

Response Roll-up Report

FrontCounter BC

Referral Type: Adventure Tourism/Commercial Recreation
Reference Number: 183605
Legislated Only: No
Referral Number: 78404982
Referral Status: Closed

Recommendations

Request	Other	
0	0	Interests unaffected.
1	0	No objection to approval of project.
6	0	No objection to approval of project subject to conditions outline below.
0	0	Recommend refusal of project due to reasons outline below.
1	0	N/A

Requests

Organization: Ministry of Energy Mines, Kootenay/Boundary - Regional Geologist
Request Number: 003
Respondent: Fiona Katay
Legislated: No
Closed By: Fiona Katay
Referral Level: Optional
Recommendation: No objection to approval of project subject to conditions outline below.

Yes	No	N/A	Question
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does this application impact your agency's legislated responsibilities? If yes, how will the proposal impact your legislated responsibility and please identify the relevant legislation (section) and what mitigative measures will be required to address these impacts in the response text box at the bottom of the page.
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will this application affect public use of this area? If yes, please explain in the response text box at the bottom of the page.

Explanation of Response

There are currently no active tenures or projects in the vicinity of this proposal, however this is an area with Mineral Potential, and the proponent should be aware that there may be mineral exploration activity in the future.



Organization: Ministry of Forests, Lands and Natural Resource Operations, Habitat Management - Nelson
Request Number: 004
Respondent: Cory Legebokow
Legislated: No
Closed By: Cory Legebokow
Referral Level: Optional
Recommendation: No objection to approval of project subject to conditions outline below.

Yes	No	N/A	Question
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does this application impact your agency's legislated responsibilities? If yes, how will the proposal impact your legislated responsibility and please identify the relevant legislation (section) and what mitigative measures will be required to address these impacts in the response text box at the bottom of the page.
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Explanation of Response

Attachments Exist

See attached document

Organization: Ministry of Forests, Lands and Natural Resource Operations - Columbia Forest District - Revelstoke
Request Number: 007
Respondent: Kurt Huettmeyer
Legislated: No
Closed By:
Referral Level: Optional
Recommendation: N/A

Yes	No	N/A	Question
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does this application impact your agency's legislated responsibilities? If yes, how will the proposal impact your legislated responsibility and please identify the relevant legislation (section) and what mitigative measures will be required to address these impacts in the response text box at the bottom of the page.
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Explanation of Response

Unfortunately, I need some more time for our Geotech engineer to review the geotech report of the Bluff area. Not sure if there have been changes made.

Organization:	Ministry of Forests, Lands and Natural Resource Operations - Recreation and Trails (Revelstoke)	Request Number:	008
Respondent:	Marcia Bennett	Legislated:	No
Closed By:	Marcia Bennett	Referral Level:	Optional
Recommendation:	No objection to approval of project.		

Yes	No	N/A	Question
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does this application impact your agency's legislated responsibilities? If yes, how will the proposal impact your legislated responsibility and please identify the relevant legislation (section) and what mitigative measures will be required to address these impacts in the response text box at the bottom of the page.
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Explanation of Response

Strongly support B.2.2.2 statement indicating mountain bike trails will be built according to IMBA guidelines, consistent with RST BC mountain bike policy for building trails on crown land.

Organization:	Interior Health Authority -Southern Interior (all offices)	Request Number:	009
Respondent:	Clare Audet	Legislated:	No
Closed By:		Referral Level:	Optional
Recommendation:	No objection to approval of project subject to conditions outline below.		

Yes	No	N/A	Question
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- ☒ ☐ ☐ Will on-going compliance monitoring be required by your agency as a result of your legislated responsibilities? If yes, please explain what will be required in the response text box at the bottom of the page.
- ☒ ☐ ☐ Will this application affect public use of this area? If yes, please explain in the response text box at the bottom of the page.
- ☐ ☐ ☒ For Municipal/Regional Government Use Only: Is the application area zoned for the proposed purpose? If no, please provide the current zoning. In the event the applicant wishes to apply for re-zoning, please also provide the estimated time required for this decision. Your comments can be entered in the response text box at the bottom of the page.

Explanation of Response



The Best Place on Earth

Bus: (250) 851-7340 Fax: (250) 851-7341 HEALTH PROTECTION

hbe@interiorhealth.ca 519 Columbia Street

www.interiorhealth.ca Kamloops, BC, V2C 2T8

December 29, 2015

Christine Lohr, Land Officer

Kootenay Boundary Region

845 Columbia Avenue

Castlegar, BC V1N 1H3

Dear Ms. Lohr:

Re: Black Tie Proposal for the Revelstoke Adventure Park - Lands file 4405329

Black Tie has reviewed and reported back regarding the watershed for the City of Revelstoke source water supply. Interior Health has received the necessary information to acknowledge that this aspect of the proposal has been reviewed to meet the requirements under the Drinking Water Protection Act and Regulation. Interior Health will require further details on the proposed community water supply in accordance with the Act and regulation. The proponent needs to provide Interior Health with sufficient data regarding the onsite community drinking water or obtain approval from the City of Revelstoke for connection to their community system.

