

Columbia Shuswap Regional District  
Electoral Area 'B' Advisory Planning Commission Minutes

Date January 30, 2019

Time: 1200h

Location: Macpherson Room, Revelstoke Community Centre

Members Present:

Name	Chair Brian Gadbois
Name	Secretary Janis Hooge
Name	Members: Kip Wiley, Mike Cummings, Jim Maitre

Members Absent:

Name	CSRD Regional Director David Brooks-Hill, Alternate Andy Parkin
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Staff:

Name	No CSRD staff present
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Guests:

Name	Keith Stevenson – Project Manager
	Todd Arthurs – Concerned Citizen
	Mass Spataro – Local Resident
	Fern Hickerson – Resident
	Joy – Resident
	Cynthia Cammozi Kidd – Resident
	JS Hyeum – Proponent
	Bob Holtby – Regency Consultants
	Melissa Jameson – Revelstoke Mountaineer

1. Call to Order 1207h

2. Adoption of Agenda

Moved by Brian, seconded by Janis and resolved that: the agenda be adopted in its current form

3. Application: Agricultural Land Commission LC2557B

Delegation: Keith Stevenson: presented history of this project, revisions from initial conference/wellness centre proposal from summer 2018; unsuccessful Hyeum bid on Williamson Lake Campground; states that Revelstoke City council feels that Williamson Lake needs a long-term vision but immediate conversion of existing campground to strictly day-use would be too much, too fast. Keith thinks Hyeum campground development of adjacent properties would be good for the city as it allows time for Hyeum to develop infrastructure; and states that Hyeum would like to contribute financially to redevelopment of public areas of Williamson Lake Park.

A member asked for more information regarding commitments from the City; Keith stated that he has been in talks with Laurie Donato from Parks department and there is City support for moving the camping area out of Williamson Lake Park.

A member commented that the agricultural report did not adequately recognise past farm status; the report also mentions that climatic change may positively affect the capability of the land for farming as it would extend the frost-free season, which is currently seen as a limitation.

Two members indicated support for vertical garden/greenhouse concepts.

Member concerns stated re: septic capacity, especially with a year-round campground which would multiply existing demand and increase potential for contamination of surrounding wetlands.

General support for artisan village idea, however note this is planned for the north side of Williamson Lake Road and therefore within City limits rather than CSRD.

A member commented that ALR lands are a community resource to be kept with long-term use in mind, and that proposing resort-oriented development activities on ALR land is not in keeping with the intent of the ALR, another member raised examples of golf-courses on ALR land that are seen as being a first step toward residential developments.

A member commented that land adjacent to Williamson Lake is within ALR, potential to expand Williamson Lake campground but because it is private property there is minimal public input to direction of development; Keith states that adjacent property owners are supportive of this as they might want to develop their properties which are also within the ALR; confirmed that adjacent city parcel is within the resort development zone.

Bob Holtby (Regency Consultants) made a short presentation regarding his opinion on agricultural potential of the parcels: claimed that there are many errors within the Canada Land Inventory, stated that production is limited by moisture retention issues and there is limited potential for irrigation; states that a small portion of project area is arable, but mostly not able to grow very much; so he is recommending non-soil based growing setup.

A member questioned Regency Consultants' claims of moisture deficiency, as there is water available for irrigation - Bob Holtby replied that it would be cost-prohibitive to move water to the property.

Chair noted that this proposal is for non-farm use of ALR land, not to rezone.

#### **Public questions:**

Todd Arthurs questioned whether retention of ALR land is consistent with current OCP, committee confirmed that is under section 10 of the OCP.

Cynthia Camozzi Kidd commented on the good intentions of the proponent.

Joy also thinks this is a good development.

Keith Stevenson states his goal is for Williamson Lake Park to be a model public day use park like Whistler has, that he is working with RMR and their riparian assessment team.

A member asked about the level of assessment needed from the city for this development in riparian areas surrounding the lake, however this information was not available.

