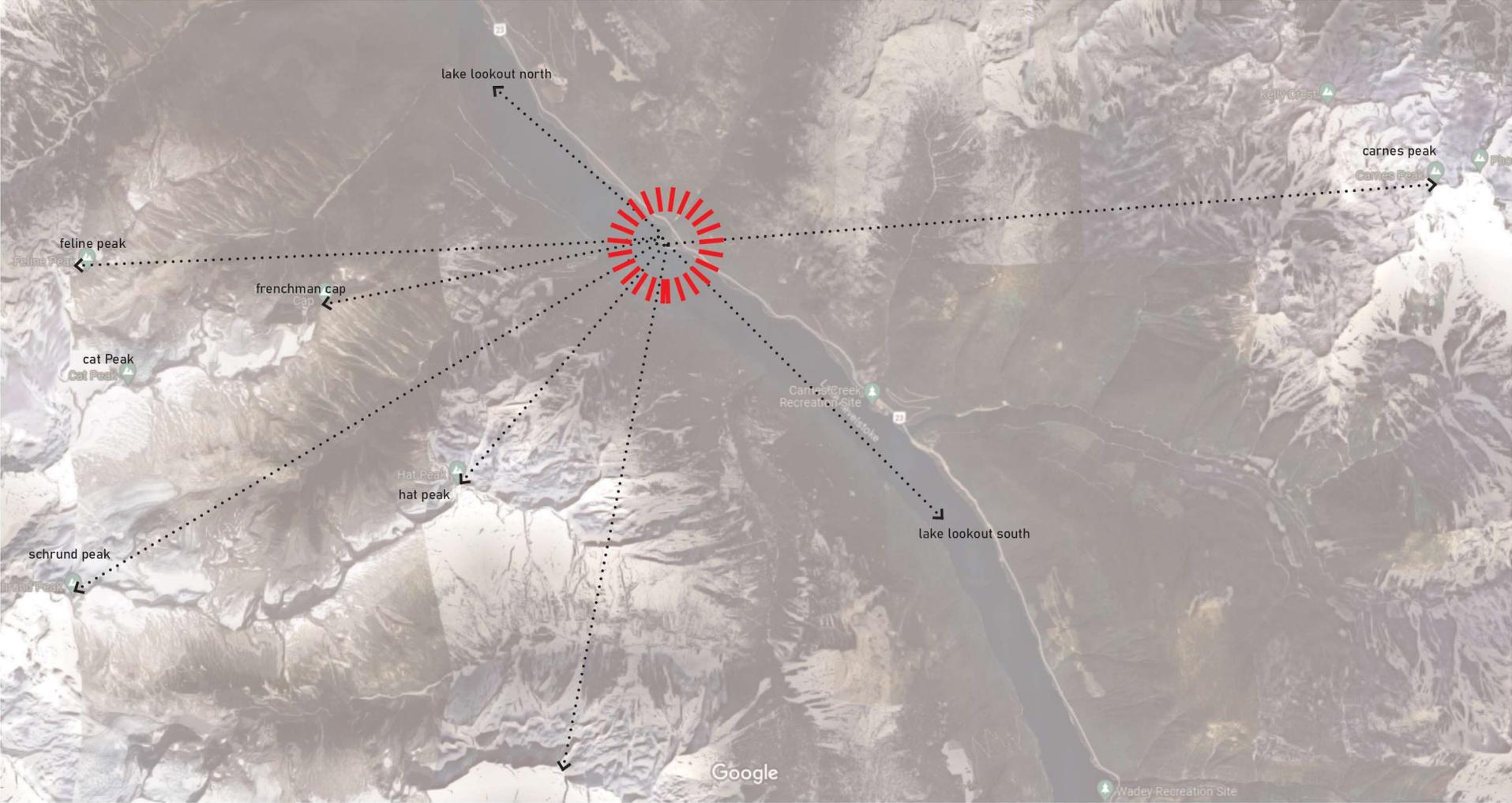
Northeast property interface along Hwy 23N



# 2.1 | Existing Site Photos



# 2.2 | Site Context



## 3.0 | Site Concept Plans

Building on the longstanding success of Selkirk Tangiers Heli Skiing and Revelstoke Mountain Resort, the aim is to create a year-round recreational resort destination. This will provide guests with guided access to world-class outdoor wilderness adventures and offer a unique wilderness resort environment experience.

### The Vision

The vision is to establish a unique, long-term wilderness resort near Revelstoke, BC, integrating the site's natural landscape into a boutique recreational commercial resort. Mars Creek Wilderness Resort aims to be a diverse, year-round destination, offering a range of activities and amenities in harmony with its natural surroundings. The resort intends to build upon the success of Selkirk Tangiers Heli Skiing (STHS) and the existing resort development in Revelstoke, providing experiences from heli-skiing to healing spas, private guest cabins, and a central lodge with numerous amenities. The development will evolve to reflect international and community trends, needs, and desires, maintaining a holistic and strategic vision.

The year-round wilderness lodge will offer seasonal activities like heli-skiing, heli-hiking, cross-country skiing, snowmobiling, snowshoeing, watersports, kayak & paddle boarding, open-air yoga, fly fishing, mountain biking, and hiking. Proposed amenities may include first aid and safety medics, spa professionals, ski and other sport repair shops, hot tubs, saunas, spa & wellness centers, indoor/outdoor lounges and dining, après bar & dining, a coffee shop/bakery, restaurants, and a fitness center.

A preliminary lodge concept includes three levels with over 20 units: 16 rooms in the main lodge, 4 executive guest suites, a restaurant and bar in the main lodge, a rooftop hot tub, pool, fitness room, and repair shop. The site will feature boardwalks and natural pathways connecting all areas, including an entertainment area for events and potential chalets for privacy. The development aims to preserve the forest and shoreline environments.

The area north of Hwy 23N offers potential for cat skiing access and guided operations, complemented by on-site accommodation. This forested environment, with its lake and mountain vistas, promises a unique and secluded guest experience.

The project prioritizes environmental preservation, ecosystem protection, and biodiversity while creating infrastructure for a sustainable resort. For the rezoning application, the internationally renowned resort design and planning firm Hart Howerton provided preliminary concept options. These plans consider the property's size, natural environment, and water access to develop a wilderness resort that complements the local demand for recreational experiences.

With appropriate zoning, the design concept will be further refined and developed for subsequent approvals and permitting applications.



Site Plan | Option A



Site Plan | Option B

HART HOWERTON

---

## 3.1 | The Vision

A full service, year round resort that is.....

ICONIC | AUTHENTIC | WILD | RETREAT | TEMPORAL | SUSTAINABLE

with a design approach building on the strong connection  
to the unique landscape.....



Forest



Sky

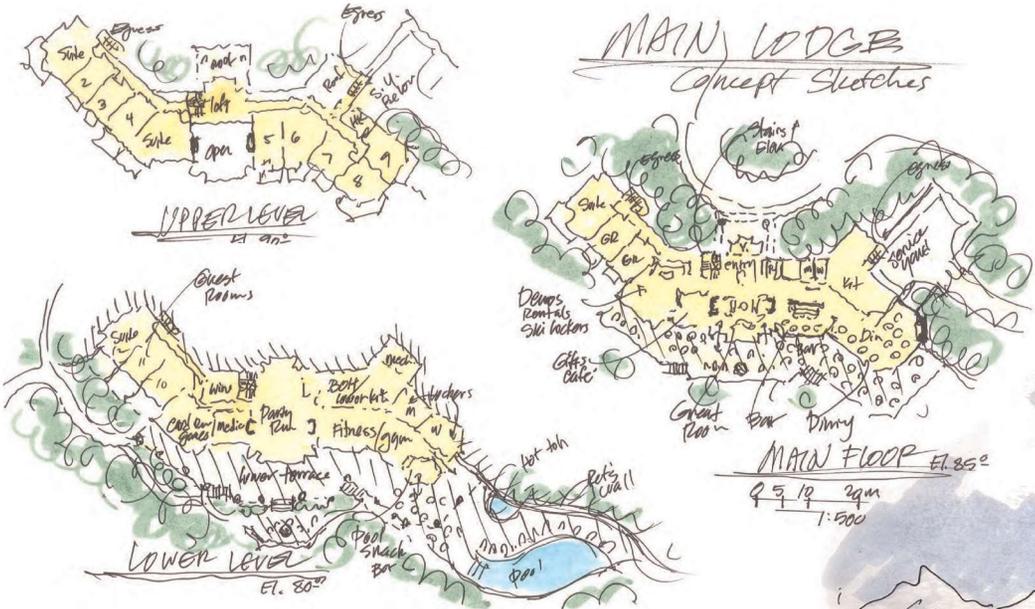


Water

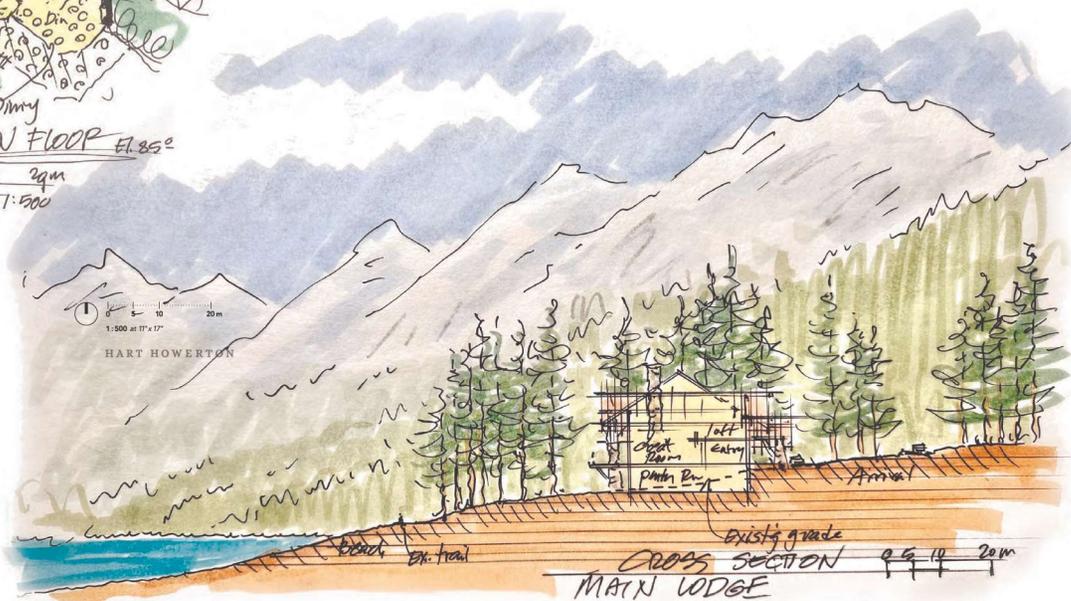


Mountains

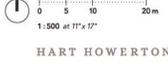
# 3.1 | The Vision



Main Lodge | Concept Sketches



Main Lodge | Section



# 3.2 | Concept Site Program



- Legend**
- lodge area
  - lodge cabin area (approx 4 beds per)
  - bluff cabin area (approx 2 beds per)
  - arrival treatment
  - forest trail / boardwalk etc.
  - arrival 'light' treatment
  - ground + air access
  - shoreline walk
  - water view
  - focal arrival feature
  - Mountain lake beach area

# 3.3 | Concept Site Use, Program & Precedents

## A sustainable wilderness mountain retreat, at the foot of amazing wilderness adventures.

The envisioned sustainable wilderness mountain retreat at the foot of incredible wilderness adventures emphasizes sustainable development as its core principle. The goal is to meet the needs of guests and operations primarily through on-site infrastructure, creating a unique, "off the grid" wilderness property. A fundamental aspect of the property's development will be building a strong connection to the land, both through its design and the experiences it offers.

