



# COLUMBIA SHUSWAP REGIONAL DISTRICT

## Regular Board Meeting

### LATE ITEMS AGENDA

Date: Thursday, August 16, 2018  
Time: 9:30 AM  
Location: CSR D Boardroom  
555 Harbourfront Drive NE, Salmon Arm

Pages

#### 4. Delegations

##### \*4.1 Okanagan College - Salmon Arm

1

Joan Ragsdale, Regional Dean, Shuswap Revelstoke, Okanagan College, in attendance to request a letter of support from the Board to include with their Business Case application to the Ministry of Advanced Education, Skills & Training for student housing at the Salmon Arm campus.

#### 8. Business By Area

##### \*8.1 Saratoga Waterworks Grant Application and Service Area Expansion.

5

Report from Terry Langlois, Team Leader Utilities, dated August 23, 2018.  
Board approval to apply for a Green Infrastructure Grant to extend the Saratoga Water System to service the community of Scotch Creek.

The 2018 Scotch Creek Water Study is attached for reference.

- Note to Board: Revised report with amended recommendation.

#### ***Motion***

THAT: the Board empower the authorized signatories to submit an application for grant funding through the Investing in Canada Infrastructure Program - Green Infrastructure: Environmental Quality Sub-Stream fund to a maximum amount of \$20,000,000 to upgrade the Saratoga Water System for the Scotch Creek water connection project;

AND THAT: the Board supports the project and is committed to contribute its share of the eligible project costs and all of the ineligible costs for the Scotch Creek water connection project.

**\*8.10 Director Talbot - Verbal - Request for CSRD Letter of Support for Ambulance Station in Falkland**

**14. Business by Area**

**\*14.1 Electoral Area C: Reconsideration of Development Permit No. 725-133**

44

Report from Jennifer Sham, Planner, dated July 31, 2018.  
4990 Sunnybrae-Canoe Point Road, Sunnybrae

\*Public submissions attached to the Late Agenda.

***Motion***

THAT: the Board concur with the Manager of Development Services' decision and refuse issuance of Development Permit No. 725-133 this 16<sup>th</sup> day of August, 2018.

**\*14.2 Electoral Area C: Development Variance Permit No. 900-05 (Finz Resort)**

163

Report from Dan Passmore, Senior Planner, dated July 24, 2018.  
2001 Eagle Bay Road, Blind Bay.

\*Public submissions attached to the Late Agenda

***Motion***

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 900-05 for the following:

- Lot 1, Sections 17 and 20, Township 22, Range 10, W6M, KDYD, Plan EPP51931;
- District Lot 6021, Kamloops Division, Yale District, being that portion of Crown Land in Shuswap Lake adjacent to the above-noted property and tenured to Finz Resort Inc.; and,
- District Lot 5974, Kamloops Division, Yale District, being that portion of Crown Land in Shuswap Lake adjacent to the above-noted property and tenured to Finz Resort Inc.;

varying Lakes Zoning Bylaw No. 900, as follows:

Section 4.13.2(c) : Minimum setback of a floating or fixed dock from the side *parcel* boundaries of that *waterfront parcel*, projected onto the *foreshore* and water from 5 m (16.4 ft) to 3.15 m (9.84 ft);

be approved for issuance this 16<sup>th</sup> day of August, 2018.

**15. Planning Bylaws**



**\*15.1 Electoral Areas C, E & F: Lakes Zoning Amendment (CSRD) Bylaw No. 900-25**

187

Report from Jennifer Sham, Planner, dated July 17, 2018.

Electoral Areas C, E & F

\*Presentation attached to the Late Agenda.

***Motion***

THAT: Lakes Zoning Amendment (CSRD) Bylaw No. 900 be read a first time this 16<sup>th</sup> day of August, 2018;

AND THAT: the Board utilize the simple consultation process for Bylaw No. 900-25 and it be referred to the following agencies, First Nations, and stakeholders:

- Advisory Planning Commission C;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations, and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations, and Rural Development – Lands Branch;
- FrontCounterBC;
- Department of Fisheries and Oceans;
- Transport Canada;
- City of Salmon Arm;
- District of Sicamous;
- CSRD Operations Management;
- All relevant First Nation Bands and Councils;
- Dock builders and installers working in the Shuswap;
- Shuswap Waterfront Owners Association (SWOA);
- Swansea Point Community Association;
- South Shuswap Chamber of Commerce; and,
- North Shuswap Chamber of Commerce.

**\*15.3 Electoral Area C: Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22**

281

Report from Jennifer Sham, Planner, dated July 20, 2018.

3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae

\*Updated site plan attached to the Late Agenda.

***Motion***

THAT: the Board give "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" third reading, as amended, this 16<sup>th</sup> day of August, 2018.

***Motion***

THAT: adoption of "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" be withheld until documentation has been received regarding the final locations of the buoys within the zone area confirmed with a map, and confirmation that the buoys and dock have been tagged with identification and 'BL900-22'.

**\*15.10 Electoral Area F: Anglemont Zoning Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13**

378

Report from Candice Benner, Development Services Assistant, dated August 8, 2018.

7838 Golf Course Road, Anglemont

***Motion***

THAT: "Anglemont Zoning Bylaw Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13" be read a third time, this 16<sup>th</sup> day of August, 2018.

***Motion***

THAT: "Anglemont Zoning Bylaw Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13" be adopted, this 16<sup>th</sup> day of August, 2018.



Columbia Shuswap Regional District  
555 Habourfront Drive NE  
PO Box 978  
Salmon Arm, BC V1E 4P1

*Late Agenda*

|   |   |                                |
|---|---|--------------------------------|
| <input type="checkbox"/> CAO                | <input checked="" type="checkbox"/> Agenda    | Ownership:                     |
| <input type="checkbox"/> Works              | <input checked="" type="checkbox"/> Reg Board | File#                          |
| <input type="checkbox"/> DB                 | <input type="checkbox"/> In Camera            | 0550-01                        |
| <input checked="" type="checkbox"/> Fin/Adm | <input type="checkbox"/> Other Mtg            |                                |
| AUG 08 2018                                 |   |                                |
| <input type="checkbox"/> Ec Dev             | <input type="checkbox"/> Staff to Report      | Ack Sent:                      |
| <input type="checkbox"/> IT                 | <input type="checkbox"/> Staff to Respond     | <input type="checkbox"/> Fax   |
| <input type="checkbox"/> Parks              | <input type="checkbox"/> Staff Info Only      | <input type="checkbox"/> Mail  |
| <input type="checkbox"/> SEP                | <input type="checkbox"/> Dir Mailbox          | <input type="checkbox"/> Email |
| <input type="checkbox"/> HR                 | <input type="checkbox"/> Dir Circulate        |                                |
| <input type="checkbox"/> Other              |   |                                |

*Confirmed for 10 AM Delegation. Lashykor*

*Chair Martin*

August 8, 2018

**RE: Delegation Request: Student Residence Salmon Arm – Letter of Support**

Dear Chair,

I am requesting a delegation to discuss with the Board, Okanagan College's submission of a business case for a student residence at the Salmon Arm campus and to request a letter of support from the Board for this initiative.