The proposed day lodge (Bungee Centre Building) depicts an area for onsite sewerage which has no report from an authorized person outlining compliance with the details required by the agency having jurisdiction. The site identifies a new water line however there is no information in any of the report about the source water and the distribution system within the development proposal.

The following recommendation is based on the information provided within the referral. Interior Health's assessment is to determine if the proposal is in compliance with B.C. Regulation 326/2004, Sewerage System Regulation, B.C. Regulation 262/70, B.C. Public Health Act (SBC2008) c. 28 or allied public health legislation and the B.C. Drinking Water Protection Act and B.C. Drinking Water Protection Regulation.

The community water supply system should be determined and approved prior to final approval. The sewerage disposal proposal for this commercial development is seeking the installation of portable privies to sustain the operation until arrangements are made with the provincial agency for the sewerage disposal facilities. Interior Health would recommend that the proponent provide sufficient details regarding the disposal of the onsite sewerage in each area to ensure it can be accommodated for the facilities that are being proposed.

Please note that pit toilets / portable privies are not methods of disposal within the sewerage regulation.

Christine Lohr, Land file 4405329 Page 2

December 29, 2015

The proponent is aware of approvals required under the Health Act to comply with our other regulatory mandates.

Health Protection – Healthy Built Environment team reviews land use patterns and policies from a public health perspective to promote positive impact on health and health outcomes.

Interior Health would like to provide the following initiatives that are non-legislative, since the reports submitted to lands encompassed some of these items.

Interior Health endorses concepts that improve walkability and active transportation. The tenure management plan within the access plan seemed to solely covered vehicle traffic, there was no mention of alternate transportation.

We encourage vision statements which support of tobacco reduction by restricting / prohibiting smoking in specified open spaces, recreational areas and trails. This initiative could enhance fire safety as well as promote health outcomes to the population using these areas.

Thank you for the opportunity to review and comment on this proposal.

Yours Sincerely
Clare Audet
Environmental Health Officer
Healthy Built Environment

Organization:	Columbia Shuswap Regional District - Development Services	Request Number:	010
Respondent:		Legislated:	No
Closed By:	Christine Lohr	Referral Level:	Mandatory

There was no response for this request.

Explanation of Response

Organization:	City of Revelstoke	Request Number:	012
Respondent:		Legislated:	No
Closed By:	Chris Selvig	Referral Level:	Optional
Recommendation:	No objection to approval of project subject to conditions outline below.		

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for the proposed purpose? If no, please provide the current zoning. In the event the applicant wishes to apply for re-zoning, please also provide the estimated time required for this decision. Your comments can be entered in the response text box at the bottom of the page.

Explanation of Response

Attachments Exist

This proposal falls in line with the City of Revelstoke's Official Community Plan goal to "Expand community tourism capacity to attract, host and satisfy visitors from many parts of the world." While the proposed development is located outside the City of Revelstoke, the development will draw on the City's emergency services. For this reason we ask that the applicant be required to work with the local emergency service providers (BC Ambulance Service, RCMP and Fire Rescue Services) throughout the development of the Revelstoke Adventure Park. The existing safety concerns of the RCMP have been attached for information.

BC Ambulance Service - John Warren - John.Warren@bcas.ca
RCMP - Staff-Sgt. Kurt Grabinsky - kurt.grabinsky@rcmp-grc.gc.ca
Fire Department - Rob Girard - rgirard@revelstoke.ca

Organization: Mountain Resorts Branch - Integrated Resource Operations (Division) - Kamloops
Request Number: 013
Respondent: Ben Sampogna
Legislated: No
Closed By: Ben Sampogna
Referral Level: Optional
Recommendation: No objection to approval of project subject to conditions outline below.

Yes	No	N/A	Question
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Explanation of Response

Hi Chris,

I will email our branch response directly to you this afternoon.

Appreciatively,
Ben Sampogna

Organization:	Ministry of Transportation and Infrastructure - Rocky Mountain District - Cranbrook	Request Number:	014
Respondent:		Legislated:	No
Closed By:	Darin Welch	Referral Level:	Optional
Recommendation:	No objection to approval of project subject to conditions outline below.		

Yes	No	N/A	Question
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Explanation of Response

18 November 2015

1) The Ministry of Transportation and Infrastructure is currently working with the Developer to acquire an appropriate access off of Highway 1 (Trans Canada Highway) onto Greely Road which will provide access to the Adventure Park. The owners of the Licence of Occupation will be required to obtain a Commercial Access permit from MoTI prior to the development proceeding. Through correspondence with MoTI, the developer has indicated that the park will be up and running in 2018 with the notion that all intersection improvements at Highway 1 and Greely Road will be constructed.

