

## Frederick, Pablo CITZ:EX

---

**From:** Mountain Resorts Branch FLNR:EX  
**Sent:** August 18, 2020 10:44 AM  
**To:** Wheatley, Barb FLNR:EX  
**Subject:** FW: Zincton All-Seasons Resort Expression of Interest  
**Attachments:** Zincton Resort EOI\_VOK Letter.pdf

Here you go 😊

---

**From:** Ian Dunlop (CAO Kaslo) <cao@kaslo.ca>  
**Sent:** June 23, 2020 9:03 AM  
**To:** Mountain Resorts Branch FLNR:EX <MountainResortsBranch@gov.bc.ca>  
**Subject:** Zincton All-Seasons Resort Expression of Interest

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please find attached a letter from Village of Kaslo Council regarding the Zincton Expression of Interest.

Kind regards,

Ian Dunlop  
*Chief Administrative Officer*  
Village of Kaslo  
250-353-2311 x201

*Please direct your e-mails accordingly for faster service:*

Appointments and Correspondence: [admin@kaslo.ca](mailto:admin@kaslo.ca)

Billing and invoices: [accounts@kaslo.ca](mailto:accounts@kaslo.ca)

Public Works: [publicworks@kaslo.ca](mailto:publicworks@kaslo.ca)

*This email may contain confidential and/or privileged information. If you are not the intended recipient or have received this email in error, please notify the sender immediately and destroy this email. Any unauthorized copying, disclosure or distribution of the information contained in this email is prohibited.*



Kelly Northcott  
Mountain Resorts Branch  
510-175 2nd Avenue  
Kamloops BC V2C 5W1

RE: Zincton All-Seasons Resort Expression of Interest

Good day,

The Council of the Village of Kaslo has reviewed the Zincton All-Seasons Resort Expression of Interest but need further information before being able to consider supporting such a venture. The Village also notes that there are other expressions for developments along the Highway 31A corridor between Kaslo and New Denver, such as Mount Brennan Backwoods. It is important to consider these potential developments as a whole rather than individually, as together these proposals can bring both significant benefits and undesirable impacts to the area.

Job creation during construction and resort operation is an obvious potential benefit, along with spin-off economic benefits for local retail and accommodation providers. Although the proponents claim the development will be environmentally friendly and walkable, the proposed resort could generate significant greenhouse gas emissions from transportation.

Increased traffic on Highway 31A is a concern, as this highway can be notoriously challenging, particularly in wintertime for the uninitiated driver. The most recent traffic daily volume data from 2016 shows around 500 vehicles per day. A resort that will attract up to 1,750 visitors a day, along with the additional traffic generated by other nearby recreation proposals if they are also realized, will increase vehicle volumes by multitudes.

Affordable local housing availability for workers is also a huge challenge for our communities. A self-contained Mountain Village could also curtail the full potential of economic benefits to the surrounding area while placing a greater demand on public services and infrastructure.

Box 576, Kaslo, BC V0G 1M0  
Tel. 250-353-2311 ext. 101 Fax. 250-353-7767  
E-mail: [admin@kaslo.ca](mailto:admin@kaslo.ca)  
<http://www.kaslo.ca>

With great interest, we would appreciate being included in future consultations on this and other proposed developments in the area as they evolve, and hope that the proponents will reach out to us in Kaslo about their plans at an appropriate time. Thank you for your consideration.

Sincerely,

Suzan Hewat,  
Mayor

c.c. Mayor & Council  
Kaslo & Area Chamber of Commerce



**Organization:** Regional District of Central Kootenay **Request Number:** 011  
**Respondent:** Tamara Dale **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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the proposal proceeds, will the proponent require approval or a permit from your agency? If yes, please explain in response text box at the bottom of the page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 Reponse

#### Attachments Exist

\*Please see attached document for comments provided by the RDCK regarding the proposal.

Thank you for the opportunity to comment on this application. The property is located across the boundaries of Electoral Areas D and H within the Regional District of Central Kootenay. The subject property is unzoned, and is designated as Resource Area (RA) within the North Kootenay Lake Electoral Area D Comprehensive Land Use Bylaw No. 2435, 2016 and Electoral Area H Slocan Lake North Official Community Plan No. 1967, 2009.