Through initial site analysis and development options, the vision includes developing the site to support a proposed program and to provide facilities that offer guests a unique wilderness resort experience. Precedent lodges in the regional district and across the province serve as benchmarks for the potential development scale of the Mars Creek property.

### Potential Winter Program

- Helicopter supported recreation activities
- Snow cat and snow machine supported recreation activities
- Guided skiing recreation activities
- Guest cabins and lodge accommodation
- Lodge amenities
- Spa and wellness facilities

### Potential Summer Program

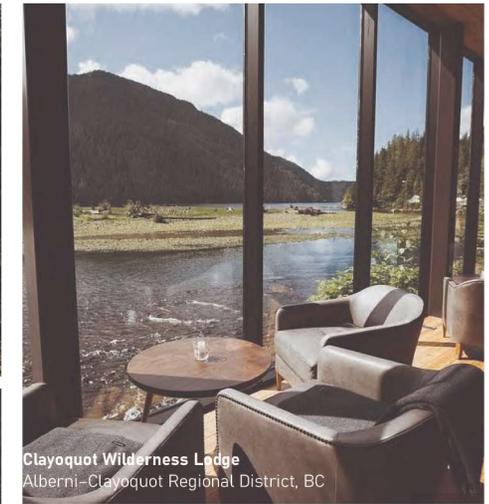
- Helicopter supported recreation activities
- Guided wilderness recreation activities
- Recreational water activities
- Guest cabins and lodge accommodation
- Lodge amenities
- Spa and wellness facilities
- Special events



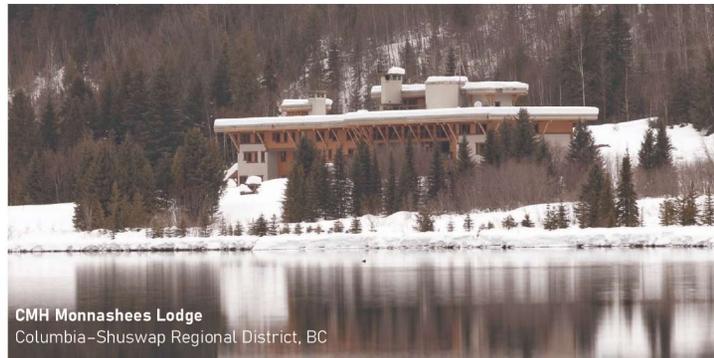
Clayoquot Wilderness Lodge  
Alberni-Clayoquot Regional District, BC



Mica Lodge  
Columbia-Shuswap Regional District, BC



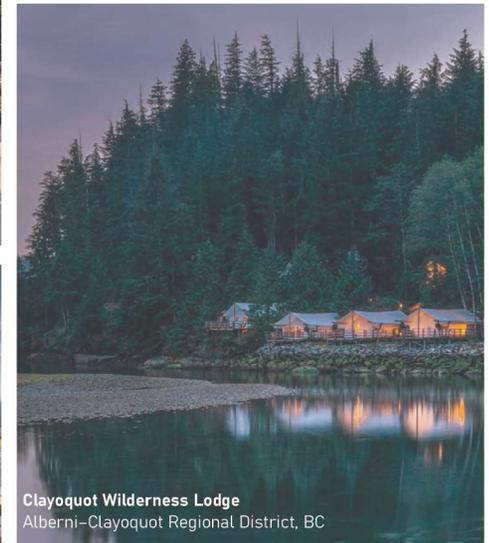
Clayoquot Wilderness Lodge  
Alberni-Clayoquot Regional District, BC



CMH Monnashees Lodge  
Columbia-Shuswap Regional District, BC

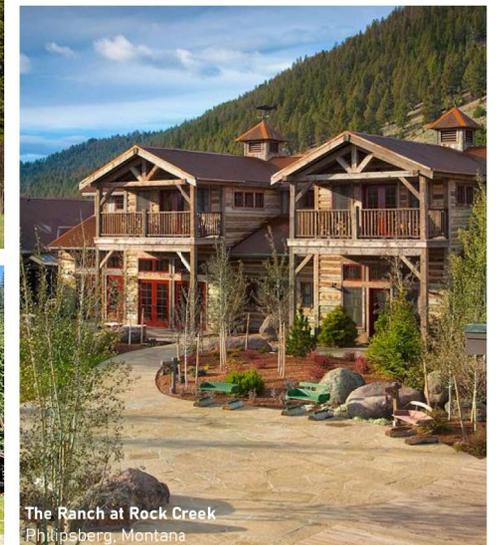
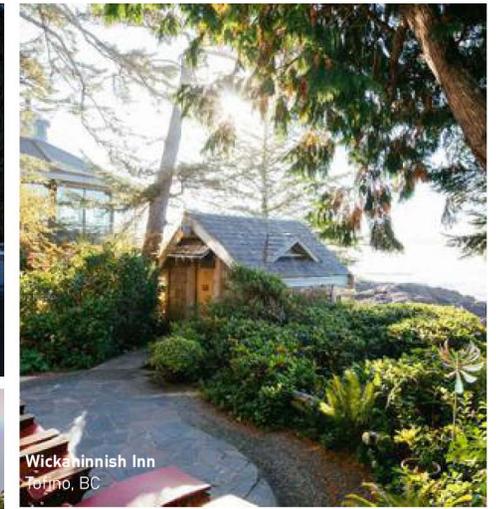


Clayoquot Wilderness Lodge  
Alberni-Clayoquot Regional District, BC



Clayoquot Wilderness Lodge  
Alberni-Clayoquot Regional District, BC

### 3.3 | Concept Site Use, Program & Precedents



# 4.0 | OCP Alignment

## OCP Goals & Policy Alignment

As detailed in the Official Community Plan (OCP), Electoral Area 'B' is a vast geographic area encompassing mountainous uplands and deep valleys including Lake Revelstoke, Kinbasket Lake, and the Arrow Lakes. The City of Revelstoke is the sole urban center in this area. Area 'B' is predominantly uninhabited, with large expanses of crown land in a wilderness state. The communities here are sparsely populated and widely dispersed.

The property in question falls within the Lake Revelstoke plan area community. The OCP acknowledges the recreational potential of the area, noting opportunities for expanding recreational use while also addressing historical challenges to formal recreational development.

The proposed project is designed to capitalize on the opportunity for year-round recreational activities, emphasizing thoughtful, meaningful design and sustainable development of on-site infrastructure to support operational needs. The Mars Creek property's design and program are tailored to align with the goals and policies outlined in the OCP for Electoral Area 'B'. As the concept design progresses, these policy documents will guide key design elements. Once the appropriate zoning is established, the development will adhere to various policies, bylaws, and permitting requirements, including:

- Electoral Area B Official Community Plan Bylaw Number 850
- Electoral Area B Zoning Bylaw Number 851
- The Riparian Areas Regulation (RAR) Development Permit Area (DPA)
- Lakes 100 m Development Permit Area (DPA)
- Foreshore and Water Development Permit Area (FWDP)
- Bylaw 660: Building Regulation and Inspection

For clarity, the relevant sections of the OCP have been included, with highlighted text to demonstrate how the proposed concept aligns with the Goals and Policy outlined in the OCP. Only pertinent pages and sections are included.

Electoral Area 'B' Official Community Plan  
Consolidated for Convenience Only

**Area 'B' is a region that is comprised of diverse, distinct and liveable rural communities that are unified by a shared commitment to:**

- Goal 1 • Promoting and maintaining small town/rural values, involving caring, relaxed, safe, clean, healthy and friendly communities;
- Goal 2 • Management of growth and development;
- Goal 3 • Managing community services and facilities to enhance community atmosphere;
- Goal 4 • Preservation of community heritage and character;
- Goal 5 • Developing a sustainable economy that promotes best management practices for the forestry, tourism and recreation sectors;
- Goal 6 • Protecting the region's natural environment that is highly valued for its unique ecosystems, scenic beauty, wilderness recreation, and resource based economy;
- Goal 7 • Stewardship of natural resources through conservation and public education;
- Goal 8 • Engaging in planning processes that are consultative, participatory and articulate community vision and working towards the realization of that vision; and
- Goal 9 • Working collaboratively with neighbouring jurisdictions, particularly the City of Revelstoke and the Province of British Columbia.

## 1.4 Plan Context

The Electoral Area 'B' plan area is a large geographic area as shown in *Figure 1.1*. This region covers mountainous upland areas as well as the deep valleys occupied by Lake Revelstoke, Kinbasket Lake and the Arrow Lakes. The City of Revelstoke is the only urban centre within the Electoral Area.

# 4.0 | OCP Alignment

Electoral Area 'B' Official Community Plan  
Consolidated for Convenience Only

associated with the forestry industries (e.g. trucking, sawmills, logging). The role of the forest industry is also evident in the number of private woodlot licenses that are dispersed throughout the plan area (Schedule C). Recreation is also a significant aspect of the land use in this area with access to large upland areas for snowmobiling, skiing and hiking.

Specific policies related to the future development of the West Revelstoke area are outlined in Section 4.4.

## West Revelstoke – West Trans-Canada Highway

The West Trans-Canada Highway area contains a mixture of commercial, industrial and residential uses. There is support for the long term viability of this area but significant new development is not encouraged because of the lack of servicing and distance from the City of Revelstoke core commercial area.

## Lake Revelstoke (Mica Creek & Downie Loop)

The largest distinct geographic area within Area 'B' is the narrow valley extending north from the City of Revelstoke and including all of Lake Revelstoke. This area, although well serviced by Highway 23 North to the Mica Dam, is largely undeveloped. Aside from a scattering of private properties and development at Mica Creek, this area remains largely within the Crown land inventory.

Lake Revelstoke is well recognized for its recreational opportunities. At present these opportunities are limited to a few serviced sites (Martha Creek Provincial Park, Carnes Creek Forest Services Recreation Site and the Downie Loop Resort) and many unserviced, informal recreation sites that have become the destination for many summer visitors. Several studies have looked into the development potential of Lake Revelstoke but there has never been a strong momentum to lead into future development opportunities. The lack of momentum is largely because the area has some significant limitations to development including: distance from services (BC Hydro has no short or long-term plans to service this area with local power); a short season for water based recreation and a network of dispersed sites that offer only small development footprints within a steep narrow valley.