2) Developer will be required to obtain all permits/approvals from private land owners including CP Rail. There will be a crossing permit required for entrance to the park.

Please reference MoTI file 2015-05628 and 2014-00348 for any future correspondence related to this development.



Contact

FrontCounter BC

,

Contact: Christine Lohr
E-mail: christine.lohr@gov.bc.ca

From: [FitzGerald, Geraldine FLNR:EX](#)
To: [Lohr, Christine P FLNR:EX](#)
Subject: FW: Evaluation of referral: 3500-10/15-0442 Adventure Tourism - Revelstoke - Illecillewaet Development LP.
Date: Tuesday, February 2, 2016 1:54:35 PM
Attachments: [3500-10_15-0442-finalReport-2016-02-02_13-33-33.pdf](#)

Hi Chris;

Here is the final response from the KNC. Let me know if you want to discuss a response.

thanks

G

-----Original Message-----

From: referrals@ktunaxa.org [<mailto:referrals@ktunaxa.org>]

Sent: Tuesday, February 2, 2016 1:34 PM

To: FitzGerald, Geraldine FLNR:EX

Subject: Evaluation of referral: 3500-10/15-0442 Adventure Tourism - Revelstoke - Illecillewaet Development LP.

Referral 3500-10/15-0442 Adventure Tourism - Revelstoke - Illecillewaet Development LP 4405329

Our evaluation of this referral is attached.

Kind regards,
Ktunaxa Nation Council

Referral Response

To: Geraldine FitzGerald
1902 Theatre Road
Cranbrook BC V1C 7G1

KLRA File No.: 3500-10/15-0442
Your File No.: 4405329
Your Project Id.: 183605

Date: February 02, 2016

Re: Adventure Tourism - Revelstoke - Illecillewaet Development LP

Proponent: Illecillewaet Development LP, Jason Roe
Location: Vicinity of Revelstoke
Background:

Dear Sir/Madam,

The proposed land and resource development activity falls within the territory of the Ktunaxa Nation in south-eastern British Columbia. Ktunaxa Nation has Aboriginal Rights, including Title that are protected under Section 35 of the Constitution Act, 1982 of Canada.

Further the Ktunaxa Nation filed a "Statement of Intent" to negotiate its outstanding Aboriginal Title and Treaty Rights in their traditional territory of December of 1993 and negotiations are ongoing.

Referral Comments

- According to the provincial FIDQ database the Illecillewaet River contains Prickly sculpin, Torrent sculpin, rainbow trout, mountain whitefish, kokanee salmon, Northern pike-minnow, Bridge-lip sucker, large scale sucker, pea-mouth chub, lake chub, burbot (ling cod), Blue-listed bull trout and Blue listed Westslope cutthroat trout and introduced Eastern Brook trout.

According to the provincial FIDQ database Greeley Creek Blue-listed bull trout, sculpin sp., and rainbow trout.

- The project plan does indicate that at least two unnamed tributaries are located within the proposed development area and that the fish bearing status of these tributaries is unknown. Any tributary, seasonal/ephemeral or year round that is connected to a fish bearing system is to be

Nak'isq'nak

Lower Kootenay

St. Mary's

Tobacco Plains

Referral Comments

considered fish bearing. If a barrier exists between these tributaries and their confluence with another fish bearing system then both sides of the barrier, provided the upstream side of the barrier has habitat suitable to fish, should be checked for fish bearing status by a qualified professional experienced with fish inventory and habitat. Some fish species such as bull trout and Westslope cutthroat may be found in streams, both seasonal and perennial, with gradients above 20%. Streams in the project location that are between 20-27% with connectivity to bull trout and Westslope cutthroat trout streams should be assumed fish bearing.

2. We are concerned with the development of an artificial lake in close proximity to the Illecillewaet River for the purposes of providing recreational fishing for the following purposes:

a.) Unknown impact to source/ground water volumes via withdrawals to supply the "lake".
b.) Introduction of non-native fish and other species in to nearby streams via intentional or accidental translocation from the "lake". Given the close proximity of the lake, which is proposed to be stocked with fish for recreational angling purposes fish from the lake may be introduced in to the nearby Illecillewaet River. Mechanisms whereby fish from the "lake" may be transferred to a nearby water body may include human transport (intentional/unintentional) or wildlife transport (e.g. wildlife capturing fish from one water body and dropping captured live fish into another water body). Visitors to the lake may also import non-native aquatic species in to the lake from another location.

3. We strongly support that fish are not put in to the "lake" within the proposed development.

To discuss this matter further regarding our aquatic/fisheries comments, please contact:

Kenton M. Andreashuk
Fisheries Stewardship and Protection Unit
Canadian Columbia River Inter-tribal Fisheries Commission
250-417-3474
KAndreashuk@ccrirc.org

In closing I request a response that outlines how the information we have provided and other information you may have gathered from your assessment of potential infringements on Aboriginal Rights and Title was used and considered in the decision-making process. If you have any questions, please contact Kerri Garner at (250) 489-2464.