As mentioned in the meeting with Columbia Shuswap Regional District in July 2017, one of two main the priorities for growth identified by the campus was the need for student housing. Since that time the College has been working on feasibility, growth projections, potential costing models, etc. and has recently been asked by the Ministry of Advanced Education, Skills & Training to submit a business case for student residence. The business case, which is due the beginning of September, is being built on the premise of building a 60 unit residence in Salmon Arm, which will include single and multi-pod units. These units will be furnished and include a kitchen area.

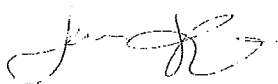
In addition to the obvious increasing access to post secondary education for more rural students, there are also several other benefits to this project which may assist with other issues facing the Regional District, including:

- Residences will provides housing for students who are currently living in suites in the community/region. Moving students from the community to the College would "free up" units for other community members and thus add supply to the housing market. Housing challenges for employees have been identified by the business community so any additional supply will assist with labour relocation and existing labour housing challenges.
- The availability of residences will attract students from outside the region to come to the Salmon Arm campus for their studies, particularly in specialty areas such as nursing, trades, business. This recruitment strategy aligns with the region's desire to attract more young people to the Region.
- Building on the above concept, the more rural and Indigenous communities have indicated that many students are challenged with travel and experience challenges finding housing. Residences would provide options not currently available thereby increasing educational opportunities for the region.
- The availability of residences will attract International students to the Salmon Arm Campus. International students have identified that a lack of housing is a major reason for not coming to Salmon Arm. Recruiting international students and introducing them to the Shuswap fits the attraction mandate expressed by the region. International students who complete a diploma or degree can attain work permits to study in Canada for 2-3 years after graduation. They can also work in the community during their studies thereby assisting with the labour demands seen in the region.

- During summer months (May.- August) residences will be available to the business community. This use of the residences would contribute to business development and again potentially help with existing labour challenges.
- The residences will be built next to existing City recreation facilities and the uptown hub of services (including banking, grocery and food outlets) thereby adding to the economic vibrancy of the region.

I look forward to talking with you about this initiative and hearing your insights and ideas for such a project.

Kind regards,



Joan Ragsdale  
Regional Dean, Shuswap Revelstoke  
Okanagan College

## Delegation Request Form



### Appearing Before the Board as a Delegation

#### Instructions and Information

Board meetings are generally held on the third Thursday of each month. Please refer to the calendar on the [CSRD's website](#) for the actual dates, or contact the CSRD offices at 250-832-8194 for the upcoming Board Meeting dates.

Delegations are limited to three (3) per meeting; slots often book up quickly.

Delegations are permitted up to fifteen (15) minutes for their presentation. Board members may ask questions after the presentation for clarification.

In order to schedule a date to appear before the Board, delegations must provide the information on the attached form. This information will be included in the agenda. By providing this detail it clarifies the purpose of the delegation for the Board and allows Board members and staff to become familiar with your topic and to obtain any necessary background information.

Your contact information will be included with your delegation information and circulated to the Board. If you do not wish your address to be included in the public agenda, please advise Corporate Administration Services at the time your Delegation request is submitted.

### Contact Information

#### Name of Person or Organization \*

Okanagan College, Joan Ragsdale, Regional Dean

#### Contact Information Provided \* (?)

☒ Phone Number ☒ Email Address ☒ Mailing Address

#### Phone Number \*

250-832-2126

#### Email Address \*

jragdale@okanagan.bc.ca

#### Mailing \*

2552 10th Ave NE

#### City \*

Salmon Arm

#### Province \*

BC

#### Postal Code \*

V1E 2S4

X0X 0X0

If your application is approved, it will be included on the Board meeting agenda. Do you consent to your personal information being included on the Board Agenda? \*

☒ Yes ☐ No

### Presentation Information

#### Topic of discussion \*

Salmon Arm Student Residence - Request for Letter of Support

#### Purpose of Presentation \*



Note: A letter outlining the Request or the Information must accompany the Delegation Request form.

- ☐ Information Only  
☒ Requesting Support  
☐ Requesting Funding  
☐ Other

**Meeting Date Requested\* (?)**

16-Aug-18

**Alternate Date Requested (?)**

**Comments**

This request for a letter of support is somewhat time sensitive - which is why the August date is requested. The Business Case for a Student Residence is due at the Ministry at the beginning of September.

**Presentation Materials-** Delegation Request forms and Supporting documentation are due to Corporate Administration Services for the agenda package by **9am on the Tuesday one full week before the meeting**. If you wish to include a PowerPoint presentation within the Board Agenda package, in order to provide an opportunity for the Board members to review the information prior to the Board meeting date, please submit it by 9am Tuesday, prior to the meeting. Alternately, a PowerPoint presentation may be made at the Board meeting, provided you have supplied it to the CSRD offices at least three days prior to the actual meeting (the Monday prior to the meeting).

To provide your presentation, please send it to:

Columbia Shuswap Regional District  
 Attention: Deputy Manager of Corporate Administration  
 via email: [inquiries@csrd.bc.ca](mailto:inquiries@csrd.bc.ca)  
 or to: PO Box 978, Salmon Arm BC V1E 4P1  
 or via Fax: 250-832-3375

**If you already have your presentation or supporting materials ready, please upload them here. (?)**

Delegation request - Regional District Aug2018.docx

42.3KB

**For Office Use Only**

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**Approval**

☐ Approved ☐ Declined ☐ Other

**Appearance Date**

**Applicant informed of appearance date on**

**By**

**Date**



# BOARD REPORT

**TO:**
**Chair and Directors**
**File No:** 5600 49 03

**SUBJECT:**

Saratoga Waterworks Grant Application and Service Area Expansion.

**DESCRIPTION:**

Report from Terry Langlois, Team Leader Utilities, dated August 23, 2018. Board approval to apply for a Green Infrastructure Grant to extend the Saratoga Water System to service the community of Scotch Creek.

**RECOMMENDATION #3:**

THAT: the Board empower the authorized signatories to submit an application for grant funding through the Investing in Canada Infrastructure Program - Green Infrastructure: Environmental Quality Sub-Stream fund to a maximum amount of \$20,000,000 to upgrade the Saratoga Water System for the Scotch Creek water connection project;

AND THAT: the Board supports the project and is committed to contribute its share of the eligible project costs and all of the ineligible costs for the Scotch Creek water connection project.