Research on Lake Revelstoke has indicated that there is development opportunity in the area supporting the following values and issues:

Electoral Area 'B' Official Community Plan  
Consolidated for Convenience Only

## Lake Revelstoke Values

- Hwy 23N provides quality accessibility
- scenery
- fishing
- recreation
- boating
- hiking, snowmobiling, horseback riding

## Lake Revelstoke Issues & Challenges

- existing Forest Licences
- Lakeshore instability
- avalanche risk
- 573.3 m reservoir elevation with 30 m setback
- recognition of existing recreation facility use pattern
- informal "squatter" recreational use of public lands

Figure 2.2 Recreation Inventory illustrates areas where the public is accessing recreation opportunities on Lake Revelstoke, either formally or informally. Further research is required in this area to enhance and develop the recreation potential of this area.

Specific policies related to the future development of the Lake Revelstoke area are outlined in Section 4.4.

## East Revelstoke

BL850-11

The East Revelstoke area, including Canyon Hot Springs and Greeley, includes a small developed area of highway commercial uses and the Canyon Hot Springs resort development. There are also a few private properties and small farms. Some of the lands are in the ALR. This area contains two National Parks and any future development pressures must carefully consider environmental issues, particularly in relation to the National Parks.

## Upper Arrow Lake (Galena Bay, Beaton, Shelter Bay, Halcyon North & Arrowhead)

Development in this area focuses on the Galena Bay and Beaton areas and has historical roots that refer back to the original settlement of the area. Unlike the Lake Revelstoke area, where many of the original settlement areas and private parcels were flooded with the creation of the reservoir, the private lands in the Galena Bay and Beaton areas were only impacted to a limited degree with the raising of the Columbia River water levels. Most of the original surveyed parcels have remained in private ownership and are occupied and developed for private residential or recreational use with some limited resource use (logging and agriculture – grazing) on large lots. There have also been a few small lakefront lots created north of Halcyon and in Galena Bay. There is evidence of further development interest in lakefront properties in these areas as well as a local interest in protecting the rural nature of the area.

Specific policies related to the future development of the Upper Arrow Lake area are outlined in Section 4.4.

# 4.0 | OCP Alignment

Electoral Area 'B' Official Community Plan  
Consolidated for Convenience Only

## Trout Lake

The Trout Lake townsite was subdivided to create a community for mineral resource development in the late 1800's. A molybdenum mine is in operation in the area and the community now functions primarily as a small service centre for a seasonal population drawn to the attractive natural setting of the Trout Lake area.

The historical subdivision of small urban lots in a traditional grid pattern has not been well suited to the current development form of predominantly seasonal recreational homes with independent servicing. Development issues are complicated by an aging water system and a Townsite located on an alluvial fan. There was evidence of flooding during site visits to the community during the planning process and there are also parcels that have been returned to the Crown due to flooding. Trout Lake also has significant amenities that are attractive to the recreation market that continues to drive growth throughout British Columbia. Trout Lake offers some local commercial services with unique character including an historic hotel and a gas station with antique pumps.

Specific policies related to the future development of the Trout Lake area are outlined in Section 4.4.

### 2.2 Growth Projections

The two major factors supporting existing growth and influencing future growth and development in Area 'B' are:

- continued support for the service, public sector, forestry and mining economy, and,
- continued and growing interest in the amenities of the area from a resort and recreational perspective.

An assessment of development opportunities under existing development regulations is presented for South Revelstoke and Begbie Bench (Table 2.1); and Trout Lake (Table 2.2).

Table 2.1 identifies potential development opportunities under the existing development regulations of the Rural Revelstoke Land Use Bylaw No. 2200 near Revelstoke and indicates the following:

- There is potential for approximately double the number of lots in the Begbie Bench area – the 40 existing rural residential properties could double to 80 rural residential units if all lots are subdivided and subdivision servicing standards can be met, and
- There is a limited supply of vacant lots (19) in South Revelstoke and 8 of these lots have limited development opportunity due to the regulations of the Agricultural Land Reserve. Approximately forty-three lots could be created under the existing Land Use bylaw provisions but would still need to address servicing issues and some would require Agricultural Land Commission approval.

Electoral Area 'B' Official Community Plan  
Consolidated for Convenience Only

7. Encourage reductions in building-related emissions for all new buildings and the retrofit of existing buildings.
8. Encourage the protection and restoration of natural areas and forest ecosystems.
9. Promote and support the expansion of local agriculture and food production, processing, and distribution.
10. Encourage businesses and employment that help to address GHG reduction.
11. Encourage local renewable energy generation, e.g., solar hot water technology.
12. Encourage employment opportunities that support GHG reduction, e.g., conducting energy audits for buildings, commercial composting operations.
13. Encourage and support sustainable infrastructure and use of resources, including water conservation and energy production.
14. Encourage the development of alternative transportation options such as walking and cycling within the Plan Area, and car sharing and shuttle bus services for commuters to other communities.
15. Encourage efficient vehicles and driving habits through education (e.g. anti-idling campaigns, web material).
16. Provide more opportunities for home-based business and industry to decrease dependence on automobiles in appropriate zones.
17. Support local food security through large and small scale agriculture, local food processing and local food consumption in appropriate zones.
18. Promote conservation of sensitive ecosystems and forested land - especially unfragmented areas.
19. Promote and encourage the appropriate use of wood in the commercial, industrial and residential building sectors by supporting the Provincial Wood First Initiative.
20. Support the policies in the Solid Waste Management Plan to fulfill the vision that all economic activities in the CSRD will be consistent with a "Zero Waste" community."

# 4.0 | OCP Alignment

## Section 5

### Commercial

#### 5.1 Community Context

Commercial development in Area 'B' is limited to highway commercial development on the Trans-Canada highway, remote resort developments and small community commercial developments in such areas as Trout Lake. There is also a significant home-based business sector in the plan area, particularly on larger rural parcels.

#### 5.2 Objectives

The objectives for commercial development in the plan area are as follows:

- 5.2.1 To provide for commercial activities servicing the needs of local communities and the traveling public;
- 5.2.2 To minimize land use incompatibility between commercial activities and surrounding land uses by requiring setbacks, screening and landscaping of new commercial developments;
- 5.2.3 To ensure that the scale of all commercial developments harmonizes with the natural surroundings of the plan area;
- 5.2.4 To encourage home occupations that do not harm the rural residential character of communities;
- 5.2.5 To protect the character and integrity of quiet rural residential areas;
- 5.2.6 To recognize unique recreation and resort opportunities subject to detailed project reviews; and
- 5.2.7 To support the City of Revelstoke as the commercial centre of Area 'B'.

#### 5.3 General Commercial Policies

- 5.3.1 Commercial land use designations are shown on Schedules B and D
- 5.3.2 The minimum parcel size shall be 1 hectare serviced by an approved water system and approved sewer system subject to relevant regulations and approvals. The CSRSD will

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consider small parcel sizes where community water and sewer system requirements have been met.

- 5.3.3 Higher order and larger scale commercial uses are encouraged to locate in the City of Revelstoke.
- 5.3.4 The CSRSD will consider regulating commercial signage through the zoning bylaw.

#### Highway Commercial

- 5.3.5 New highway commercial designations on the Trans-Canada Highway are encouraged to locate in the City of Revelstoke.
- 5.3.6 Notwithstanding 5.3.4. above, where the need is identified for large acreage commercial development that cannot be accommodated for reasons of available land area within the City of Revelstoke, the Regional District may require an appropriate feasibility study taking into account servicing extensions, economic viability, community image and other appropriate planning considerations, and designate and zone additional site specific commercial areas, at the developer's expense.
- 5.3.7 Land uses encouraged in the Highway Commercial area are distinguished by an orientation toward access by vehicular traffic.
- 5.3.8 The Highway Commercial area is a gateway to the City of Revelstoke and emphasis will be placed on ensuring that development contributes to a positive image of the community, including:
  - a. the development of an attractive gateway to the community through careful building and site design, landscaping and signage;
  - b. efficient circulation of vehicles and pedestrians;
  - c. effective screening and buffering of commercial uses from adjacent residential uses; and
  - d. development will be subject to a development permit subject to the Commercial Development Permit Area (Section 5.4).
- 5.3.9 New Highway Commercial designations that will service the traveling public may be considered in conjunction with the Shelter Bay and Galena Bay ferry terminals.

#### Resort Commercial Uses

- 5.3.10 Resort Commercial uses may be considered throughout the plan area and should meet the following criteria:
  - a. accessible to adequate transportation routes;
  - b. capable of being serviced with municipal, private or public utilities;

# 4.0 | OCP Alignment

Electoral Area 'B' Official Community Plan  
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- c. capable of being sufficiently buffered from adjacent non-compatible land uses to ensure the quality of life (e.g. character and integrity of quiet rural residential area) of those and adjacent occupiers;
- d. accessible to community services, recreation and open space;
- e. cognizant of, and addressing special site features such as mature vegetation, landscaping, topography, adjacent development, environmental sensitive habitat and wildlife corridors, and view sheds; and
- f. all parking requirements, as specified in the zoning bylaw shall be provided on site.
- g. may include primary and accessory residential uses in conjunction with the Resort Commercial use.

5.3.10 New Resort Commercial Developments should consult and implement strategies from the Best Practices Guide for Resort Developments in British Columbia, September 2005, Province of British Columbia.

## Neighbourhood Commercial

5.3.11 The plan supports new neighbourhood commercial activities in Trout Lake and Mica Creek areas.

- a. retail and service commercial uses are permitted land uses for the Neighbourhood Commercial designation;
- b. new neighbourhood commercial businesses in Trout Lake shall be located along Highway 31 or in a cluster within Trout Lake;
- c. residential use in conjunction with Neighbourhood Commercial shall be permitted; and
- d. all parking requirements, as specified in the zoning bylaw shall be provided on site.

5.3.12 The minimum parcel size shall be 1 hectare. The CSRD will consider small parcel sizes where community water and sewer system requirements have been met. New commercial properties in Trout Lake shall connect to the community water system.

## 5.4 Commercial Development Permit Area

### Designation

5.4.1 The Commercial Development Permit Area (CDPA) is designated under Section 919.1(1) (f) of the *Local Government Act*, for the purpose of establishing objectives for the form and character of commercial development.

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Electoral Area 'B' Official Community Plan  
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### Area

5.4.2 Commercial Development Permit Areas include all areas designated in the OCP for commercial use.

### Justification

5.4.3 The form, character, appearance and landscaping of commercial properties is an important part of what makes a place attractive and livable. The commercial properties in Area 'B' are located in areas that are highly visible (e.g. Trans-Canada Highway) and/or focal points within communities. Attention to design details will ensure that a high development standard is maintained for commercial areas.