Moved by Brian seconded by Kip and resolved that:

The Board of the Columbia Shuswap Regional District be advised that:

Recommendation to support non-farm use under condition that CSR/D/City of Revelstoke work collaboratively toward conditions that would enhance Williamson Lake as a public park, emphasising that long-term agricultural potential not be compromised. Request for special attention to riparian area at the south end of the lake.

4 in favour, 1 opposed.

One member abstained from voting and this member was recorded as voting in favour of the application as per s. 7. 11(b) of the Advisory Planning Commission Bylaw No. 648. This member is concerned because cumulative effects are unknown due to vagueness of information regarding City of Revelstoke support for providing infrastructure to this area, and absence of assessment of effects on riparian areas.

In addition to sharing the aforementioned concerns expressed by the abstaining member, the opposed member feels that the provided agricultural assessments failed to incorporate recent information – that assessing agricultural capability in an era of climate change should demand that we use all relevant climate data at our disposal rather than data compiled in 1981; and feels that allowing amenities such as campgrounds/golf courses further erodes the viability of ALR lands, even though the land hypothetically could revert to farm use. Would be more supportive if the campground were relocated.

- 4. New Business: none
- 5. Adjournment: 1340h

CERTIFIED CORRECT

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Chair

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Secretary

Additional information from proponent, received by the APC January 23,2019:

Williamson Lake Park & Campground is an amazing summer destination. It has provided the citizens of Revelstoke and visitors to our Mountain Paradise a place to play, relax, create memories and friendships. The area has had many faces over the years and as Revelstoke changes and adapts to growing demands so should Williamson Lake Park & Campground.

As you are aware, we previously proposed a project within our initial property at Williamson Lake which incorporated education, wellness, adventure tourism and a greenhouse facility. Following presentations, meetings with officials and extensive research we listened and took into account the history, feelings and strong connections that people have towards the Williamson Lake Area and what they would like to see in terms of any associated development.

We are excited to announce that in addition to the property bordering Williamson Lake located in the CSRD, Hyeum Properties has acquired adjacent property to the North stretching into the heart of Revelstoke's Resort Neighborhood Zone. This enables us the ability to propose to provide the aforementioned initial projects over a wider area while at the same time creating a new concept plan for the subject property in the Williamson Lake Area. We strongly believe this new plan reflects the communities wishes, feedback from the APC, takes into account information presented from past City plans and studies and creates tremendous improvements upgrading the entire area and the experience for all users.

As the results showed following the completion of the 2015 update of the 2011 Williamson Lake Community Park & Campground Concept Plan that was prepared for the City by Selkirk Planning & Design, the public attending the open house showed ZERO support of a campground focused site plan. Of the three site plan concepts presented, the *Community-Oriented Design* – which described *'improvements aimed at reducing the impact of the campground and creating a look and feel consistent with a community park'* was by far the top choice. (see in available 'Williamson Lake Report'). Thus, removal of the campground and the transformation of the property into a **public day-use Waterfront Park** would ensure full enjoyment for both the public and an enhanced experience for tourists and users of a new, highly-improved, campground.

The aforementioned concept plan focused on 3 main areas (see Appendix A) as identified by City Staff:

- Plan for the long-term **replacement of the aging facilities**
- To **improve the day use area** of the park
- To **improve the campground** to bring it up to the standards of a municipal park in a BC Resort community

The 3 main priorities (see Appendix A) of the project as defined by City Staff:

- To **improve and enhance** Williamson's Lake
- To make it feel like a **community park** rather than a private campground
- To **create a great public space** and increase resident and tourist visits

Improvements outlined in Schedule K of the City's Official Community Plan (see Appendix B) related to Williamson Lake states that:

- **more campsites** are needed and possibly walk in tenting sites
- it looks more like a **private campground** with a private beach
- beach area **needs a facelift and to be expanded**
- a '**looped-nature-trail**' needs to be developed around the lake

The current Williamson Lake Campground hosts 42 campsites. Taking into account the concerns the APC board voiced in our previous meeting related to added pressure on the lake that any development would cause, we have kept the campsite numbers in our proposal similar in scope while proposing to relocate the campground to a property 5x the size. This would create more than the minimum focus listed above of '*improving the campground to bring it up to the standards of a municipal park in a Resort community*' but to take it far beyond '*standard*' and turn Williamson Lake into a true destination campground and park.