**SHORT SUMMARY:**

The 2007 Scotch Creek Master Water Plan has recently been updated. The project's consultant, Urban Systems, has identified the upgrades necessary in order for the Saratoga Waterworks to supply water service to the Scotch Creek community. The upgrades required are far beyond the financial ability of the community. The project meets the criteria for a grant through the Canada-BC Green Infrastructure Grant program. The application deadline for the 2018 intake is August 29, 2018. An updated requirement introduced with this intake is for the applicant to supply evidence that the applicant's full share of funding has been or will be secured. The evidence may be in the form of a loan authorization bylaw that has received third reading. Therefore, the submission of the application for this project requires the Scotch Creek Water Upgrade Service Area Establishment Bylaw be given three readings to establish the service area that will be required to borrow and pay back the community's share of the project, as well as the related loan authorization bylaw to borrow the necessary funds. The necessary bylaws will be brought forward to the Board once the boundaries of the proposed service area are finalized.

**VOTING:**

 Unweighted  
Corporate

☐

 LGA Part 14  
(Unweighted)

☐

 Weighted  
Corporate

☒

 Stakeholder  
(Weighted)

☐
**BACKGROUND:**

The community of Scotch Creek has been struggling with water servicing issues for decades. Although Scotch Creek is a small geographic area, there are currently 21 private water systems, most of which are struggling to meet current drinking water regulations. The remainder of the community relies on either individual groundwater wells or individual private lake intakes. Complicating this issue further is

the aquifer below Scotch Creek, although productive, is unconfined and at risk of contamination mainly due to the number of onsite sewer systems and inadequate treatment facilities in place. The community is in one of the few areas where the Province of BC has refused to issue any additional community water system permits unless they are owned and operated by local government.

**POLICY:**

CSRD Delegation Bylaw No 5582, 2010" requires Board authorization for any grant application in excess of \$150,000.

A Board resolution that supports the grant application is required to be submitted as part of the application process to the Green Infrastructure Fund.

**FINANCIAL:**

The Investing in Canada Infrastructure Program - Green Infrastructure: Environmental Quality Sub-Stream fund offers 73% funding for eligible projects. Total anticipated project costs are estimated to be approximately \$23 million dollars. The CSRD will apply for a maximum amount of \$20 million for the eligible costs towards project.

**KEY ISSUES/CONCEPTS:**

To apply for the Investing in Canada Infrastructure Program - Green Infrastructure: Environmental Quality Sub-Stream fund grant which, if successful would allow the community of Scotch Creek to connect to the Saratoga Waterworks.

**IMPLEMENTATION:**

Staff will submit the application to the Investing in Canada Infrastructure Program - Green Infrastructure: Environmental Quality Sub-Stream fund through the Ministry of Municipal Affairs and Housing by the August 29, 2018 application deadline.

**COMMUNICATIONS:**

Upon approval, staff will continue to work on the grant application and will include the Board resolution in the application package. The updated 2018 Scotch Creek Water Study is available for download on the CSRD website along with further information related to the project.

**DESIRED OUTCOMES:**

The Board endorse the grant application to secure funding for the completion of the Scotch Creek water connection project.

**BOARD'S OPTIONS:**

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*



4. *Any other action deemed appropriate by the Board.*

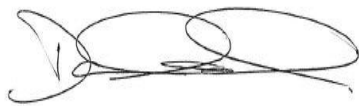
**LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Scotch Creek Water Study (July 19, 2018) – Urban Systems.

**Report Approval Details**

|                      |   |
|----------------------|---|
| Document Title:      | Scotch Creek Water Grant Application Board Report v2.docx |
| Attachments:         |   |
| Final Approval Date: | Aug 13, 2018  |

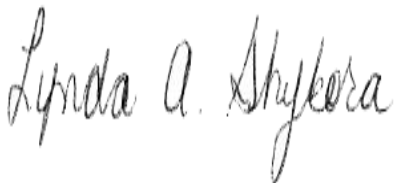
This report and all of its attachments were approved and signed as outlined below:



**Darcy Mooney - Aug 13, 2018 - 11:20 AM**



**Jodi Pierce - Aug 13, 2018 - 11:34 AM**

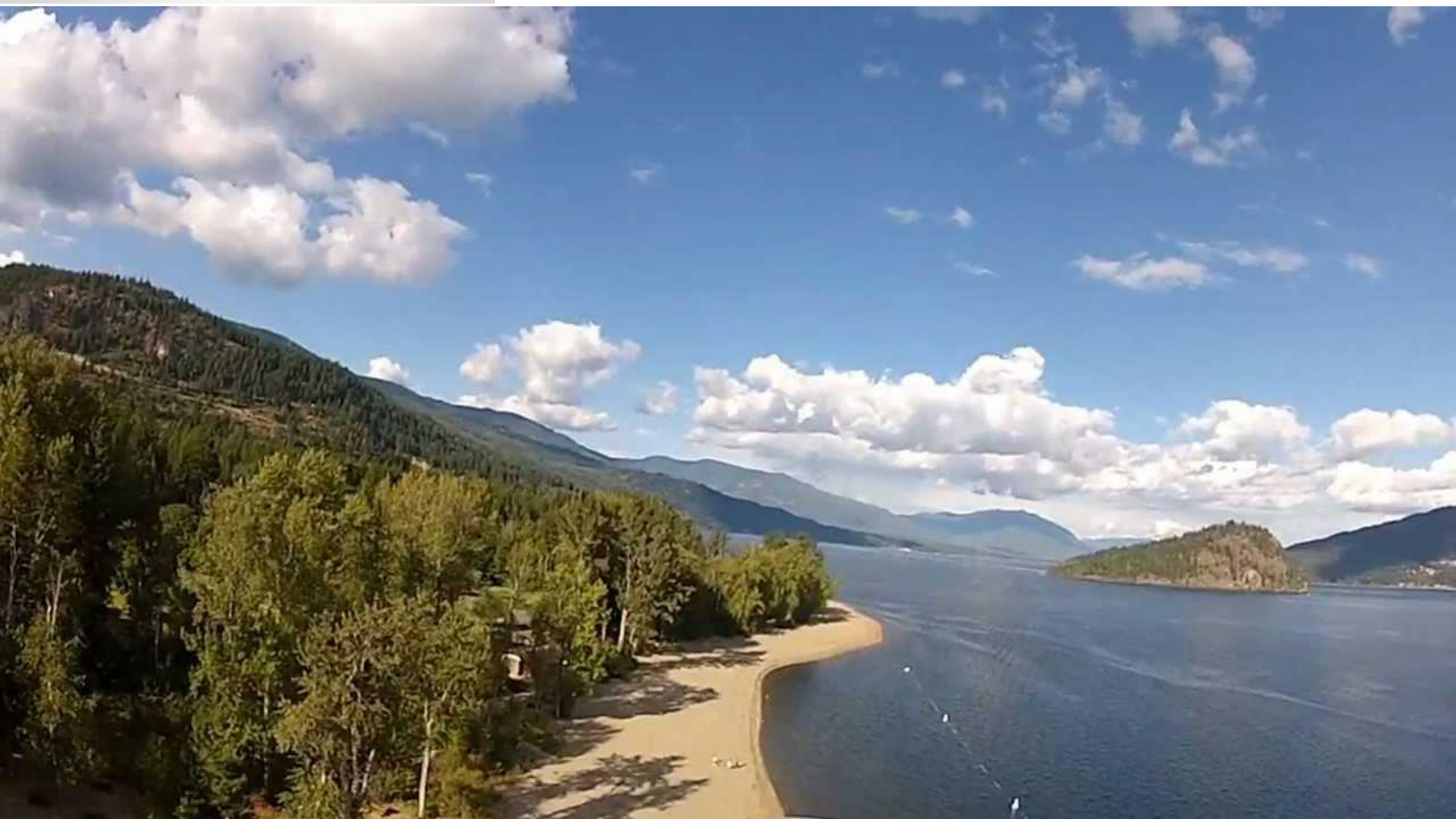


**Lynda Shykora - Aug 13, 2018 - 3:20 PM**



**Charles Hamilton - Aug 13, 2018 - 3:30 PM**

**DRAFT**



Columbia Shuswap Regional District

## *Scotch Creek Water Study 2018*

200 - 286 St. Paul Street, Kamloops, BC V2C 6G4 | T: 250.374.8311

July 19, 2018

File: 0476.0072.10

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Figure 2-1      Proposed Future Service Areas

## Appendices

Appendix 1-1   Previous Document Summaries

Appendix 4-1   Detailed Breakdown of Cost Estimates

Appendix 5-1   Community Input Documentation

DRAFT

# 1 Introduction

In 2007, Urban Systems completed the Scotch Creek Water Study for the CSRD. The report was completed in a response to the need for a safe and reliable water source for the Scotch Creek community. Currently, there are multiple private systems in the area, many of which, fail to meet Interior Health water quality standards. The report identified these existing systems and their shortcomings. It made design assumptions related to populations, and design flows, and proposed a new system based on these assumptions. Sources of water were also evaluated in the report. The report provided a large basis of information for the CSRD.

Currently, there is a renewed interest in constructing a Phase 1 system to address water quality issues and to encourage development in the Scotch Creek area. The primary interest of the CSRD is to provide good quality water to areas that have poor water quality now. Although there is also a need for a community sewer system in the area, investigating solutions for sustainable implementation and delivery of a community sewer system is beyond the scope of this report. During the water system design stage, additional consideration should be given to the potential locations of community sewer system infrastructure to avoid potential conflicts.

The CSRD established an advisory committee and retained Urban Systems to review the master water plan that was completed in 2007. This report summarizes the findings. It provides updated populations, demands, and a comparison of source options. These findings were used to complete a conceptual design of the system, and provide a cost estimate with cost recovery options.

## 1.1 Background Information

Previous documents have been referenced during this project and are listed below. Brief summaries of each document are provided in Appendix 1-1.

- Scotch Creek/Lee Creek Zoning Bylaw No. 825, CSRD, 2017
- Community Sewer System and Water Plan for Scotch Creek Area 'F', Opus DaytonKnight, 2013
- Scotch Creek Water Study, Urban Systems, 2007
- Hydrogeological Assessment of the Impact of Septic Effluent on the Scotch Creek Aquifer, Golder Associates, 1998
- Hydrogeological Assessment – Proposed Residential Subdivision, Piteau Associates, 2004
- Electoral Area 'F' (North Shuswap) Official Community Plan Bylaw No. 830, CSRD, 2009
- Scotch Creek Water Utility Study Update, Civic Utilities Ltd., 2009
- Source of Water Supply for Scotch Creek, Civic Utilities Ltd., 2006
- CSRD Subdivision Servicing Bylaw No. 641, CSRD, 2014
- Technical Memorandum No. 3 - Hydrogeological Assessment for Scotch Creek, Piteau Associates, 2013
- Water System Acquisition Strategy, CSRD, 2011

## 1.2 Vision and Goals

Having a vision provides focus, especially with complex projects. It provides a clear common picture of the future. The Vision and goals proposed in this section are to be used as a tool for decision making for the various options that are being considered. A Vision also inspires action, and could be used to rally the community, as community buy-in and assent are needed for the community water system to become a reality.

### **VISION FOR SCOTCH CREEK COMMUNITY WATER SYSTEM**

1. The water system provides safe & reliable drinking water to the community.
2. The water system is affordable and financially sustainable.
3. There is an equitable approach to financing the capital and operating costs, with a user-pay and full cost recovery approach.
4. The system meets current CSRD and engineering standards.
5. The system is environmentally sustainable and reflects a conservation mindset. For example, the system is sized in a way that is practical and supports growth but is not oversized.
6. Having safe drinking water improves the vibrancy and health of the community, allowing other community priorities and aspirations to be realized and creating a sustainable community for generations to come.

### **PROJECT GOALS**

It is critical that the water system project achieve the following:

1. Pass the public assent process for CSRD acquisition and financing.
2. Receive government funding.
3. Move forward to construction in the near future.
4. Have a low risk of issues that will impact its success (e.g. technical, approvals, cost, schedule, land acquisition).

## 2 Key Design Criteria

This section provides a summary of some of the design criteria and assumptions that have been made to develop the conceptual cost estimates for the water system options that have been assessed. These assumptions have been made based on:

- The overarching goals listed in Section 1;
- A review of past reference documents and assumptions; and
- Current legislation and best practices.

The water system will be designed based on the Maximum Day Demand (MDD). MDD is the volume of water used by a water system on the highest usage day of the year. A system needs to be sized to pump/treat this flow/volume of water to keep up with use on that day (typically in late July /early August). Population and flow use estimates will be based on the Official Community Plan (OCP), released by the CSRD. The water system will have elevated storage to provide adequate system pressure per municipal standards. It will provide adequate fire flow while maintaining a minimum system pressure. The system will also provide safe drinking water that meets Interior Health requirements. The water system design will use information from the water system in the Saratoga subdivision. This system provides water for approximately 140 users. It currently operates to IHA standards and is owned and operated by the CSRD.

These assumptions will need to be reviewed when the project moves forward to design and more detailed information is available.