### **Executive Summary**

Although this proposal holds potential to bring positive impacts to the region, the RDCK has particular concern with any decision being made by the Province with respect to land use in this area without first understanding the cumulative effect of the anthropogenic impacts on this land. We encourage the Province to undertake a Cumulative Effects Study to better understand those impacts prior to, or as a part of, the assessment of any application for use in this area. In particular, it would be anticipated that this assessment consider the impacts across the whole Highway 31A corridor, and include consideration of the existing tenures, the proposed tenure, and the relationship of these to public uses and Area Residents.

At this time, the RDCK is not able to indicate whether they are in favour or against this proposal due to the significant evaluation needed to make such a determination. However, we are able to convey that there are aspects of the proposal that are attractive, such as the focus on human powered recreation, and adherence to sustainability principles in the development and operation of the project. Broad areas of concern that we expect the proponent to explore in detail in their application with the Province, and that are of particular concern to the RDCK include:

1. Local First Nations engagement
2. Socio-economic effects
3. Environmental impacts
4. Cumulative effects of all other permitted operations in this area

### **Background**

The Expression of Interest outlines that the proposal seeks to establish an all-season, backcountry oriented mountain destination catering to local, regional, and international guests. The Resort is suggested to have limited spatial and environmental impact owing to the focus on authentic backcountry recreation which relies on unaltered, natural landscapes. Access would primarily be provided through extensive 'nature-oriented' trail and glading networks, with some chairlift accessibility to provide initial access. Objectives include developing a diverse suite of recreational opportunities that complement and enhance the public and commercial backcountry recreation opportunities of the surrounding area; to develop an all-season resort that will complement the goals and objectives of the local communities, First Nations, and RDCK; to establish a destination that will be recognized as a leading example of environmentally sensitive, socially, and culturally responsible development; to cater for an increasing number of visitors to the region, which in turn would support local economic growth and diversification; to expand the economic and local employment opportunities for local residents; and to develop a mountain destination that is economically viable, serving as an important generator for the local and regional economy.

It appears that the subject area overlaps with a number of other tenures, including the Stellar Heli-Ski tenure and the Brennan Backcountry Adventure Tourism application, as well as Empire Lodge and several Rec sites and trails.

### **Policy Context**

The subject property crosses the boundaries of Electoral Area D (North Kootenay Lake) and H (Slocan Lake North) and is therefore subject of designation within both the Area D Comprehensive Land Use Bylaw No. 2435, 2016 and Area H Official Community Plan Bylaw No. 1967, 2009. The relevant policies and objectives of which can be found below:

#### *Area D Comprehensive Land Use Bylaw No. 2435, 2016*

Typical uses for land designated as Resource Area include forest land, grazing or range land, public recreation areas, tourism, watersheds, and resource extraction areas. Although it is recognized that local land use designations do not apply to the Crown, the designation is intended to provide regulations upon alienation, and to address Crown leases.

Relevant Resource Area Objectives include:

1. Retain and diversify resource-based land uses which contribute to the local economy and nature of communities in the Plan area.
3. Recognize the importance of Crown Lands for recreational values and opportunity.
4. Ensure, in cooperation with the Province and private land owners, that resource based activities do not result in increased occurrence or magnitude of natural hazards in areas where there is risk to persons or property in the Plan area.

Relevant Resource Area Policies include:

6. Recognizes that a "Resource Area" designation includes those uses compatible with larger parcels and/or restrictions to land use such as accessibility or hazards.
8. Recognizes the jurisdiction of the Province over public Crown Lands.
9. Promotes **low impact recreational activity**, opportunity, and use of Crown Lands as **a significant contributor to the local economy and nature of the area**.
10. Will work with the Province to ensure unique scenic vistas and public recreation areas are recognized and managed for within the Plan area.
11. Will work with the Province to ensure community watersheds and sources of domestic water supply are recognized and protected within the Plan area.