### Guidelines

#### 5.4.4 Landscaping shall be provided

- a. along property lines that are next to public areas;
- b. along the base of buildings that are seen from the public areas;
- c. between parking areas and public roads; and
- d. meet Ministry of Transportation Standards, particularly, BC Reg 513/2004, Provincial Public Undertakings, Regulation, Part 3.

#### 5.4.5 Views from residential areas.

- a. Landscaping and buffering are to be provided next to any adjacent residential area. The entire setback should be landscaped in trees and shrubs.
- b. Landscaped berms create a visual buffer. Even a small elevation change in the ground has an impact. Berms are encouraged especially where the creation of a visual screen effect is desired.
- c. Signage and lighting will be revised and managed to maintain the rural landscape and atmosphere and to minimize visual impacts from the highway.

#### 5.4.6 Parking, vehicular traffic and waste collection areas.

- a. Outdoor storage or waste collection areas shall be screened by fencing, hedging or landscaping.
- b. Where landscaping is adjacent to parking or vehicular traffic there shall be a concrete curb to protect the landscaping from damage.

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# 4.0 | OCP Alignment

Electoral Area 'B' Official Community Plan  
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c. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.

#### 5.4.7 Existing landscaping.

a. Integration with, or augmentation of, any existing landscaping is encouraged.

b. Retention of existing trees and integrating them into the proposed site and landscape design is encouraged.

#### 5.4.8 Standards.

a. Plant material must meet the BC Landscape Standard for size and leaf density. (The BC Landscape Standard is published jointly by the BC Society of Landscape Architects and the BC Landscape and Nursery Association).

b. Low volume irrigation is encouraged.

c. All trees must be staked in accordance with the BC Landscape standards.

#### Safety

5.4.9 Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways.

5.4.10 There may be a need to screen storage yards or noxious land uses.

5.4.11 Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs.

#### Building Design

5.4.12 Buildings shall create visual interest, using:

- strong detailing in windows and doors,
- no large expanses of blank wall, and
- localized lighting.

#### Exemptions

5.4.13 A Development Permit must be approved before demolition of, construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where:

- a. Changes to a building or structure are internal alternations that do not affect the exterior of a building, the repair or replacement of roofing.

Electoral Area 'B' Official Community Plan  
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Section

12

## Environmental Management

### 12.1 Community Context

Environmental quality is an integral component of the community vision, tied to the quality of life and lifestyle options which are unique and highly valued by the residents in and visitors to Electoral Area 'B'. The community is interested in protecting the region's natural environment for its unique ecosystems, scenic beauty, wilderness recreation and resource based economy. The community is interested in providing for sustainable, planned development which balances the need for protection, use and enjoyment of natural areas.

### 12.2 Objectives

12.2.1 Provide for stewardship of natural resources through conservation and public education.

12.2.2 Preserve and enhance the ecological systems and diversity of the Regional District.

12.2.3 Develop a sustainable economy that promotes best management practices for the forestry, tourism construction and recreation sectors.

12.2.4 Protect environmentally sensitive lands such as steep slopes, floodplains, watersheds and soils subject to erosion from land uses having major environmental impacts.

12.2.5 Restrict the uses of land that are subject to hazardous conditions or that are environmentally sensitive to development.

12.2.6 Incorporate environmental considerations as an integral part in assessing growth management options, land use plans, transportation plans and development proposals.

12.2.7 Improve air quality.

12.2.8 Minimize and plan for the impacts of climate change.

12.2.9 Support Best Management Practices for local species and environments provided by senior levels of government.

## 4.0 | OCP Alignment

Electoral Area 'B' Official Community Plan  
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12.4.10 Co-operate with senior governments to provide a coordinated strategy for the stewardship of "Riparian Assessment Areas", in keeping with the general intent of the Riparian Areas Regulation (RAR), to ensure that no harmful alteration, disruption and/or destruction of fish habitat occurs.

12.4.11 Recognize Riparian Areas Regulation and designate all watercourses either identified on the BC TRIM map series 1:20,000 or where the Regional District or applicants are aware of a watercourse on the subject property as Riparian Areas Regulation Development Permit Areas (RAR DPA). The RAR DPA is outlined in Section 12.6.

The RAR DPA relies on provincial scale mapping of watercourses as the CSRSD has not had the opportunity to undertake detailed inventories of Streamside Protection and Enhancement Areas (SPEA) and watercourse locations. Accordingly, the CSRSD may require additional technical research as part of the approval process. Given the lack of comprehensive watercourse data, it is recommended that in situations where a property owner maintains that development is outside of a riparian area, the CSRSD may require confirmation from a Qualified Environmental Professional (QEP) that the proposed development is not within a riparian area.

12.4.12 Encourage developers to implement general stream management policies, including:

- a. minimizing obstructions and impediments to the flow of a stream, creek, watercourse, ditch, drain or sewer whether or not it is located on private property;
- b. retaining the natural stream channel geometry insofar as feasible;
- c. protecting and managing natural watercourses as open streams (except as authorized by way of the appropriate provincial ministry or agency approval);
- d. retaining mature streamside vegetation or tree cover wherever possible and incorporating it into the design of the project;
- e. avoiding groundwater interruption; and
- f. protecting aquatic biota and habitats.

12.4.13 Work with provincial and federal water and resource agencies to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to:

- a. accommodate the dynamic natures of the hydrologic systems;
- b. avoid and reduce flood damage;
- c. avoid the need for channel stabilization;
- d. avoid underground drainage systems;
- e. avoid groundwater interruption; and
- f. protect aquatic biota and habitats.

# 4.1 | Potential Resort Commercial 3 (RC3) Zone - Based on RC1

## 5.14 RESORT COMMERCIAL 1 – RC1

### Principal Uses

(1) The *uses* stated in this subsection and no others are permitted in the Resort Commercial 1 zone as principal *uses*, except as stated in Part 3: General Regulations:

- |                                     |  |
|-------------------------------------|--|
| (a) <i>campground</i>               | Consideration for potential additional uses as defined in BL 851 |
| (b) <i>convenience store</i>        | • backcountry recreation   |
| (c) <i>day care</i>                 | • backcountry lodge  |
| (d) gas and fuel sales              | • agriculture (includes apiculture, horse boarding/riding)       |
| (e) <i>hotel</i>                    | • horticulture   |
| (f) <i>helipad</i>                  | • indoor recreation facility                                     |
| (g) <i>lodge</i>                    | • navigation (includes recreational water activities)            |
| (h) <i>marina</i>                   | • office (small lodge office unit)                               |
| (i) <i>motel</i>                    | • passive recreation   |
| (j) <i>pub</i>                      | • recreation services  |
| (k) <i>public assembly facility</i> | Consideration for potential additional uses undefined in BL 851  |
| (l) <i>restaurant</i>               | • swimming pool  |
| (m) <i>single family dwelling</i>   | • guide and tour service   |
| (n) <i>skiing facility</i>          | • spa facilities   |
| (o) <i>tourist cabin</i>            | • horse boarding and riding facilities                           |
|                                     | • recreational water activities                                  |
|                                     | • maintenance & storage facilities                               |

BL851-13

### Secondary Uses

(2) The *uses* stated in this subsection and no others are permitted in the Resort Commercial 1 zone as secondary *uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *home occupation*
- (c) *secondary dwelling unit*
- (d) *staff accommodation*

### Regulations

(3) On a *parcel* zoned Resort Commercial 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 <i>subdivision</i> <ul style="list-style-type: none"> <li>▪ <del>where <i>parcel</i> is serviced by an existing <i>community sewer system</i></del></li> <li>▪ in all <del>other</del> cases</li> </ul>	<ul style="list-style-type: none"> <li>▪ <del>0.4 ha</del> 3.5ha</li> <li>▪ <del>1 ha</del></li> </ul>
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel coverage</i>	<del>40%</del> 10%
(d) Maximum density of <del>tourist cabins</del> <i>combined guest units*</i> per <i>parcel</i> <ul style="list-style-type: none"> <li>▪ <del>where a <i>parcel</i> is serviced by both a <i>community sewer system</i> and a <i>community water system</i></del></li> <li>▪ in all <del>other</del> cases</li> </ul>	<ul style="list-style-type: none"> <li>▪ *does not include staff sleeping spaces</li> <li>▪ <del>40 per hectare</del></li> <li>▪ 6 per hectare</li> </ul>
(e) Maximum number of <i>single-family dwellings</i> per <i>parcel</i> (subject to Section 3.7 of this <i>Bylaw</i> )	one
(f) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i> (subject to Section 3.15 of this <i>Bylaw</i> )	one
(g) Maximum <i>gross floor area</i> of <i>secondary dwelling unit</i>	shall not exceed 100 m <sup>2</sup> or 60% of the <i>gross floor area</i> of the <i>single family</i>
(h) Maximum <i>gross floor area</i> of a <i>home occupation</i>	shall not exceed 100 m <sup>2</sup> or 60% of the <i>gross floor area</i> of the <i>single family</i>
(i) <del>Combined maximum number of <i>camping spaces</i> and <i>hotel/motel/lodge units</i> per <i>parcel</i></del>	Proposed no maximum, site would utilize the maximum density defined in bylaw
(j) Maximum number of <i>sleeping spaces</i> for staff accommodation per <i>parcel</i>	<del>40</del> 1 staff sleeping space to 1 guest accommodation unit
(k) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>▪ <i>principal buildings</i> and structures</li> <li>▪ <i>accessory buildings</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <del>11.5 m</del> 13.5m</li> <li>▪ 10 m</li> </ul>
(l) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <li>▪ <i>front parcel boundary</i></li> <li>▪ <i>interior side parcel boundary</i></li> <li>▪ <i>exterior side parcel boundary</i></li> <li>▪ <i>rear parcel boundary</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 5 m</li> <li>▪ 5 m</li> <li>▪ 5 m</li> <li>▪ 5 m</li> </ul>

### Screening

(4) All outside commercial storage, including the storage of garbage, shall be completely contained within a landscape screen of not less than 2 m in height.