### 2.1 Water Quantity & System Sizing

- Water usage estimates were approached in a variety of ways in the background reports
- It is difficult to accurately estimate future water use
- It is also important to not overestimate water usage as the systems sizing should be practical and feasible, and oversizing could limit the ability to move forward with a community water system.
- The intent of the approach used in the current study was to estimate overall water usage rather than focus on individual properties
- For context the following table shows the estimates included in previous reports:

| Report    | Urban Systems - 2007 | Civic - 2009 | Opus DaytonKnight - 2013 |
|-----------|----------------------|--------------|--------------------------|
| MDD (L/s) | 122                  | 107          | 124                      |



### 2.1.1 Number of Parcels and Users

The number of lots (parcels), and number of water system connections (users) affect the project water use, construction cost estimates, and affordability of the system:

- Need to know number of connections/users to estimate the water use
- Need to know number of services for the construction cost estimate– these represent significant costs, particularly for larger services which require a chamber with backflow preventer & water meter
- Need to know number of parcels and number of users for cost recovery calculations – this has a significant impact on affordability

The following numbers have been based on the CSRD OCP and zoning bylaw mapping, information from Interior Health on the number of connections, and orthophotos/general imagery of the area. It is important not to focus too much on whether the numbers are exactly accurate at this point. **The intent is to be in the correct range for the water use, number of services, and cost recovery calculations. The numbers can be refined at the design stage if the numbers below need to be adjusted for specific parcels.**

In Scotch Creek, there are a number of complicating factors:

- There are existing large developments that are shared interest or strata parcels. This means that there are a number of users on one parcel, and a larger water service will be required. This includes:
  - Caravan's West – 2 parcel/382 existing users (shared interest)
  - Captain's Village Marina, 84 parcels/84 users (strata)
- There are a number of proposed large developments that are anticipated to be strata parcels, including:
  - Osprey Landing – currently 1 parcel/1 user – but 160 parcels/users proposed (strata)
  - Doubletree – currently 1 parcel/1 user – but 66 parcels/users proposed (strata)
  - Trailblazers RV – currently 1 parcel/1 user – but 200 users proposed
  - Franks Campground – currently 1 parcel/1 user – but 130 parcels/users proposed (strata)

For the purposes of this report it has been assumed that these developments will proceed; however, they may not all proceed as noted, and the zoning and approval processes need to be completed.

- The above developments total 1026 connections (500 existing plus 526 proposed). Whether these parcels are included or excluded in the service area, water use calculations, and parcel/user rates has a significant impact. Having more users on the water system is beneficial
- The number of vacant other properties also needs to be considered. As will be noted in subsequent sections, a parcel tax is collected on vacant properties. Occupied/connected properties are also charged a user fee.

The following tables provide a summary of the number of parcels and users in the proposed Phase 1 and future service areas. The proposed service areas are shown in Figure 2-1. **The intent is to be in the correct range for the water use, number of services, and cost recovery calculations. The service area boundary can also be updated at the design stage with respect to specific parcels.**

For Phase 1, the proposed service area (service area 1) was essentially determined by identifying a trunkmain route that will supply water and fireflows to the main/central community, and parcels along this main corridor.

The system could be expanded in the future to other areas of the community (service area 2). The Copper Cove Road parcels have been excluded from the initial cost calculations (service area 3) as they are at an elevation that is higher than what can be serviced by the proposed system and will require a separate pressure zone. The system could be expanded in the future to service this area through a booster pump system.

The Ultimate service area includes the capacity to service the Hilliam Frontage Road parcels on Little Shuswap Indian Band IR#4 (LSIB), if they would like service in the future. Further discussion with LSIB is recommended prior to design regarding this potential connection and population/water use assumptions.

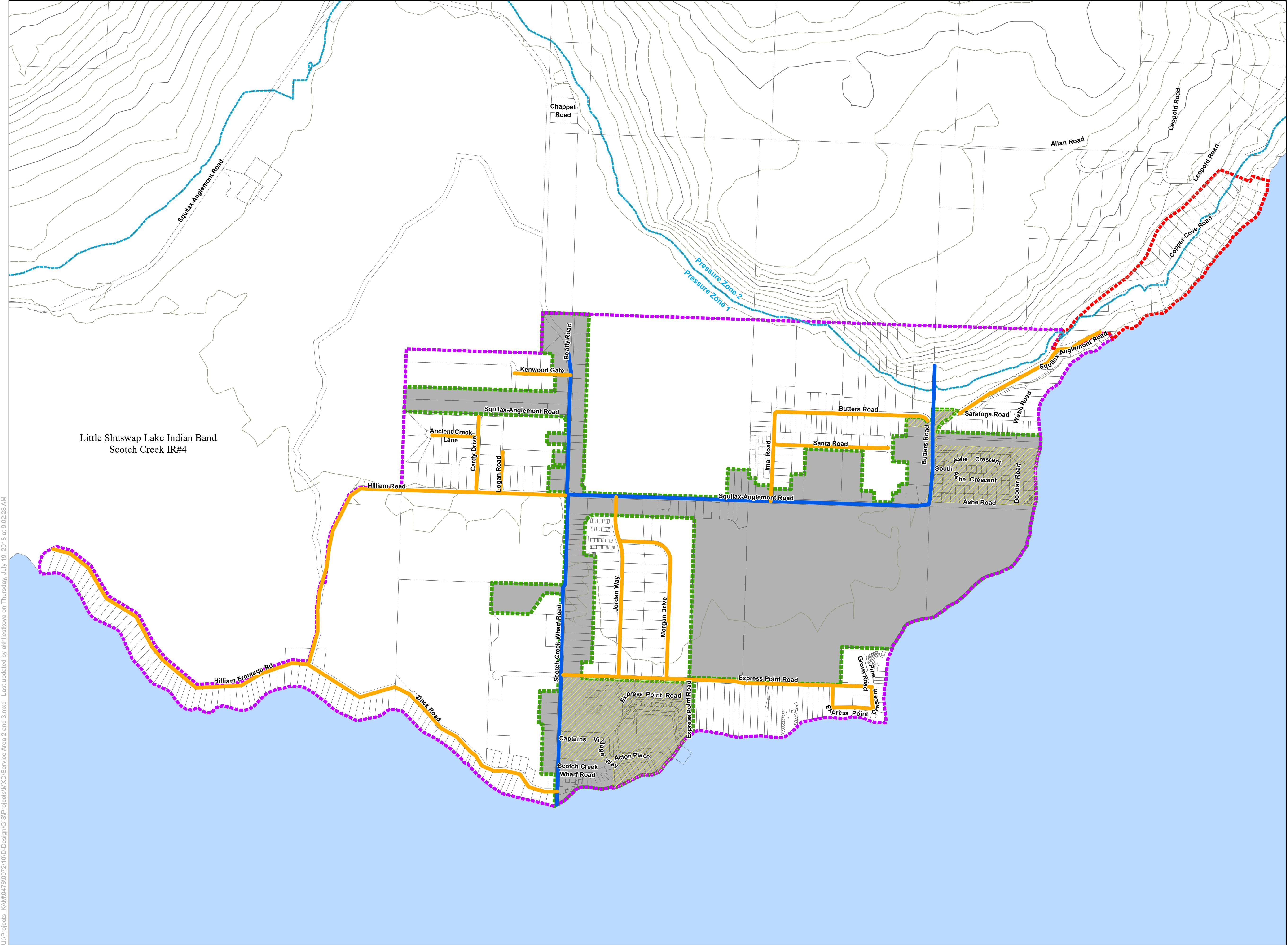
Approximately 94% of parcels are occupied in service area 1, compared to 60% of service area 2. In both service areas, occupied and unoccupied parcels were identified. Occupied parcels refer to parcels that contain structures on them and are assumed to require a water service. Unoccupied parcels refer to parcels which would not require a service connection.