It is recognized that the most significant public use of Crown Land is recreation, and the most significant and visible commercial uses are forest harvesting, energy production, mining, and tourism. Crown Land objectives include:

1. Encourage the Province to **respect the interests and concerns of residents** of Kootenay Lake and the Lardeau Valley in decisions concerning activities and development of Crown Lands and Water.
2. Maintain Crown Lands adjacent to lake fronts, riparian area, and areas of environmental sensitivity within the public domain.

Relevant Crown Land Policies include:

3. Strongly encourage the Province to **inform and consult with a community before any change in land use on Crown Land, including licenses or permits for any development** or activity, and land use amendments that may effect the community.
4. Encourage the management or disposition of Crown land or water in a manner that is consistent with the **broader policies of the Plan** regarding settlement patterns, the conservation of environmentally sensitive areas, and the recreational and conservation values associated with these lands.

*Area H Official Community Plan Bylaw No. 1967, 2009*

Resource Area objectives include:

1. To promote sustainable economic development on forestry, mining, recreation and other resource dependent activity based on the principles of sustainability.
2. To retain mining, mineral exploration, energy production, forestry, logging and wood processing as traditional resource-based land uses that contribute to the local economy and nature of communities in the Plan area.
3. To protect the **local forest land base and large areas of un-fragmented forest habitat for its aesthetic and recreational value and importance to natural ecological functioning.**
5. **To protect riparian zones, sensitive ecosystems, watersheds, and biodiversity.**
6. To recognize the importance of Crown Lands for recreational values and opportunity.
7. To reduce the environmental, aesthetic and neighbourhood impacts of forestry, mining, recreation and other resource based activities in the Plan area.
8. To ensure that resource based activities do not result in increased occurrence or magnitude of natural hazards in the Plan area in cooperation with private landowners and the Province.

Relevant Resource Area policies include:

1. Recognizes that a Resource Area designation includes those uses compatible with larger parcels and/or restrictions to land use such as accessibility or hazards.
2. Supports a 15ha minimum parcel size for 'Resource Area' designations in recognition that these areas will remain rural with limited community services and infrastructure.
3. Recognizes the jurisdiction of the Province over public Crown Land.
4. Encourages the maintenance of contiguous blocks of un-fragmented forest land.
5. Encourages appropriate **small-scale forest related activities** such as sustainable gathering of non-timber forest products, food crops, outdoor recreation, education and value added industry.
6. Will work with the Province to ensure scenic vistas and community watersheds are protected within the Plan area.

In summary, the RDCK recognizes the importance of Crown Land for recreational values and opportunity. Low-impact recreational activity, opportunity, and use of Crown Lands is promoted, and these lands are recognized as being a significant contributor to the local economy and nature of the area. The RDCK recognizes the jurisdiction of the Province over public Crown Lands, and will work with the Province to ensure unique scenic vistas and public recreation areas are recognized and managed. In addition, appropriate small-scale forest related activities such as outdoor recreation, education, and value added industry are encouraged, where the local forest land base is protected for its aesthetic and recreational value and importance to natural ecological functioning. In addition, the protection of riparian areas, sensitive ecosystems, watersheds, and biodiversity is supported

## **Discussion**

It is recognized that the proposed development seeks to be low-impact, utilizing the principles of sustainability and best practice to maintain the environmental integrity of the area. Furthermore, it is acknowledged that the proposal seeks to support and enhance economic development within the Region, while supporting the goals and objectives of the local communities, First Nations, and the RDCK. It is clear that the proposal has the potential to result in socio-economic benefits and wider public benefits for the Region.

While the goals and objectives are supported and emphasized, there are however some concerns regarding the scale of the development and the wider implications on the surrounding local communities, particularly in reference to services and infrastructure. In addition, given the nature of the proposal, which would be relatively isolated and insular, it is queried whether the socio-economic benefits would be as widespread as suggested. These issues are discussed further below.

### **Cumulative Impact**

The Highway 31A corridor and surrounding area is a high recreational area with many provincial hikes, several heli-ski tenures, remote cabins that are open to the public and maintained by local clubs, as well as local trails, rec areas, and immense habitat for valued ecosystems.