Ktunaxa Nation Council - Lands & Resource Agency
7468 Mission Road, Cranbrook, BC V1C 7E5
Tel: (250) 417-4022 :: Fax: (250) 489-2438 :: www.ktunaxa.org

Regards,

Kerri Garner

Kerri Garner
Manager, Lands Stewardship
Ktunaxa Nation Council
250-420-2736
KGarner@ktunaxa.org

Nak̓isq̓nak

Lower Kootenay

St. Mary's

Tobacco Plains

From: [Huettmeyer, Kurt FLNR:EX](#)
To: [Lohr, Christine P FLNR:EX](#)
Subject: FW: Province of BC Referral Request on an Adventure Tourism application - "Revelstoke Adventure Park" *
Reminder
Date: Friday, January 8, 2016 11:42:12 AM

Good morning Chris. Thanks for giving us a little extra time to review the Terrain Stability Assessment.

We have no objection to the approval of the project subject to the following conditions:
The Terrain Stability Assessment be revised to address the following:

- Clarity is required as to whether the railroad located at the slope toe is formally considered one of the elements at risk.
- Consideration should be given to conducting a more rigorous quantitative risk analysis for high value elements such as the railroad and public safety to assist the owners and land managers in their decision making and risk assessment process.
- An additional paragraph in the text is recommended that specifically discusses the hazard and risk relating to the railroad (and corresponding human safety).
- The TSA recommendations include alternatives such as engineered rock fills and Geotextile Reinforced Soil walls; however, there is no indication as to when these designs need to be completed (relative to the completion of the Geometric Road Design) and whether additional ground surveys will be required and what factors will determine which options will be implemented. Clarification of the process is recommended

Also the following points of clarification should be made:

- Require updated reference to 2010 Guidelines for Terrain Stability Assessments in the Forest Sector.
- The qualitative hazard and partial risk terms require definition and explanation.
- The railroad location should be noted on Figure 3

From: FrontCounterBC@gov.bc.ca [mailto:FrontCounterBC@gov.bc.ca]

Sent: Friday, November 20, 2015 2:12 PM

To: Huettmeyer, Kurt FLNR:EX

Subject: Province of BC Referral Request on an Adventure Tourism application - "Revelstoke Adventure Park" * Reminder

Ministry of Forests, Lands and Natural Resource Operations - Columbia Forest District - Revelstoke

Huettmeyer, Kurt FLNR:EX

Adventure Tourism/Commercial Recreation

Referral Number: 78404982 - 007

Reference Number: 183605

Request Sent: October 30, 2015

Response Due: November 29, 2015

You are invited to comment on the following Crown land application. A response is optional. If no response is received by the deadline, the application and adjudication process will move ahead.

This is an application for a Licence of Occupation for an Adventure Park near Revelstoke (~250 ha) for summer activities such as rock climbing, Sky Swing, bungee jumping, zip lines,

mountain biking, horseback riding, etc. (see management plan). The Ministry does not have the authority to grant access over private land. These areas will be removed from the final tenure area should a tenure be offered.

Proponent: Illecillewaet Development LP Contact: Jason Roe PO Box 963 Revelstoke BC
V0E 2S0 Phone: 250-837-7442
Email: jroe@blktie.ca

Tenure Type: Licence of Occupation for Adventure Tourism - Summer Adventure Park

Intended Land Use/background context:: Various activities as per Management Plan

BCGS Mapsheet: 82M.010

Legal Description: see Management Plan

Size (Area) in ha. (approx.): 257.2ha +/-

Schedule/Term Of Proposal: 30 years

Please [Here](#) to respond to this referral. You must be logged in using your Government IDIR account to view associated information. Note that forwarding or otherwise distributing this email will provide access to the associated information only if the receiver has a corresponding account.

For "how-to" instructions on how to respond to this request, please visit
http://gwww.nro.gov.bc.ca/business_areas/fcbc/training/

For technical assistance with e-Referrals, please contact FrontCounter BC at 1-877-855-3222.

For more information regarding this referral, please contact the "Email Coordinator" given within the referral.

Note that it can take an extended period of time to connect to the e-Referrals website, this is normal. Avoid re-clicking the "Next" button or you could extend this connection time.

Please do not reply to this email.

Christine Lohr

FrontCounter BC
Land Officer

(250) 365-8668
christine.lohr@gov.bc.ca

From: [Sampogna, Ben FLNR:EX](#)
To: [Lohr, Christine P FLNR:EX](#)
Cc: [Pratt, Terry EAO:EX](#)
Subject: IDC RAP MP
Date: Monday, December 7, 2015 6:01:54 PM

Hi Christine,

We appreciate you having given us the extra time to respond.