| <b>Proposed Phase 1 (service area 1)</b>   | <b><i>Parcels</i></b> | <b><i>Users</i></b> |
|--|-----------------------|---------------------|
| Scotch Creek Phase 1 existing occupied properties  | 176                   | 639                 |
| Saratoga   | 106                   | 143                 |
| <i>Subtotals:</i>  | <b>282</b>            | <b>782</b>          |
| Currently unoccupied but in Scotch Creek Phase 1 service area (parcels in phase 1, users in future): | 10                    | 10                  |
| <i>Subtotals:</i>  | <b>292</b>            | <b>792</b>          |
| Potential nearby extensions to service area (all currently unoccupied)*:                             | 389                   | 588                 |
| <i>Totals:</i>   | <b>681</b>            | <b>1380</b>         |

\* this includes Osprey, Trailblazers, Doubletree, Franks campground, Zinck Road parcels



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Columbia Shuswap Regional District

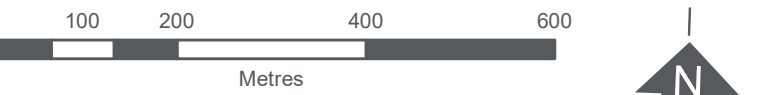
Scotch Creek Water Study

Proposed Future Service Areas

Legend

- Phase 1 Water Main
- Phase 2 Water Main
- Pressure Zone Boundary
- Service Area 1 – proposed Phase 1 Service Area (including Saratoga Service Area)
- Service Area 2 – proposed future pressure zone 1 service area
- Service Area 3 – potential future pressure zone 2 service area
- Exempt from Loan Repayment Service Area

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



Coordinate System:  
NAD 1983 UTM Zone 11N

Scale:  
1:8,000  
(When plotted at  
22"x34")

Data Sources:  
Data provided by -

|            |               |                         |
|------------|---------------|-------------------------|
| Project #: | 0476.0072.10  | <b>URBAN</b><br>systems |
| Author:    | JC            |                         |
| Checked:   | LC            |                         |
| Status:    |               |                         |
| Revision:  | A             |                         |
| Date:      | 2018 / 7 / 19 | FIGURE 2-1              |

| <b>Future (service area 2)</b>                    | <b>Parcels</b> | <b>Users</b> |
|---|----------------|--------------|
| Phase 1 occupied properties                       | 176            | 639          |
| additional occupied parcels in full service area  | 388            | 434          |
| <i>Subtotals:</i>                                 | <b>564</b>     | <b>1073</b>  |
| currently unoccupied but in Phase 1 service area: | 10             | 10           |
| currently unoccupied in full service area:        | 400            | 701          |
| <i>Totals:</i>                                    | <b>974</b>     | <b>1784</b>  |
| Saratoga  | 106            | 143          |
| <i>Totals:</i>                                    | <b>1080</b>    | <b>1927</b>  |

### 2.1.2 Water Use

A number of approaches were compared for calculating the maximum day demand. It was determined that the following assumptions provide a reasonable estimate.

- Saratoga water use is approximately 4300 L/unit/day – this consistent with CSRD Subdivision Servicing Bylaw (SSB) of 4500 L/lot/day and lower than previous estimates of 6300 L/lot/day which were based on the SSB at the time
- Commercial use is anticipated to be similar to residential use, and there are no industrial users. Also, the bulk of parcels in Scotch Creek based on the OCP are residential (75%, by area). Water service connections will be sized relative to their end uses of water.
- 4500 L/user/d has been applied to all users for system sizing – water use per user may be higher or lower for some users, but this is suitable for overall sizing
- Note we have assumed 4500 L/lot/d = 4500 L/unit/d = 4500 L/user/d (not 4500 L/person/d).
- A reasonable amount of community growth has been considered in the calculations:
  - 40 L/s is 770 users/units at 4500 L/user/d. At 2.5 people/unit = 1920 people
    - *This is approximately the existing number of occupied users in the proposed Phase 1 service area (including Saratoga)*
  - 60 L/s is 1150 users/units at 4500 L/user/d. At 2.5 people/unit = 2880 people
  - 90 L/s is 1728 users at 4500 L/lot/d (4320 people)
    - *This is about 40 years growth at 2% /year from the existing number of people*



The following table shows the maximum day demand that has been used for system sizing and the cost estimates. Please note that the cost estimates have been completed at a conceptual level, so these assumptions should be reviewed and adjusted during the design stage. Also, MDD is used mainly to size the source, treatment, and pumping infrastructure, so modest changes to the MDD will have a marginal effect on the overall costs. Additional growth could also be accommodated in the future through the implementation of water conservation measures.

| Scenario | MDD (L/s) |
|----------|-----------|
| Phase 1  | 40-60     |
| Ultimate | 60-90*    |

### 2.1.3 Fire Flows

The distribution system was modelled in WaterCAD to determine pipe sizes and available fireflows throughout the system. This was completed at a conceptual level, and the layout and watermain sizing should be confirmed during the project design.

The worst case condition for sizing watermains is supplying maximum day demand and the required fireflow with the system pumps off (i.e. power failure condition). In order to take a cost effective and sustainable approach to the watermain sizing, a somewhat reduced fireflow target was used compared to past studies for the *initial* water modelling (see table below). The purpose of this initial water modelling was to determine appropriate watermain sizing for the preparation of the cost estimates. Additional work is required to refine the watermain sizing and pipe layout.

As will be noted in Section 4, the watermains will be a significant portion of the capital cost of the new water system. It is important that they appropriately sized for future conditions, to avoid needing to upsize key sections in the future. That said, it would be possible increase fireflows in the future (i.e. phase the construction) through the addition of looping. The fireflow assumptions also have a significant impact on reservoir size and cost, and as will be noted in future sections, the reservoir construction can be phased. Reducing the reservoir size is also beneficial because it reduces water age.

Other items should be considered in the water distribution system design:

- The Scotch Creek fire department has shuttle accreditation, and therefore doesn't rely on just the main distribution system to provide fire protection (e.g. a lake hydrant could be used);
- Sprinklers and other fire protection measures could be included in buildings to reduce fireflow requirements;
- The elevation of the reservoir. The original study recommended a reservoir height of 427 m. The proposed new Saratoga Reservoir will be much higher for siting/geography reasons. This means there

is potential for greatly improved fireflows with smaller pipe sizes. The CSRD is also planning to include a high pressure hydrant above the PRV station in the Saratoga reservoir design.

Significantly higher fireflows than the target will be achieved in many areas with the proposed watermain sizing. Assuming that the reservoir is sited at the elevation proposed for Saratoga, the fireflows will be more than adequate.

| Description               | Initial Fireflow Target | Achieved Fireflow Range |
|---------------------------|-------------------------|-------------------------|
| Single Family Residential | 60 L/s                  | >80                     |
| Commercial                | 90 L/s                  | >110                    |
| Institutional             | 90 L/s                  | n/a                     |

During the design of the distribution system, it will be important to review the system configuration in detail. This should consider:

- The available budget
- Key pipe sections (e.g. downstream of the reservoir) and whether an upsizing is preferable so that higher fireflows can be achieved in the future
- Opportunities to phase the system and add looping in the future to increase fireflows if desired
- The reservoir elevation and PRV station design / setpoints
- Consideration of the potential for high pressures, and high velocities/flows in sections of the distribution system.