In the last couple of years, there has been an increase in tenure applications and expansion in this area, particularly in the tourism and commercial recreation sectors. While this does bring benefits, when considered cumulatively, the impacts on the health and stability of the environment, ecosystems, and local communities can be demonstrable.

As currently stands, the Highway 31A corridor is subject to multiple tenures relating to tourism, logging, and mining, with expansive public recreational use through local, regional, and provincial trail networks. The subject tenure would further intensify uses within this corridor, and given its scale, has the potential to greatly impact upon the ecological functioning and capacity of the environmentally sensitive area, as well as public accessibility to the Crown Lands.

Given these existing and competing tenures and uses, which impact on the accessibility of the lands, as well as their environmental stability, it is considered that the Province would need to undertake a Capacity Assessment and Cumulative Effects Study prior to full consideration of the current proposal. The proposed tenure has the potential to further intensify use, and these assessments would identify the current public and private uses of the land, the environmental capacity of the lands, and the limitations and long term impacts of future intensification and use on the Highway 31A corridor as a whole. The findings of these assessments would therefore inform an understanding of the current and potential capacity of the lands, and the tipping point of the valued lands and ecosystems, and would provide a cleared context for which the current proposal could be considered.

### **Scale of Development**

The Resource Area designation promotes low-impact recreational activity, opportunity and use of Crown Lands as a significant contributor to the local economy and nature of the area. However, it also recognizes that these areas will remain rural with limited community services and infrastructure, and encourages appropriate small-scale forest related activities.



The Expression of Interest outlines that the Comfortable Carrying Capacity for the backcountry offering would be 1550 skiers per day, with a Balanced Resort Capacity of approximately 1750 guests. While it is recognized that this calculation follows appropriate best practice guidelines, there are concerns that this figure does not take into account the context of the wider area, which is not only remote from community services and major infrastructure, but is also remote from any large settlement.

The proposed development would likely be comparative in size to the nearby settlements of New Denver and Silverton combined, and has the potential to greatly increase activity and traffic throughout this area. This could result in greater demands on emergency and community services, and could also impact on real estate and the capacity of local amenities and facilities including grocery stores, hospitals, and health centres. While some public benefit could arise through potential trip generations, this needs to be balanced against the potential impact on these rural communities. It is queried whether these communities have the servicing and infrastructure capacity to support such a scale of development, and it is likely that upgrades to infrastructure and services within these areas would be required to address the additional movements and activity.

Although noted that the proposal is primarily backcountry oriented, the resort, and the referenced number of skiers and guests, would have servicing and infrastructure requirements, including water, septic, and access. It is unclear what servicing is proposed, and it is considered that further information is necessary to adequately assess whether this would have wider impact on the level of servicing available to the existing communities. It is requested that the Ministry consider potential impact on the availability of services to the existing communities as part of the evaluation.

In addition, to address potential health and safety, emergency services would require access and servicing. No information has been provided in regard to how emergency services would access the resort, or how the backcountry would be accessed in the case of an emergency. The Ministry is requested to consider the potential impact on local emergency services when evaluating the proposal.

The OCP designation recognizes that forest-related activities should be “small-scale”, with any proposed use seeking to reduce the environmental, aesthetic, and neighbourhood impacts in the Plan area. While noted that the objective of the proposal is to be low-impact, with limited spatial and environmental footprint, as noted above, there are concerns that the proposed scale, and specifically number of visitors, would result in wider impacts to the nearby local communities.

The intended scale of the development is considered to be a significant development that would go beyond what was anticipated during the adoption of the OCPs. The Community Vision of the relevant OCPs sought to protect the integrity of the environment, employment opportunities and the existing business community, and maintain and enhance public access to Crown owned land. Given the anticipated number of visitors and guests, and the potential widespread impacts on the functioning and infrastructure of nearby communities, it is considered that the proposal would exceed the expectations of the designation. Therefore, although generally consistent with the OCP, the magnitude and intensity of the proposed development would likely go beyond “small-scale” outdoor recreation, and for this reason it is considered that an OCP Amendment would be required. This would allow greater public engagement with the local community, and would help assess and determine appropriate long-term growth for the area.