BL851-5

# Appendix 1 | Existing On-site Water Infrastructure

## Legend



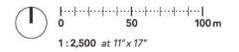
existing well location



existing stand pipe hose connection



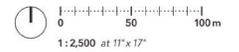
Mars Creek | Base Plan



# Appendix 2.1 | Concept Site Configurations

## Legend

- a. lodge area
- b. cabin areas
- c. helicopter pad
- d. staff housing
- e. guest parking
- f. forest trail area
- g. beach and potential dock area
- h. existing road access
- i. staff parking
- j. future uphill lodge



# Appendix 2.2 | Concept Site Configurations

## Legend

- a. lodge area
- b. cabin areas
- c. helicopter pad
- d. staff housing
- e. guest parking
- f. forest trail area
- g. beach and potential dock area
- h. existing road access
- i. staff parking
- j. future uphill lodge

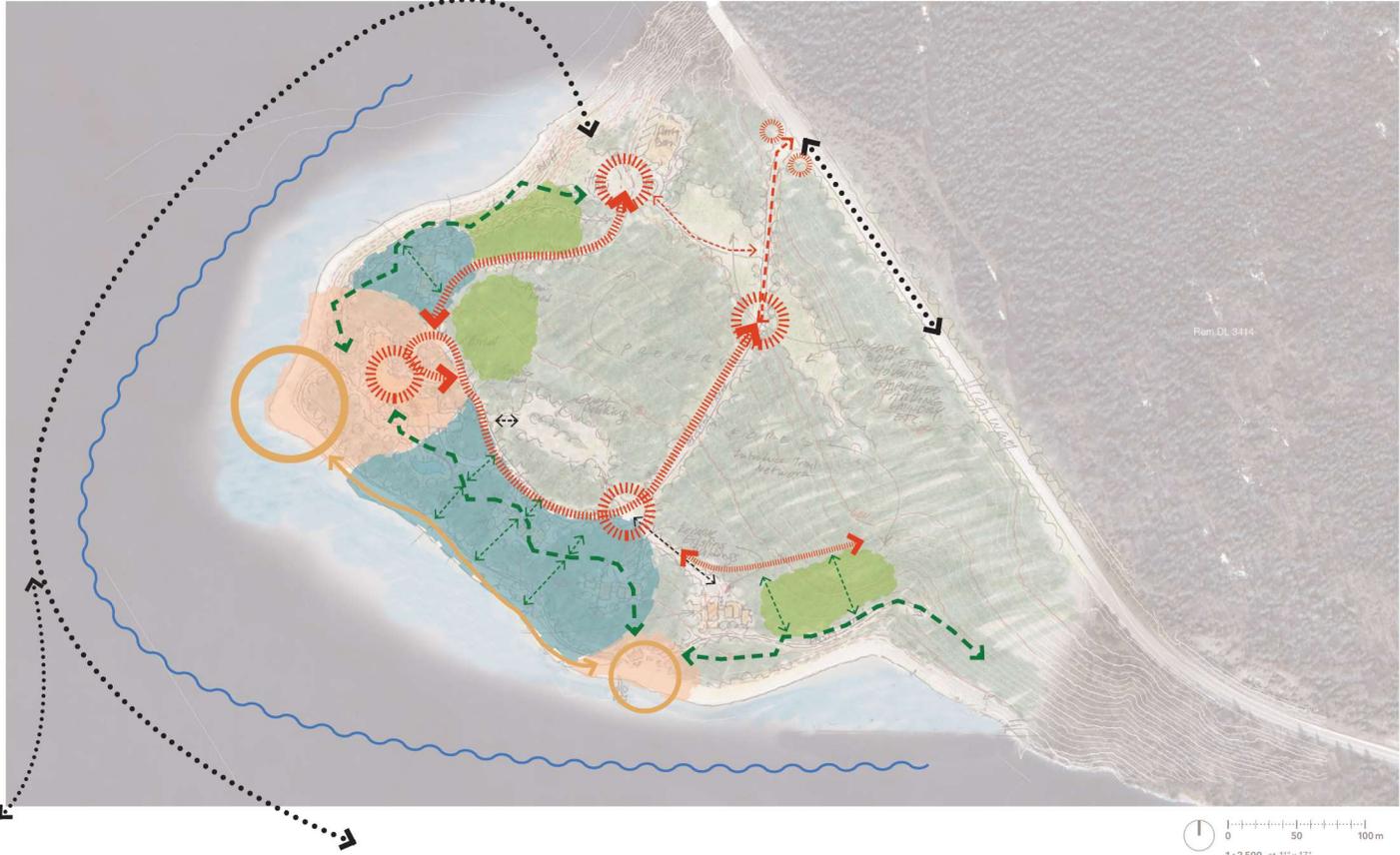


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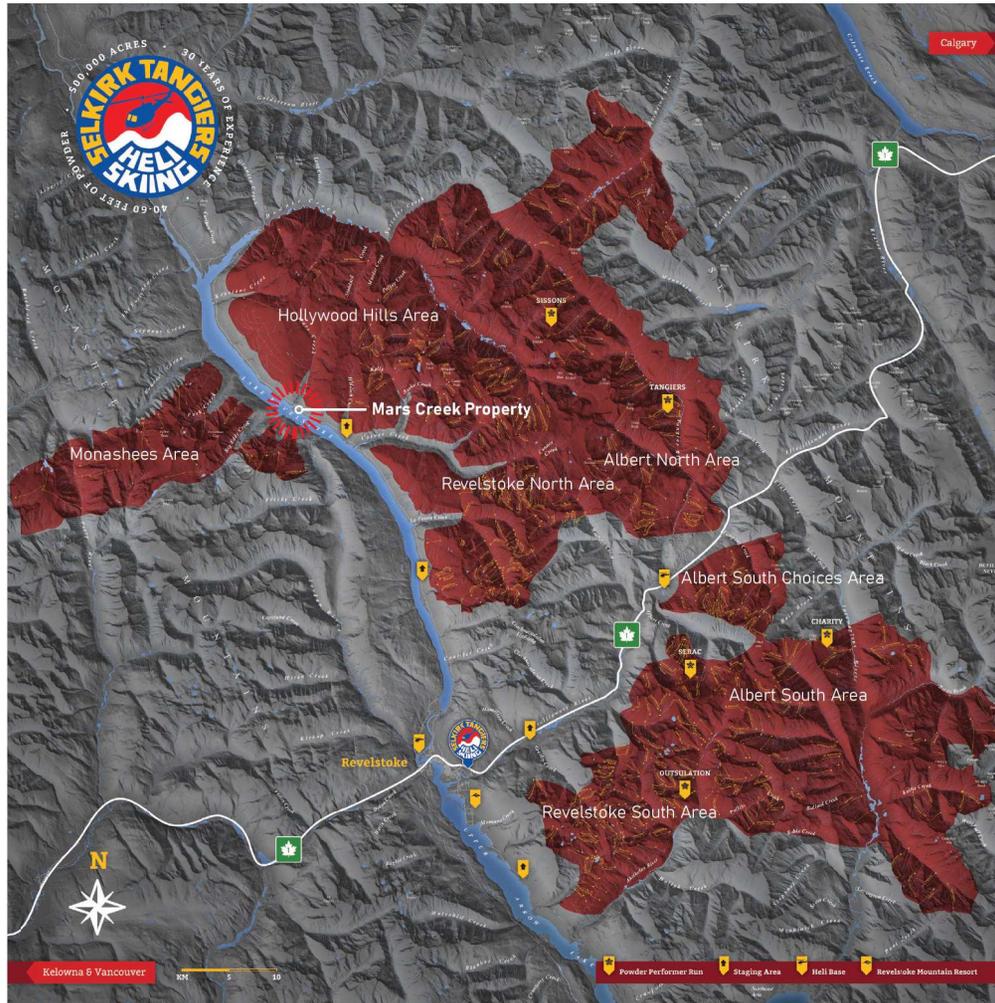
# Appendix 2.3 | Concept Site Program Configurations

**Legend**

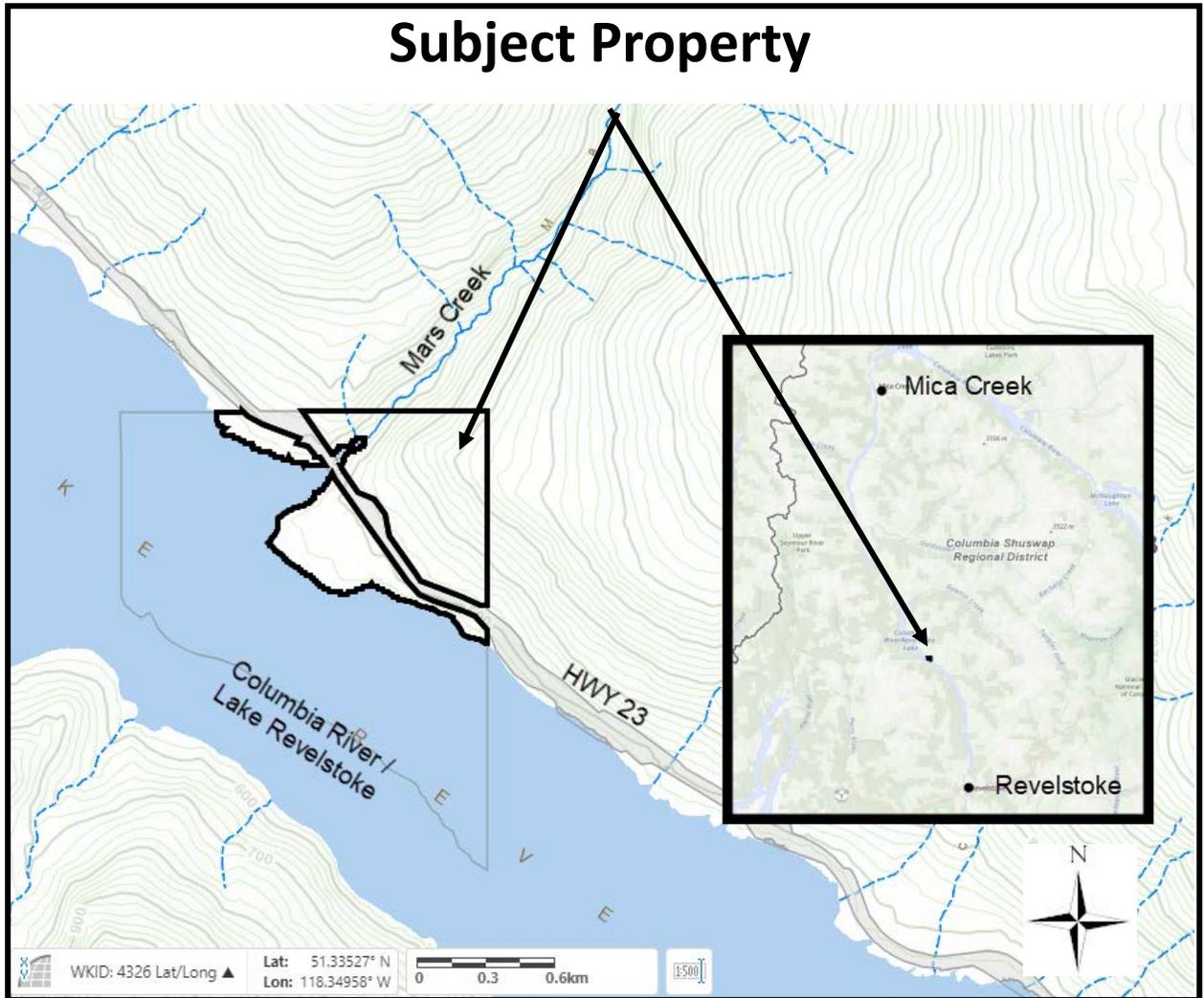
-  lodge area
-  lodge cabin area (approx 4 beds per)
-  bluff cabin area (approx 2 beds per)
-  arrival treatment
-  forest trail / boardwalk etc.
-  arrival 'light' treatment
-  ground + air access
-  shoreline walk
-  water view
-  focal arrival feature
-  Mountain lake beach area