#### 2.1.4 Reservoir Storage

The reservoir storage was calculated based on the Master Municipal Construction Documents (MMCD) Design Guideline Manual, which is a best practice guideline referenced for the design, tendering and construction of municipal projects. The following formula was followed:

$$\text{Total Storage Volume} = A + B + C$$

Where;

*A = Fire Storage (from Fire Underwriters Survey guide)*

*B = Equalization Storage (25% of Maximum Day Demand)*

*C = Emergency Storage (25% of A + B)*

The fire storage was calculated based on Water Supply for Public Fire Protection, FUS, 1999. The fireflow specified in the previous section (60 L/s and 90 L/s) corresponded to a required duration of flow. The duration, along with the flow, was used to size the fire protection storage of the reservoir

This results in the recommended storage volumes shown in the following table.

| Scenario                                       | Reservoir Volume (m <sup>3</sup> ) |
|--|------------------------------------|
| Existing Phase 1 (MDD 60 L/s, fireflow 60 L/s) | 1500-2000                          |
| Future (MDD 90 L/s, fireflow 90 L/s)           | 3000-3200                          |

It is recommended that the reservoir is constructed in phases (two cells with 1500 m<sup>3</sup> each). Note that this is a smaller reservoir than what was proposed in past studies, but will provide a reasonable storage volume for operation of the water system and fire protection, supplemented with shuttle service from the lake. A dedicated watermain is proposed to the reservoir and will reduce water age problems associated with the system, in conjunction with good reservoir design.

Also for context, the existing Saratoga reservoir is 90 m<sup>3</sup>, and funding for a new upper 250 m<sup>3</sup> reservoir has been received. The lower reservoir would be abandoned as part of this proposed project.

The draft design of the Saratoga reservoir (by Gentech) indicates a proposed top water level (TWL) of 439.5 m. This has been set based on the elevation of a suitable site. The desired reservoir TWL is 427 m (based on the 2007 Urban Systems report and limiting pressures to a range that will not cause excessive water use or damage to equipment). A pressure reducing valve will therefore be required.

## 2.2 Water Treatment

### 2.2.1 Surface Water (Shuswap Lake)

- Previous studies recommended filtration as this was required for a surface water source at that time.
- Filtration deferral is now an accepted option as Shuswap Lake is a considered a high quality, low turbidity source.
- Filtration has not been included in current estimates based on CSRD's current discussions with Interior Health, and the monitoring results from other water systems on the lake which have shown that the water quality is suitable without filtration. It has been assumed that UV disinfection and chlorination will be used. This conclusion is corroborated by the performance of the existing Saratoga water system.
- Chlorination is recommended for all water systems (4-log viral CT assumed)
- A dedicated main to the reservoir has been included for 4-log viral CT, and system residual control

### 2.2.2 Groundwater

- Past studies from Piteau and water quality testing of the well on the Doubletree property indicate that the groundwater quality is acceptable without treatment
- Chlorination is recommended for all water systems (4-log viral CT assumed)
- A dedicated main to the reservoir has been included for 4-log viral CT, and system residual control

Groundwater options are discussed further in Section 3. There are concerns regarding the potential impact of septic systems on the water quality, which could impact treatment requirements in the future. The proposed well locations are anticipated to be upgradient of the community, which should lessen the potential need for additional treatment beyond chlorination.

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### 3 Water System Options

Several options were considered and decisions were made regarding the preferred approach to a community water system for Scotch Creek. The following options were considered:

1. The expansion Saratoga water system to include the entire Scotch Creek area (i.e. one centralized water system)
2. A separate water system for the Scotch Creek area. This included the review and comparison of options for:
  - a. the water source (surface water or groundwater) and its location
  - b. the reservoir location

The following tables provide a general comparison of these options. The overarching water system Vision, and project goals were also considered in this comparison.

#### 3.1 Overall Water System Options

##### 3.1.1 Centralized System with Saratoga

| Pros   | Cons   |
|--|--|
| <p>The system has been shown to reliably provide safe drinking water. This includes both:</p> <ul style="list-style-type: none"> <li>• The source/treatment process</li> <li>• The operation and maintenance of the system by the CSRD</li> </ul>  |  |
| <p>Low risk from a technical perspective</p> <ul style="list-style-type: none"> <li>• intake and WTP requirements are known, single supply location will reduce capital and O&amp;M costs as there will be less required equipment</li> <li>• reservoir site has been assessed</li> </ul> <p>→ <i>potential to use this as rationale for funding the Scotch Creek water system as project can be shovel ready relatively quickly</i></p> |  |
| <p>Economies of scale for cost recovery of capital &amp; O&amp;M – will reduce long-term costs to community. Increasing the number of users will result in a system that is more affordable and financially sustainable.</p>   | <p>Concern regarding equity from Saratoga water users. Need to assess contribution to existing system per CSRD policies.</p> |

| Pros   | Cons  |
|--|---|
| Best/only surface water intake option per previous study   | Some public concern regarding proximity of STP outfall; however, existing testing at Saratoga WTP has shown water quality is excellent                      |
| <p>Saratoga system has received funding for upgrades which could be leveraged for a larger Scotch Creek project</p> <p>→ <i>potential to use this as rationale for funding the Scotch Creek water system to increase priority and urgency</i></p>  | Potential to delay Saratoga upgrades as do not know when/if Scotch Creek funding would be received. Puts pressure on funding application and assent process |
| <p>Better source protection/control than dual systems with multiple intakes, or surface and groundwater sources.</p> <p>Less potential for conflict /impact from community effluent disposal location</p>  |   |
| <p>More efficient to operate/maintain a single water system. Reduced impact on the environment and footprint on the foreshore (if one surface water intake and WTP rather than two).</p> <p><i>Design will include redundant equipment (e.g. pumps) and back-up power increase reliability</i></p> |   |