Notwithstanding the need for an OCP amendment, the Ministry is requested to consider the wider impacts of the proposal, particularly on the nearby communities of New Denver and Silverton, when assessing the application.

### Socio-Economic Impacts

The OCP designation promotes low-impact recreational opportunity as a significant contributor to the local economy, and aims to retain and diversify resource-based land uses which contribute to the local economy and nature of communities. Sustainable development based on recreation and other resource dependent activities are promoted, based on the principles of sustainability.

While the objectives of the proposal are recognized, and particularly those seeking to generate local economic benefits and employment opportunities, the reach of this is queried. The Mountain Resort model includes a Village (albeit on private lands) that would deliver all the necessary provisions for users. As such, the development is likely to be insular in nature, operating independently from all other settlements.

With all requirements met within the Resort, it is queried how far-reaching the economic benefits would be. The Resort has the potential to exist as an isolated entity, and while acknowledged that there would likely be some residual economic benefits to the local communities, the extent as asserted within the Expression of Interest is questioned. In order to provide more widespread benefit, it is queried whether provisions could be put in place to sell local produce and goods? In addition, could trips to the local communities be promoted and encouraged?

It is noted that the proposal would provide staff accommodation on-site. This would support the sustainability of the proposal, and it is recognized that this would limit housing and rental pressure within the nearby local communities, both of which would likely be unable to accommodate such additional influx. The provision of staff accommodation is therefore supported. However, it is also queried whether this would further encourage the insular nature of the resort. With employees living on-site, the likelihood and need to employ locally is reduced. Would there be mechanisms in place to prioritize hiring local employees? What measures would be put in place to encourage and facilitate local employment?

It is also noted that the area is subject of logging licenses. The OCP promotes the retention of, among other things, forestry, logging, and wood processing, as traditional resource-based land uses that contribute to the local economy and nature of communities. Logging is recognized as an important activity and income generator within the area, and it would be anticipated that these existing logging rights be retained and not jeopardized. Has this been considered as part of the proposal? The Ministry is requested to consider the implications of the proposal on these existing land uses and licenses.

Given the nature of the proposed resort, the development is likely to intensify the private use of the land, and could potentially limit and restrict public use. Public access and recreational use of Crown Lands is encouraged and promoted within the OCPs, and it is important that public recreational use is not limited or restricted for Area Residents or tourists through the tenure process. No information has been provided regarding wider accessibility, and it is unclear whether some of the trail and gliding networks would also be made available to the public. As public use of Crown Land is promoted, it is considered reasonable to require some public access, and confirmation of this would be anticipated going forward.

### Environmental Impacts

The OCP recognizes that the local forest land base should be protected for its aesthetic and recreational value, and because of its importance to natural ecological functioning. The importance of riparian zones, sensitive ecosystems, watersheds, and biodiversity within land designated as Resource Area is recognized,

and objectives seek to ensure that resource based activities do not result in increased occurrence or magnitude of natural hazards.

It is recognized that the proposal seeks to have a limited environmental footprint, delivering backcountry recreation that relies upon unaltered, natural landscapes. The backcountry area will mostly be accessed through extensive 'nature-oriented' trails and glading networks, with the engineering and maintenance of these trails minimized. Furthermore, it is acknowledged that one of the primary objectives of the development is to establish a destination that is recognized as a leading example of environmentally sensitive, locally and culturally responsible, development. These principles of sustainability as asserted within the Expression of Interest are supported and encouraged.

It is recognized that the land is undeveloped, with a number of creeks running across the lands. No detailed information has been provided in respect of the proposed trail network or associated infrastructure requirements, and further information regarding the Environmental Carrying Capacity would likely be required. It would be anticipated that further environmental assessment take place to ensure that the proposal would not result in adverse impacts to ecosystems, riparian areas, wildlife corridors, and diversity within the locality. In addition, no detailed information has been provided in respect of the location of the proposed boutique lodge, or the servicing proposed. It would be anticipated that further consideration and evidence be provided to ensure that any development would not result in adverse environmental impact.