# Appendix 2.4 | STHS Tenure Areas

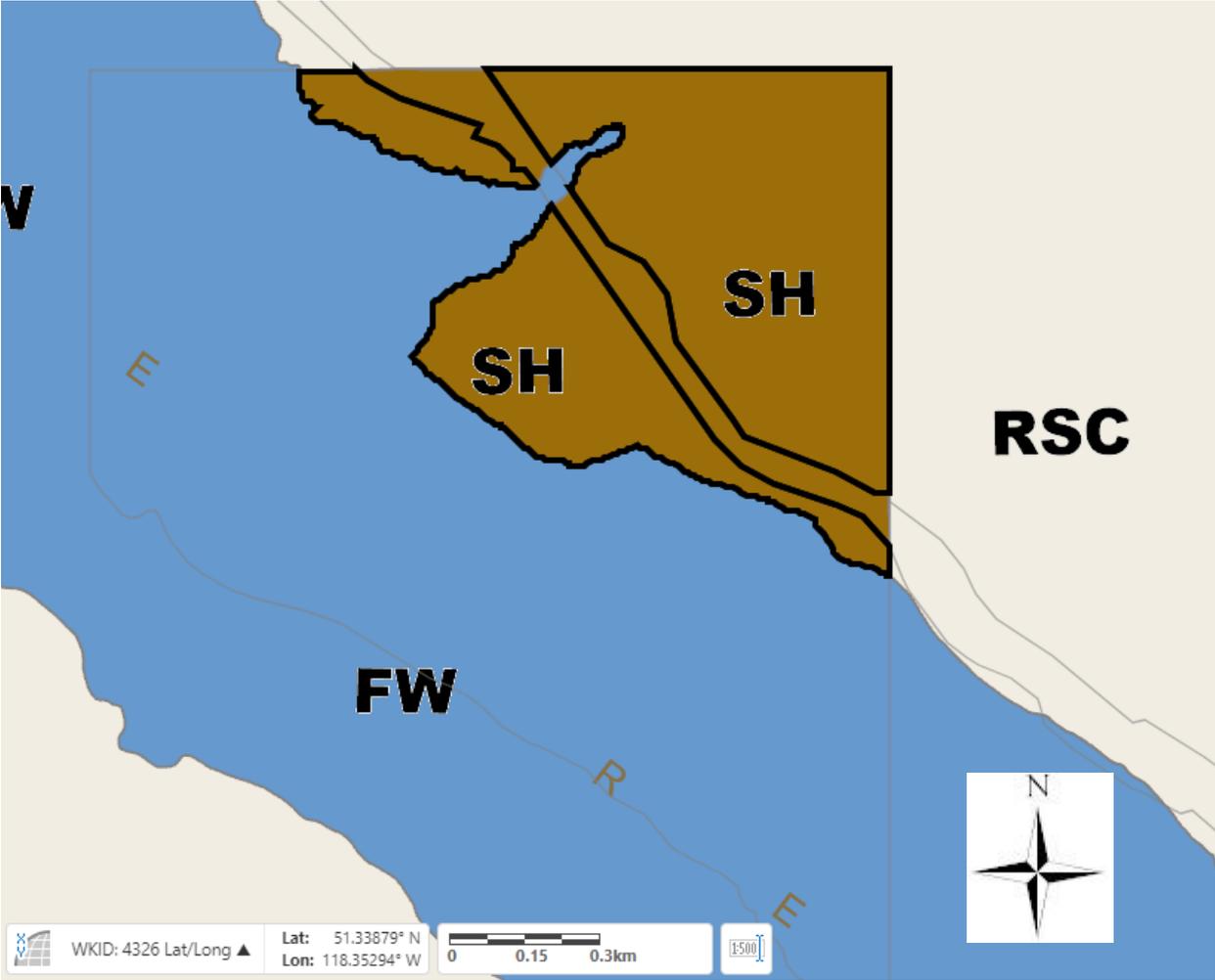


# Location Map



[Electoral Area B Official Community Plan Bylaw No. 850](#)

SH - Small Holdings

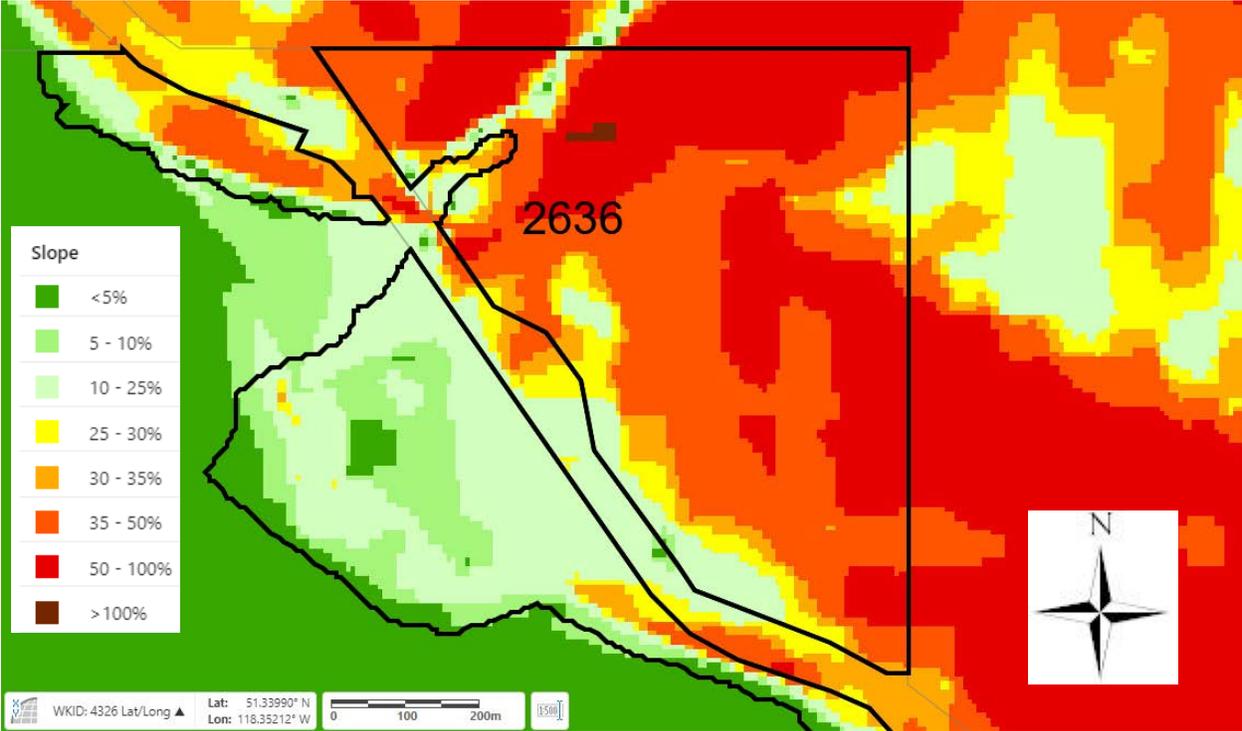


[Electoral Area B Zoning Bylaw No. 851](#)

SH - Small Holdings



# Steep Slopes



# Esri Ortho Imagery



# Applicant Submission (December 14, 2024):

## Appendix 1 | Existing On-site Water Infrastructure

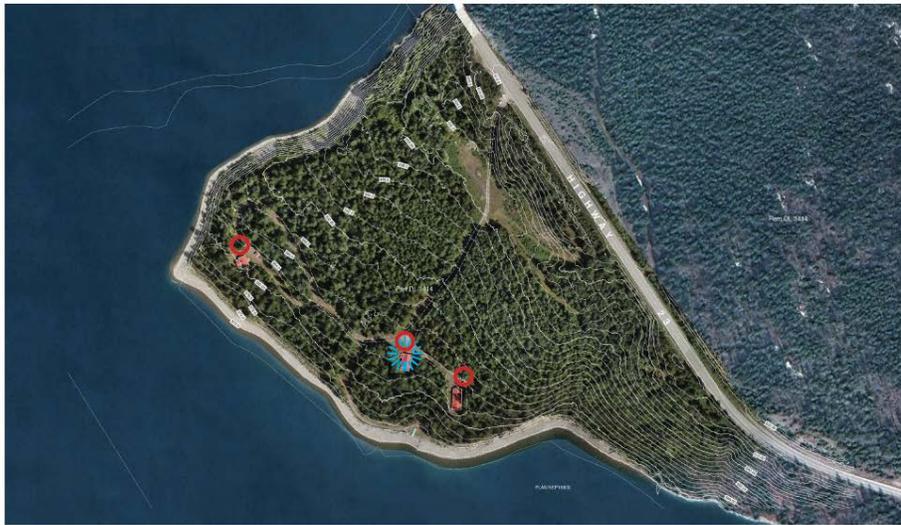
Legend



existing well location



existing stand pipe hose connection



Mars Creek | Base Plan

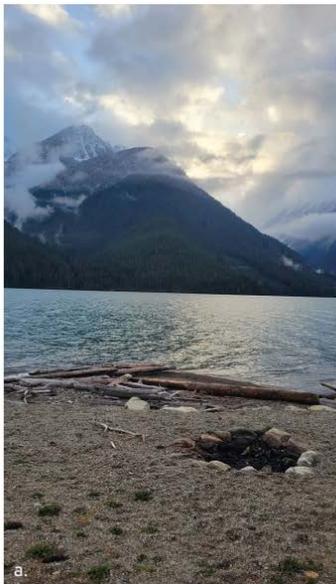
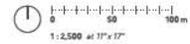
1:2,000 at 17" x 17" 50m