The response will address both general comments and the specific conditions our branch requests in the interests of upholding its commitments as per the Master Development Agreement (MDA) between the Province and Revelstoke Mountain Resort (RMR).

- This application does impact our agency's legislated responsibilities. The Province has legal commitments and responsibilities to the public and to the proponent pursuant to the MDA with RMR. Accordingly, RMR also has commitments as per the MDA. As the proposed development area for the Revelstoke Adventure Park (RAP) overlaps the Controlled Recreation Area (CRA) which is set out in the MDA, it has potential to impact our legislated responsibilities to administer the MDA. This referral response is inclusive of some conditions intended to allow MDA compliance by both parties.
- If the proposal proceeds, the proponent requires written support of the CRA holder, as well as approval from the MRB. It should be noted that this support is already present in this application by way of an Adventure Tourism Operator's Input Form (supplied in section Appendix D1). Any recreational infrastructure must be in the name of RMR and administered by our Branch as a tenure tied to the MDA. The RAP licence can overlap the CRA as proposed, allowing the other summer non-lift based recreational activities within the CRA. To permit this, the MDA will be modified to allow the Licence activities within the CRA.
Additionally, a Section 16 map reserve which was established to protect some RMR interests would also require amendment before awarding a disposition to the applicant.
- It is possible that on-going compliance monitoring could be required in the event that aspects of the development become inconsistent with the terms of the MDA, ATOIF, the conditional MRB support letter, or any other agreement which is intended to facilitate the projects' co-existence.
- This application MAY affect public use of this area because of its proximity to the CRA, and specifically, the Ripper Chair, although the extent to which the area might be used is unknown.

Editorial comments:

Pg 4: CRA = Controlled Recreation Area (not Commercial...) All references to the Commercial Recreation Boundary are erroneous. In particular in the section on page 52.

Pg 28: References "Mountain Road", but there is already another Mountain Road within the RMR CRA. I understand that one (RMR) is within the City and the other (RAP) is within the RD, but the scenario may lend itself to confusion?

Pg 47: Map 15 references a 52.1 ha RMR reserve. I presume it will require amendment for IDC to be granted another overlapping tenure.

The MRB responded to the initial referral response (2013) with a conditional letter of support; Feedback as per the letter still applies. MRB supports the RAP application but seeks to ascertain that long term interests of the Province and RMR are protected through the appropriate tenure

agreements should there be changes in ownership of either entity. Our conditional support is subject to the following:

Conditions of Support:

- RMR to be the tenure-holder of the Statutory Right of Way (SRW) for the mountain bike lift. ILP's interest in the lift can be secured as an interest noted on the SRW and ILP's operations can be managed through a sub-tenure agreement with RMR administered by our Branch. The portion of private land covered by the SRW will need to be transferred to the Crown as part of the SRW issuance process and will be administered by our office through the SRW as the province must be the landholder for the entire lift.
- The summer recreation activities within the CRA can be permitted by the Licence of Occupation that RAP is seeking because it is supported by RMR and consistent with the long term objectives of the resort development; however to protect RAP interests as part of the resort operations, the MDA will be amended to note it as a tenure interest.
- The MRB will collect revenue for the portion of summer recreation activities within the CRA (both lift-based and non-mechanized access, eg. trail fees for mountain bikers not using the lift and any other commercial recreation activities). RAP activities within the CRA are considered Independent Operator Revenue as defined by RMR's MDA and fees will be collected according to Article V of the MDA. Payment of these fees must be a condition of any licence of occupation issued for RAP.
- The MRB only supports ILP's summer activities within the CRA and then only with RMR's consent (which RMR has provided).
- Any proposal for winter-based recreation at RAP would need to be applied for by RMR and sub-tenured to RAP and must be consistent with an approved Resort Master Plan.
- The MRB does not support any permanent winter bed units at RAP, as their value would be derived by access to lift-based winter recreation in the CRA and would draw potential visitors from RMR's base area and the City of Revelstoke.

Thank you for the opportunity to comment. Feel free to contact me should you have questions or concerns with any of the foregoing.

Best regards,

Ben Sampogna

Land Officer, Mountain Resorts Branch

Ministry of Forests, Lands & Natural Resource Operations

510-175 2nd Ave, Kamloops, BC, V2C 5W1

250-371-3919 Office

Ben.Sampogna@gov.bc.ca

From: [Jan Thingsted](#)
To: [Lohr, Christine P FLNR:EX](#)
Cc: [Director Parker](#); [Gerald Christie](#); [Sharen Berger](#); [Kenn Mount](#); [Terry Langlois](#); [Dan Passmore](#)
Subject: Licence of Occupation for Summer Adventure Park on Unsurveyed Crown Land in the Vicinity of Greeley Creek
Date: Monday, February 15, 2016 11:42:21 AM
Attachments: [image004.png](#)
[image009.png](#)
[T23 R1 Revelstoke Adventure Park - Crown Land Application - CSRD Referral Response.pdf](#)

Hello Christine,

Please see the attached response letter in regard to: Licence of Occupation for Summer Adventure Park on Unsurveyed Crown Land in the Vicinity of Greeley Creek.