#### Watercourse Development Permit Area

The property is located within Watercourse Development Areas for both Electoral Area D and H. with the potential that any of the following development would be subject of a Watercourse Development Permit if development occurs within 30 metres of the high water mark of a watercourse; within 30 metres of the top of the ravine bank in the case of a ravine less than 60 metres wide (within Electoral Area D); and within 10 metres of the top of the ravine bank in the case of a wider ravine that link aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential upland vegetation that exerts an influence on the watercourse. Development requiring a Development Permit includes any of the following associated with or resulting from residential, commercial or industrial activities, or ancillary activities:

- a) removal, alteration, disruption or destruction of vegetation;
- b) disturbance of soils;
- c) construction or erection of buildings and structures;
- d) creation of non-structural impervious or semi-impervious surfaces;
- e) flood protection works (with the exception of those constructed during emergency events);
- f) construction of roads, trails, docks, wharves and bridges;
- g) provision and maintenance of sewer and water services;
- h) development of drainage systems;
- i) development of utility corridors; and
- j) subdivision as defined under Section 455 of the Local Government Act

While no specific details regarding trail development or the location of the boutique lodge have been provided, it is considered likely that development within riparian areas would occur. It is therefore considered likely that the development proposal would require the submission of a Development Permit.

### Other Matters

While the Mountain Village is located outside of the area of land subject of the Crown Referral, it should be noted that the private lands are designated as Rural Residential (R3) within the Electoral Area H Slocan Lake North Official Community Plan No. 1967, 2009. The Applicant has previously been informed that the RDCK would expect the submission of an OCP Amendment to facilitate the development of the Mountain Village as proposed.

### Conclusion

While recognized that the proposed development has the potential to result in socio-economic benefits to residents, the local communities, and the region, the scope and extent of these are unclear at this stage. However, given the scale of the proposal, it is also considered likely that these impacts could alter the character and nature of the rural communities of New Denver and Silverton, increasing demands on essential services and infrastructure that may be under-capacity for such pressure.

While the proposed development is supported in principle, a balance between the public benefit of the development, and the impact on the character, ambience, infrastructure and services of the local communities, needs to be found. It is queried whether the proposal would be “small-scale”, with the likely number of visitors and guests comparative to the existing nearby settlements of New Denver and Silverton. In addition, the proposal has the potential to impact on existing logging activities, and may alter the public accessibility of the Crown Lands for residents, property owners, and tourists.

Although generally consistent with the OCP, the magnitude and intensity of the proposed development would likely go beyond “small-scale” outdoor recreation, and for this reason it is considered that an OCP Amendment would be required. This would provide for further public engagement and consideration of the impacts, and would ensure that all individuals and points of view are respected in the development process. In addition, it would be anticipated going forward that public engagement through public information meetings be undertaken within the local communities.

Furthermore, in order to address the concerns discussed above, it would be anticipated that the information as listed below be submitted for consideration:

- Socio-Economic Impact Assessment
- Environmental Inventory and Environmental Impact Assessment
- Biodiversity and Habitat Assessment
- Cumulative Effects Study

As outlined, it is also likely that development of the land would be subject of a Watercourse Development Permit. The RDCK would anticipate the submission of such an application prior to any development taking place.



**Organization:** Village of New Denver  
**Respondent:** Village of New Denver  
**Closed By:** Catherine Allaway

**Request Number:** 012  
**Legislated:** No  
**Referral Level:** Optional

**Recommendation:** N/A

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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the proposal proceeds, will the proponent require approval or a permit from your agency? If yes, please explain in response text box at the bottom of the page.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 Reponse

-Public Access Affected: Whitewater Trail, Kaslo River Trailway (Wagon Road), Kane Creek Trail, Marten Creek Trail, London Ridge & Whitewater Ridge - hiking, biking, skiing.-Impact on emergency services / lack of fire protection & wildfire mitigation-Community housing, affordability & availability-Economic impact -Environmental / wildfire impact-Waste disposal considerations-\*Village of New Denver Council is interested in remaining involved and informed as details become available, should this proposal proceed beyond an Expression of Interest.