# Applicant Submission (December 14, 2024):

## Existing Site Photos

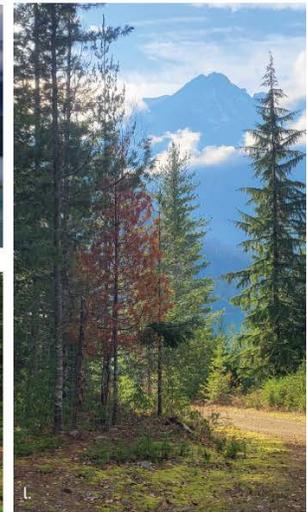
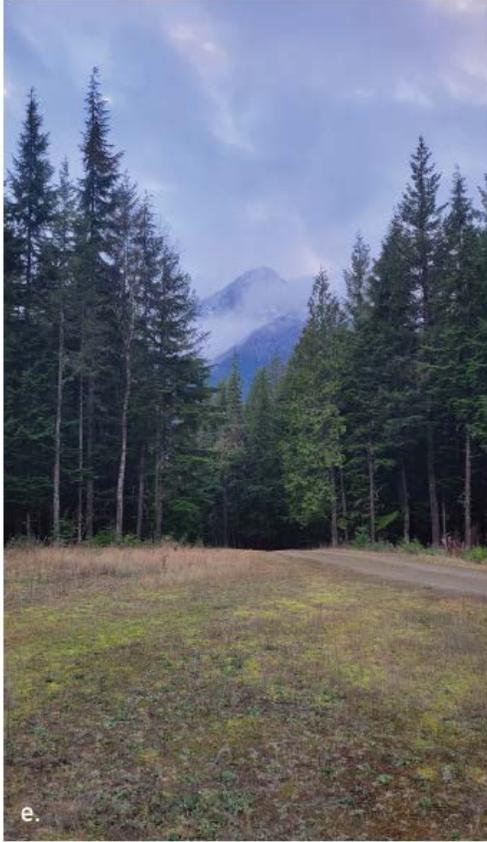


Mars Creek | Base Plan



# Applicant Submission (December 14, 2024):

## Existing Site Photos



# Applicant Submission (December 14, 2024):

## Appendix 2.1 | Concept Site Configurations

### Legend

- a. lodge area
- b. cabin areas
- c. helicopter pad
- d. staff housing
- e. guest parking
- f. forest trail area
- g. beach and potential dock area
- h. existing road access
- i. staff parking
- j. future uphill lodge



## Appendix 2.2 | Concept Site Configurations

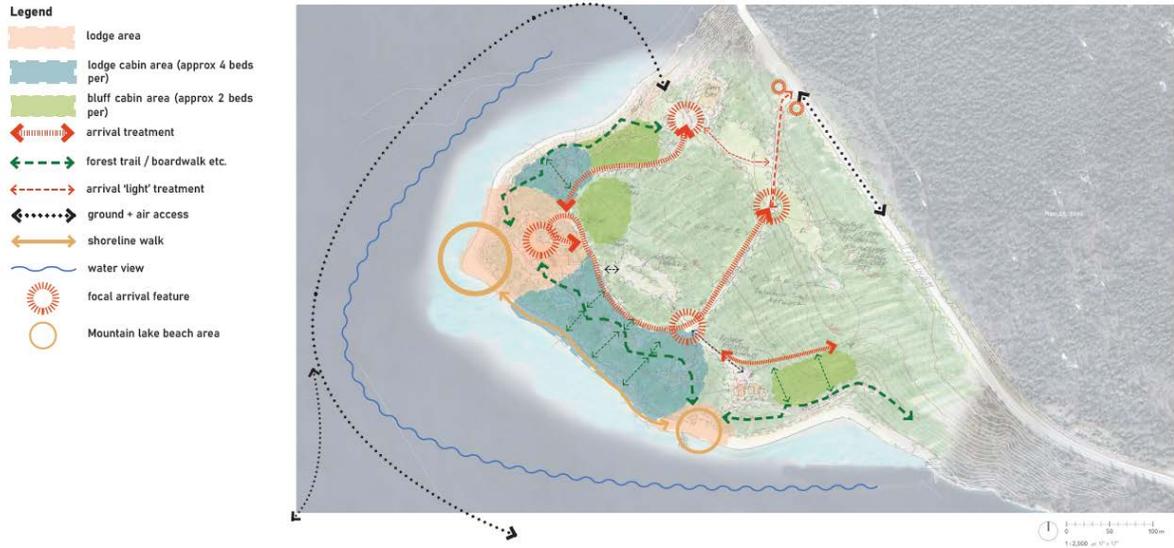
### Legend

- a. lodge area
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- h. existing road access
- i. staff parking
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# Applicant Submission (December 14, 2024):

## Appendix 2.3 | Concept Site Program Configurations



# Applicant Submission (December 14, 2024):

## Appendix 2.4 | STHS Tenure Areas



## 2.2 | Site Context



Electoral Area B:

Electoral Area B Official Community Plan Amendment  
Bylaw No. 850-23

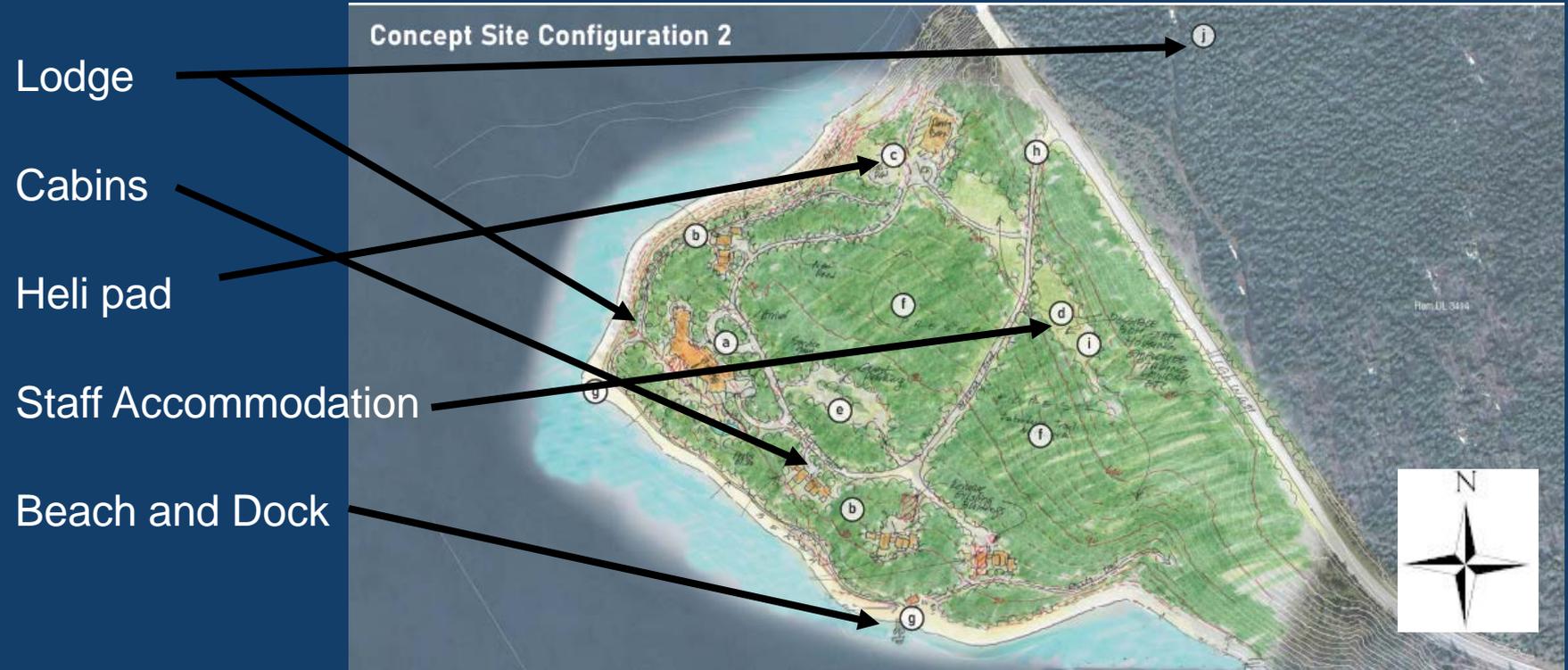
Electoral Area B Zoning Amendment Bylaw No. 851-33