Do not hesitate to contact me if you have any questions.

Best regards, Jan

Jan Thingsted, MCIP RPP

Planner | Development Services

Columbia Shuswap Regional District

T: 250.833.5918 | TF: 1.888.248.2773

E: jthingsted@csrd.bc.ca | W: www.csrd.bc.ca



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COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978, 555 Harbourfront Drive NE, Salmon Arm, BC V1E 4P1
T: 250.832.8194 | F: 250.832.3375 | TF: 1.888.248.2773 | www.csr.bc.ca

February 15th, 2016

TP 23 R1

Christine Lohr,
Land Officer
Kootenay Boundary Region
Ministry of Forests, Lands and Natural Resource Operations
1902 Theatre Road, Cranbrook, BC

Sent via email: Christine.Lohr@gov.bc.ca

RE: Licence of Occupation for Summer Adventure Park on Unsurveyed Crown Land in the Vicinity of Greeley Creek

Thank you for the opportunity to comment on the Licence of Occupation application for the proposed Revelstoke Adventure Park (RAP) near the Illecillewaet River and Greeley Creek. This application has been reviewed by Columbia Shuswap Regional District (CSR) staff for compliance with Regional District Land Use Regulations and Policies. Since the proposed development is currently in the early stages of a rezoning and Official Community Plan (OCP) amendment process, staff is unable to provide a formal position in regard to the Licence of Occupation request until such time that this bylaw amendment process is complete.

General Regulations:

The proposed Revelstoke Adventure Park is in an area zoned "Rural Holdings" and "Rural Resource" in Electoral Area 'B' Zoning Bylaw No. 851, and is designated "Rural Resource" in the Electoral Area 'B' OCP. The proposed commercial recreation uses are not permitted under the current zoning and therefore require a rezoning and OCP amendment.

CSR planning staff have been working closely with the proponent in guiding the bylaw amendment process. Given the range of uses and buildings proposed in this development, staff have requested the applicant to draft a "comprehensive development zone." Once a complete application has been received, staff will prepare a report for the CSR Board to review, and will recommend that the Board consider giving the bylaw amendment first reading and initiate a "complex consultation" process, as per CSR Policy P-11. This process entails the CSR to request that the applicant hold a voluntary public meeting in which information about the development proposal is conveyed, and questions are received and answered. Additionally, a formal request for referral comments on the proposed bylaw amendment will be sent to affected agencies, First Nations, and the Electoral Area 'B' Advisory Planning Commission.

.../2

ELECTORAL AREAS

A GOLDEN-COLUMBIA
B REVELSTOKE-COLUMBIA

C SOUTH SHUSWAP
D FALKLAND-SALMON VALLEY

E SICAMOUS-MALAKWA
F NORTH SHUSWAP-SEYMOUR ARM

MUNICIPALITIES

GOLDEN
REVELSTOKE

SALMON ARM
SICAMOUS

Once the CSRD has collected feedback from the applicant's public meeting, and received all referral comments, the bylaw can then go to the Board for second reading with the recommendation that a public hearing be delegated.

Additionally, the proposed development is within the Commercial Development Permit Area, Riparian Areas Regulation Development Permit Area, Lakes 100 m Development Permit Area, and Watercourse Development Permit Area, identified in the OCP. The CSRD is currently in consultation with the applicant to submit all the necessary development permits.

The CSRD presently has no building regulation bylaw in place for Electoral Area 'B', however, all construction would need to comply with the latest BC Building Code.

General Comments:

Revelstoke Adventure Park is proposed to be developed on both private and Crown land. Immediately adjacent to the north end of the park, the proponent is also planning a 21 lot residential subdivision. Given that the scope of the project extends beyond Crown land, CSRD staff feel it would be beneficial for the applicant to hold an interagency meeting in which all affected agencies could collectively learn about the entire proposal and share their questions with the group.

The applicant has met with the CSRD's Utilities Team Leader and Regional Fire Chief to discuss servicing requirements and fire mitigation/suppression considerations, and expressed a strong willingness to follow the recommendations from these and later discussions.

Director Comments:

Electoral Area 'B' Director, Loni Parker, supports the processing of this application and recommends that if approved, best management practices be utilized in the construction, operation and maintenance of this facility and that Bear Smart practices be used to minimize human/wildlife conflicts.

Please do not hesitate to contact the staff contact below should you require further input.