*That being said...* the historical photographs at the end of this document demonstrate the pressure and popularity the lake has witnessed in the past and its capabilities.

We are also proposing to run the new campground year-round. Winter camping is becoming more and more popular and many resort communities are home to year-round campgrounds. Winter camping will provide an additional accommodation option in the Resort area for visitors to Revelstoke and a more affordable option during the busy and expensive ski season. Snow removal on the campsite would provide for tobogganing hills in the playing fields or the creation of a 'snow maze' for all users and tourists.

We have taken steps with the City to discuss and evaluate the possibility of removing the Camping from the current campground following completion of the current operators' contract and financially assisting the City into turning their property (the current Williamson Lake Campground) into a **Public day-use Waterfront Park** of which the City would retain ownership.

We strongly believe this new plan reflects the results of meetings, presentations and past master plans for the Williamson Lake area and most importantly, the wishes of the community of

Revelstoke. In addition, our revised plan takes into account the concerns the APC voiced in regards to limiting any development on the subject property to that of which could potentially be returned to farmland if needed in the future.

#### Further Explanation of Proposed Land use as Requested:

##### **Subject Property**

- Year-round Campground – mix of RV, Trailer and Tent campsites (some walk-in only)
- Greenhouse with vertical gardens and technologically advanced techniques of food production, both for use in the property facilities and for educational purposes
- Terraced organic garden on the hillside below the restaurant
- ‘Farm-to-Fork’ Restaurant and Café featuring food grown in greenhouse and gardens
- Sales of fruits/produce to Patrons of the Campground and the public in the Artisan Village and Market
- Playing Fields
- 18 hole putting course

We want to express the full vision for the Williamson Lake Area and cohesiveness for the properties even though the following lands are not located within the CSRD or ALR:

##### **North of Williamson Lake Campground Road**

- Proposed Artisan Village on Williamson Lake Entrance Road
  - grow-tell-sell on-site production/educational facility - like Planet Bee in Vernon, cultured mountain ginseng, medicinal mushrooms, etc.
  - market similar to that of DeMille’s Farm Market (bakery, specialty products, deli, arts & crafts, etc.)
  - artists painting, sculpting, etc. and displaying works
  - outdoor café to sit and enjoy the surroundings
  - ice cream shop
  - vendors

Hyeum Properties Ltd. has the property, ability, resources, expertise and desire to provide what has been requested by the public, the City and expressed and proven through studies to make the Williamson Lake area a true four-season destination and amenity for Revelstoke.

Possible amenities of the new Waterfront Park due to the increase in size:

- Swimming Pool and Water Features – with a separated wading area for small children

- Natural Play Area and Playground to fit-in with the surroundings
- Amphitheatre for small concerts and performances
- Expansive Fields where activities, Farmers/Flea Markets and events can be held
- Expanded Beach
- Main Covered Picnic Shelter that can be used for events; ie. Father's Day Fishing
- Large Camp Fire Pit gathering area
- Games Areas – bocce, horseshoes, etc.
- Picnic Areas and BBQ Pits
- creation of trail-system around the entire lake with boardwalks through the environmentally sensitive lands at the North and South sections:

(we have discussed this trail-system with RMR, owners of the only other property bordering the lake besides the City of Revelstoke and Hyeum Properties...

If successful with our proposal, we look forward to sitting down with all Stakeholders to discuss our vision and to taking part in public presentations to ensure all user groups are provided an opportunity to express what they would like to see in the new Williamson Lake Waterfront Park!

Appendix A

Appendix B

Proposed Example of the Artisans Village

18 hole Putting Course Examples

Historical Pictures of 'Williamson Lake Swimming Resort'  
*... a public park*