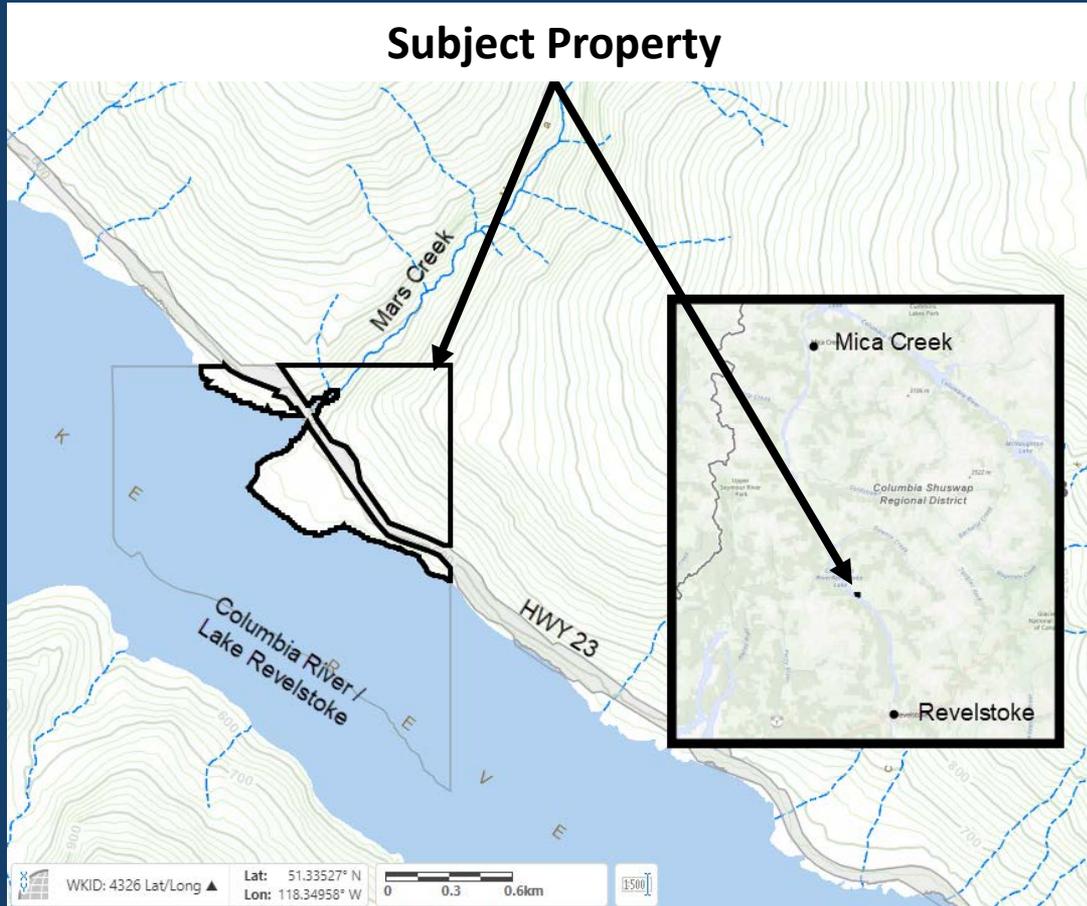
Development Services

# Proposal

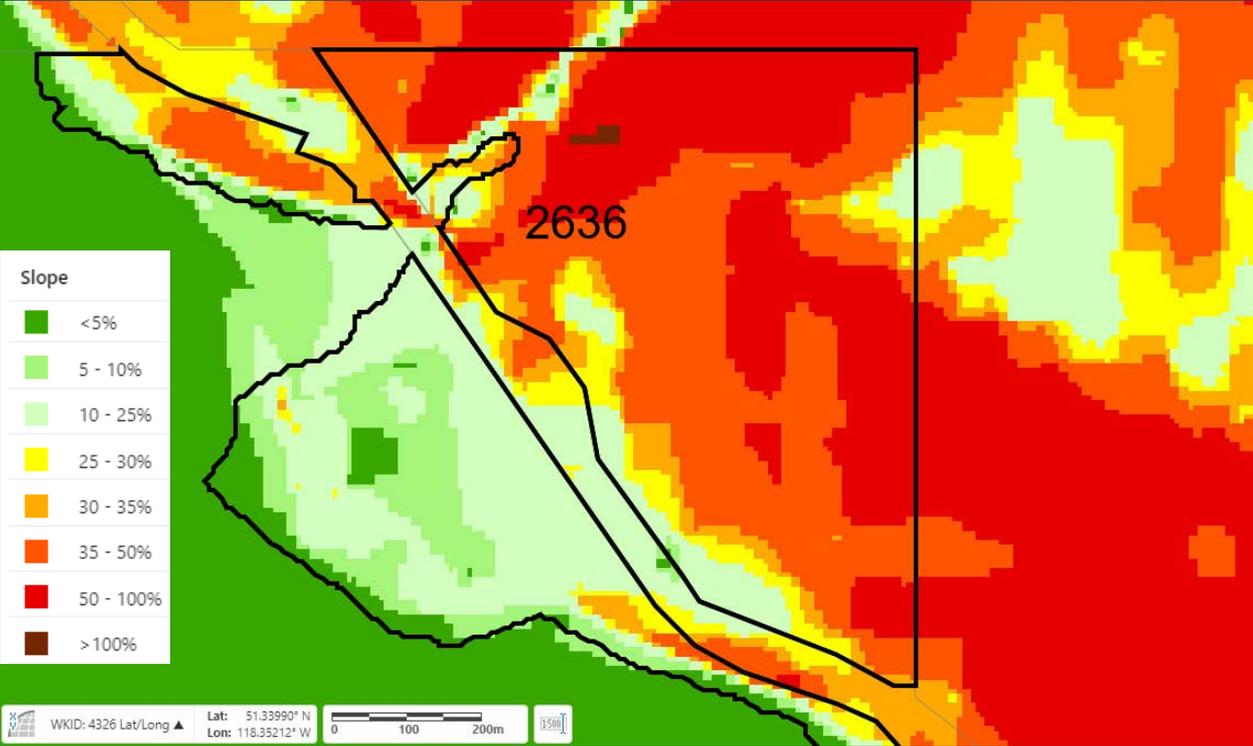
Amend the Electoral Area B Official Community Plan and Zoning Bylaw to develop a resort on 2636 Hwy 23 N



# Location



# Slopes

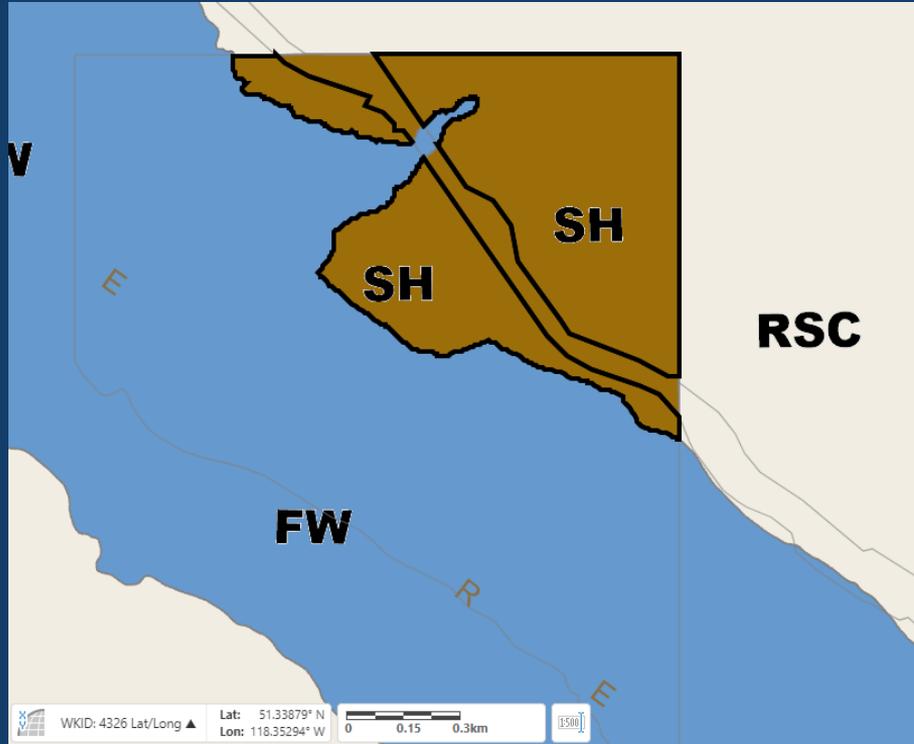


# Orthophoto - Esri



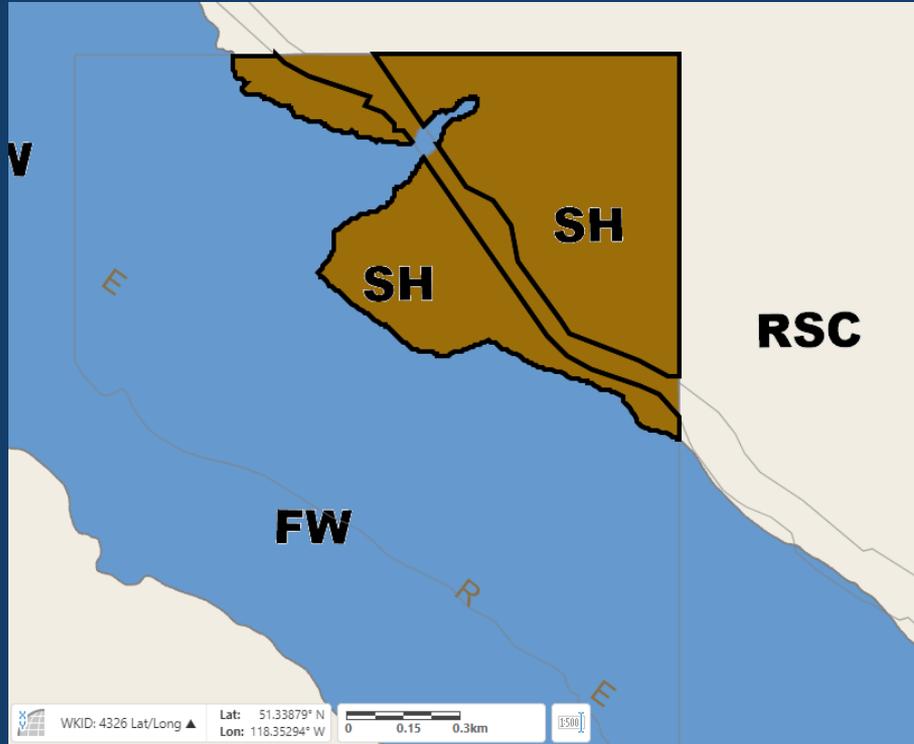
# Electoral Area B Official Community Plan Bylaw No. 850.

SH – Small Holdings



# Electoral Area B Zoning Bylaw No. 851.

SH – Small Holdings



# Site Plan (Concept)



Lodges

Cabins

Heli pad

Staff Accommodation

Beach and Dock

# Proposed Bylaw Amendments

## Electoral Area B Official Community Plan Amendment Bylaw No. 850-23

- Redesignate from Small Holdings to Resort Commercial

## Electoral Area B Zoning Amendment Bylaw No. 851-33

- Rezone from Small Holdings to a new Comprehensive Development Zone
  - Comprehensive Development B6 (Mars Creek Resort)

# Proposed Comprehensive Development Zone B6 (Mars Creek)

## Permitted Uses:

Agriculture

backcountry recreation

backcountry lodge

Campground

Horticulture

Hotel

Helipad

Heli-tourism day lodge

lodge

Motel

Open Space

Passive recreation

Recreation services

Skiing facility

Tourist cabin

# Proposed Comprehensive Development Zone B6 (Mars Creek)

## Secondary Uses

- Accessory use
- Boat launch
- Guest lounge
- Horse boarding and riding facilities
- Marina
- Pub
- Restaurant
- Staff accommodation

# Proposed Comprehensive Development Zone B6 (Mars Creek)

## Regulations

- Density – maximum 100 guest accommodation units and 12 campsites
- Subdivision – 65 ha minimum lot size\* to be reviewed
- Staff Accommodation – maximum of 50 units
- Foreshore Development – boat launch and marina

# Considerations for new Development

## Specific Criteria for new Resort Commercial development

- Adequate Transportation Routes
- Utilities / Servicing
- Buffering from Non-Compatible Land Uses
- Addressing Sites Features
- Parking

## Other Considerations (throughout Electoral Area B)

- Potential Geohazards (Steep Slopes)
- Wildfire
- Electricity (north of Revelstoke)

# Next Steps

## CSRD Staff

- First Nation and Agency Referrals

## Applicant

- Professional Reports:
  - Water and Sewer Servicing
  - Electricity Demand
  - Geohazard Assessment
  - Wildfire Susceptibility
- Public Information Meeting
- Post 4 'Notice of Development' Signs

## **RECOMMENDATION #1:**

THAT: Electoral Area B Official Community Plan Amendment Bylaw No. 850-23 be read a first time this 15th day of August 2024.

*Stakeholder Vote Unweighted (LGA Part 14)*

*Majority*

## **RECOMMENDATION #2:**

THAT: Electoral Area B Zoning Amendment Bylaw No. 851-33 be read a first time this 15th day of August 2024.

*Stakeholder Vote Unweighted (LGA Part 14)*

*Majority*

### RECOMMENDATION #3:

THAT: the Board utilize the complex consultation process for Bylaw Nos. 850-23 and 851-33.

AND THAT: the bylaws be referred to the following agencies:

- CSRD Environmental and Utility Services
- CSRD Financial Services
- CSRD Community and Protective Services
- Ministry of Transportation and Infrastructure
- BC Hydro
- Ministry of Forests: Archaeology Branch
- Ministry of Land, Water and resource Stewardship: Lands Branch
- Interior Health Authority
- Electoral Area B Advisory Planning Commission
- All applicable First Nations Bands and Councils

*Stakeholder Vote Unweighted (LGA Part 14)*

*Majority*