Yours truly,



Jan Thingsted
Planner

cc Director Parker, Electoral Area 'B' Director - CSRD
 Gerald Christie, Manager of Development Services – CSRD
 Sharen Berger, Development Services Team Leader – CSRD
 Dan Passmore, Senior Planner - CSRD
 Terry Langlois, Utilities Team Leader – CSRD
 Kenn Mount, Regional Fire Chief - CSRD

From: [Audet, Clare](#)
To: [Lohr, Christine P FLNR:EX](#)
Subject: Referral Number: 78404982-009 Reference Number: 183605
Date: Tuesday, December 29, 2015 11:29:10 AM
Attachments: [78404982 Revelstoke Adventure Park.pdf](#)

Please find Interior Health's response attached.

I tried to upload on the land file however I kept getting an error.

Best of the season to you.

Clare Audet

Environmental Health Officer

Healthy Built Environment - Health Protection

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December 29, 2015

Christine Lohr, Land Officer
Kootenay Boundary Region
845 Columbia Avenue
Castlegar, BC V1N 1H3

Dear Ms. Lohr:

Re: Black Tie Proposal for the Revelstoke Adventure Park - Lands file 4405329

Black Tie has reviewed and reported back regarding the watershed for the City of Revelstoke source water supply. Interior Health has received the necessary information to acknowledge that this aspect of the proposal has been reviewed to meet the requirements under the Drinking Water Protection Act and Regulation. Interior Health will require further details on the proposed community water supply in accordance with the Act and regulation. The proponent needs to provide Interior Health with sufficient data regarding the onsite community drinking water or obtain approval from the City of Revelstoke for connection to their community system.

The proposed day lodge (Bungee Centre Building) depicts an area for onsite sewerage which has no report from an authorized person outlining compliance with the details required by the agency having jurisdiction. The site identifies a new water line however there is no information in any of the report about the source water and the distribution system within the development proposal.

The following recommendation is based on the information provided within the referral. Interior Health's assessment is to determine if the proposal is in compliance with B.C. Regulation 326/2004, Sewerage System Regulation, B.C. Regulation 262/70, B.C. Public Health Act (SBC2008) c. 28 or allied public health legislation and the B.C. Drinking Water Protection Act and B.C. Drinking Water Protection Regulation.

The community water supply system should be determined and approved prior to final approval. The sewerage disposal proposal for this commercial development is seeking the installation of portable privies to sustain the operation until arrangements are made with the provincial agency for the sewerage disposal facilities. Interior Health would recommend that the proponent provide sufficient details regarding the disposal of the onsite sewerage in each area to ensure it can be accommodated for the facilities that are being proposed.

Please note that pit toilets / portable privies are not methods of disposal within the sewerage regulation.

Bus: (250) 851-7340 Fax: (250) 851-7341
hbe@interiorhealth.ca
www.interiorhealth.ca

HEALTH PROTECTION
519 Columbia Street
Kamloops, BC, V2C 2T8

The proponent is aware of approvals required under the Health Act to comply with our other regulatory mandates.

Health Protection – Healthy Built Environment team reviews land use patterns and policies from a public health perspective to promote positive impact on health and health outcomes.

Interior Health would like to provide the following initiatives that are non-legislative, since the reports submitted to lands encompassed some of these items.

Interior Health endorses concepts that improve walkability and active transportation. The tenure management plan within the access plan seemed to solely cover vehicle traffic, there was no mention of alternate transportation.

We encourage vision statements which support tobacco reduction by restricting / prohibiting smoking in specified open spaces, recreational areas and trails. This initiative could enhance fire safety as well as promote health outcomes to the population using these areas.

Thank you for the opportunity to review and comment on this proposal.

Yours Sincerely

A handwritten signature in dark ink, appearing to read 'Clare Audet', with a stylized, cursive script.

Clare Audet
Environmental Health Officer
Healthy Built Environment

From: [Kurt GRABINSKY](#)
To: [Chris Selvig](#)
Subject: Re: Crown Referral: Licence of Occupation for Adventure Tourism - Summer Adventure Park
Date: November-20-15 7:34:04 AM

Chris,

The RCMP has concerns over access to the Recreation Adventure Park from the Trans-Canada Highway. As evidenced by the number of collisions and close calls at the entrance to The Enchanted Forest/SkyTrek, there is great importance in creating a safe way to enter and exit the highway considering vehicles are travelling at or above the posted 100 km/h. Therefore consideration must be given to how the area is accessed, and what mitigating actions will be taken.

Further the RCMP would like to mention the importance of lighting, road and parking lot planning, cameras and an effective alarm systems for buildings as this location is remote and at times there will be no persons in the area. Addressing these issues will reduce the impact on policing needs for an area outside of the municipality. The RCMP can offer a review of all plans from the perspective of Crime Prevention Through Environmental Design (CPTED).

Regards,

Kurt

>>> Chris Selvig <CSelvig@revelstoke.ca> 2015/11/19 4:44 PM >>>

See the details and document links below regarding a Crown referral. Please let me know if you have any questions, comments or concerns by **Wednesday December 1st** so that I can include them in the report going forward to Council.

Best,

Chris Selvig, BES
Assistant Planner

City of Revelstoke
Engineering & Development Services
250-837-3637
Box 170, Revelstoke BC
V0E 2S0 revelstoke.ca

*Please note that this email is subject to the
Freedom of Information and Protection of Privacy Act*

See the Tenure Management Plan [here](#).

See the Maps and Drawings [here](#).

This is an application for a Licence of Occupation for an Adventure Park near Revelstoke (~250 ha) for summer activities such as rock climbing, Sky Swing, bungee jumping, zip lines, mountain

biking, horseback riding, etc. (see management plan). The Ministry does not have the authority to grant access over private land. These areas will be removed from the final tenure area should a tenure be offered.

Proponent: Illecillewaet Development LP Contact: Jason Roe PO Box 963 Revelstoke BC V0E 2S0
Phone: 250-837-7442
Email: jroe@blktie.ca

Tenure Type: Licence of Occupation for Adventure Tourism - Summer Adventure Park

Intended Land Use/background context:: Various activities as per Management Plan

BCGS Mapsheet: 82M.010

Legal Description: see Management Plan

Size (Area) in ha. (approx.): 257.2ha +/-

Schedule/Term Of Proposal: 30 years

January 29, 2016

To Front Counter BC:

I've reviewed the "Tenure Management Plan for Revelstoke Adventure Park" (September 2015) from a fish, wildlife and habitat protection perspective and have no concerns with the proposed developments subject to the following:

General

- 1) All activities from initial construction through the full life of the project must be compliant with all provincial & federal legislation, and associated regulations, as may be amended from time to time, including but not limited to the:
 - a) Provincial *Wildlife Act* (http://www.bclaws.ca/Recon/document/ID/freeside/00_96488_01);
 - b) Provincial *Water Act* (http://www.bclaws.ca/civix/document/id/complete/statreg/96483_01);
 - c) Provincial *Fish Protection Act*
(http://www.bclaws.ca/civix/document/id/complete/statreg/97021_01);
 - d) Provincial *Weed Control Act*
(http://www.bclaws.ca/civix/document/id/complete/statreg/96487_01);
 - e) Provincial *Environmental Management Act*
(http://www.bclaws.ca/civix/document/id/complete/statreg/03053_00) ;
 - f) Federal *Fisheries Act* (<http://laws-lois.justice.gc.ca/eng/acts/f-14/>)
 - g) Federal *Species at risk Act* (<https://www.ec.gc.ca/alef-ewe/default.asp?lang=en&n=ED2FFC37-1>)

Specific

- 2) The "Section B3: General Construction Policies" and "C1: Environmental Plan", as detailed or referenced in the submission, including those contained within the "Wildlife Overview Assessment" must be followed as proposed;
- 3) Best Management Practices (BMPs) and/or Mitigation Strategies should be continually reviewed to ensure that the most current knowledge and techniques are applied. Applicable guidelines and BMPs can be found at <http://www.env.gov.bc.ca/wld/BMP/bmpintro.html#fourth>;
- 4) The 2012 Riparian Areas Assessment (RAA) conducted under the *Riparian Areas Regulation* (RAR) was completed before the full extent of the proposed development was determined. For example, the RAA does not reflect the proposed fish pond or other site specific developments such as parking areas, buildings, campground, etc that may occur within 30m of the high water mark of streams. As such the RAA will need to be revised to reflect the site specific developments proposed. The Qualified Environmental Professional (QEP - <http://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/fish/riparian-areas-regulation/qep-resources>) must ensure that "Measures to Maintain and Protect the SPEA" are sufficient to prevent entry by clients;
- 5) A QEP should be retained during the detailed planning and construction phases of the project to ensure that fish, wildlife, and their habitats are protected as per the above noted legislation;

- 6) The overview field assessments conducted by the QEP only reflect fall conditions. Detailed Assessments will need to consider the potential for seasonal presence by conducting them during expected construction and/or typical operating periods of the proposed facilities (i.e. spring, summer, and fall). For example, a rare plant survey should be conducted during the active growing season by a botanist or similar QEP;
- 7) Detailed Assessments should focus on Species and Ecosystems at Risk that have the potential to be adversely affected by construction and/or operations of the project;
- 8) The results of all QEP detailed studies, assessments, reports, recommendations, or other information related to the above noted legislation needs to be submitted to FLNRO for information and/or review purposes.

Please inform the proponent that they may contact me if they have any questions regarding these comments.

Sincerely,

Cory S. Legebokow

Habitat Officer

Resource Management Division - Kootenay-Boundary Region

Ministry of Forests, Lands, and Natural Resource Operations