**Separate Scotch Creek System**

| Pros  | Cons   |
|---|--|
| Saratoga system upgrades could be completed independently of Scotch Creek project   | Lose potential to reduce costs for Saratoga users through economies of scale.  |
| <p>Some desktop studies regarding high yield wells have been completed by Piteau, and there are smaller wells drilled in area that show water quality /quantity should be suitable.</p> <p>Piteau report suggests wells should be 30 L/s each, spaced a minimum of 100 m apart to avoid interference.</p> | <p>The development of larger wells will trigger a review under the BC Environmental Assessment Act (<math>\geq 75</math> L/s). This process is anticipated to take at least two years, and could therefore delay the project schedule. The process would be used to identify valued environmental components (e.g. other wells and water source in the area, habitat, birds), and confirm that the development and operation wells will not impact them.</p> <p><i>There are also Risk that groundwater development will not be successful. Risk of impact of septic systems to water quality. Risk of interference with other existing wells/Scotch Creek. There are a number of unknowns to consider</i></p> |
| The groundwater quality may be suitable for chlorination as the sole source of disinfection (without UV, reducing the treatment plant cost).  | The Piteau report recommends confirming that adequate in-ground filtration is provided through monitoring once the wells have been developed. Therefore it is also possible that UV disinfection will be required for the groundwater source option given the vulnerability of the aquifer. This could add to project costs in the future.   |
| The Roan site has been identified as a potential reservoir location   | A new reservoir site would need technical review including field investigations (e.g. survey, geotechnical) and land acquisition/permitting – which will take more time than the Saratoga reservoir site   |
| Could establish a small service area and phase system   | <p>May not be as likely to secure government funding</p> <p>May be difficult to proceed with subsequent phases and benefit entire community.</p> <p><i>Risk that economies of scale will not be realized, and project will not advance</i></p>   |

## 3.2 Detailed Water System Options

The following detailed options were reviewed and compared. The following sections provide general assumptions and commentary regarding the options. Cost estimates are provided in Section 4.

### 3.2.1 Saratoga Expansion - Phase 1

*{Consolidated System with Saratoga Intake & Saratoga Reservoir}*

As discussed in Section 3.1.1, there are many benefits to this option.

- From a technical perspective this system is well understood, and can be completed in a straightforward and timely manner
- A water licence amendment will be required for the intake
- Have assumed that majority of watermain will be constructed along the trail to reduce road restoration costs. This resulted in a savings in the order of \$400-500k in the cost estimate. The location of infrastructure will need to be further evaluated to avoid conflicts with other existing infrastructure and minimize costs.
- The construction cost could be reduced by decreasing the size of the reservoir. For example, there is a savings of approximately \$900k if the reservoir size is decreased to 1000 m<sup>3</sup>

**Overall this is the preferred option because:**

- **There would be long-term efficiency in having a centralized system (i.e. lower O&M costs)**
- **It has the lowest capital cost;**
- **This option is the most shovel-ready and therefore the most likely to be successful in terms of a grant application**

### 3.2.2 Saratoga Expansion – Full Service Area

*{Consolidated System with Saratoga Intake & Saratoga Reservoir}*

- This option shows the estimate for constructing the full water system in one phase
- The costs are quite high due to the extent of the distribution system, however there would be a higher number of users to pay for the system.
- A reservoir volume of 3000 m<sup>3</sup> has been assumed; however, this could be reduced/phased to reduce the initial cost
- Some of other infrastructure (e.g. pumps, water treatment equipment) could also be reduced in size to reduce initial cost as this infrastructure has a shorter life and would need to be replaced before all users are connected to the system.

### 3.2.3 Wharf Road Intake & Roan Reservoir – Separate System, Phase 1

- Previous study recommended Saratoga site as best intake location in area
- Wharf Road Park has also been considered to provide the community with the conceptual cost of a separate Scotch Creek water system using a surface water intake
- The estimate assumes that there is adequate space at the CSRD Wharf Road park, and that there will be no land acquisition costs with this option
- Will need to undertake specific siting study for intake and consider STP outfall location (similar to Saratoga site considerations, assumed to be acceptable in terms of water quality)
- Have assumed will need to upgrade power from highway to site for 3-phase (for UV disinfection system)
- As this would be a new intake/water treatment plant site, the cost estimate allows for:
  - General site work (e.g. clearing/grubbing, grading, landscaping, fencing)
  - Site piping and valves
  - A new building (larger than Saratoga where the existing building can be used/expanded)
  - Power upgrades to get 3-phase power to the WTP for the UV disinfection system
- The estimate also includes a dedicated watermain from the WTP to the Roan reservoir, and a 1500 m<sup>3</sup> reservoir. The dedicated main is a significant cost given the distance to the reservoir compared to the proximity of the Saratoga intake to the Saratoga reservoir.
- The watermain connection to the community from the reservoir is a considerable distance and adds a significant cost to this option compared to the Saratoga reservoir location. A larger watermain is required due to the distance/headloss, and is needed meet fireflow targets.

The following figure provides the dimensions of the Park for general context.

Wharf Road Park Property information, retrieved from CSRD Mapping Software



### 3.2.4 Doubletree Wells & Saratoga Reservoir – Separate System, Phase 1

*{Separate reservoir adjacent to Saratoga Reservoir}*

The Doubletree site owners have completed previous investigations regarding the water supply for their development and the Scotch Creek area, and have been in discussion with CSRD regarding the use of their property for a groundwater source. Another site in the area could also be selected. The concept and assumptions for this option build on previous work that has been completed.

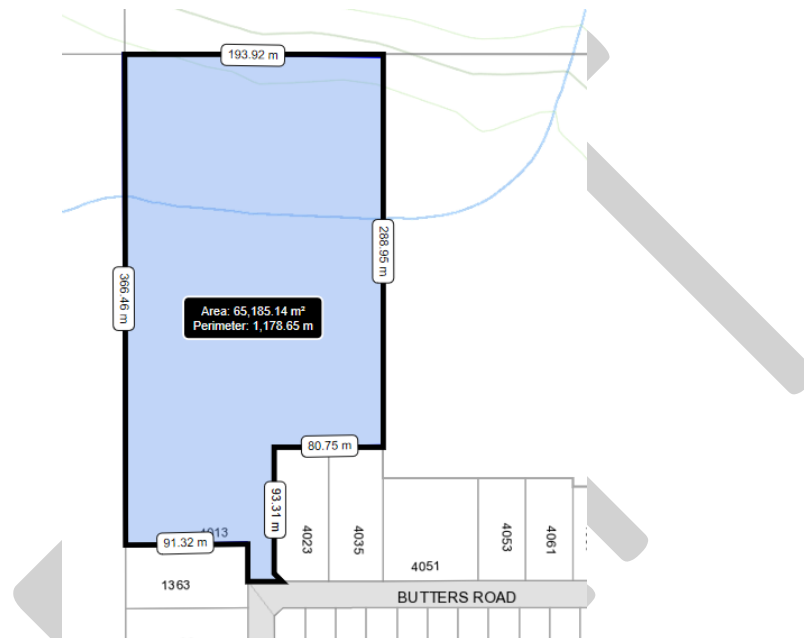
In particular, the “Technical Memorandum No. 3 – Hydrogeological Assessment for Scotch Creek” (Piteau Associates, October 2013) has been referenced. This document provides a summary of previous groundwater studies in the area, and states the following:

- A withdrawal rate of 120 L/s would represent approximately 20% of the aquifer flow
- The aquifer is considered highly vulnerable to contamination, and the direction of flow is from the north towards the south, so it is considered prudent to position effluent-to-ground disposal areas down-gradient of any wells. Wells should be located within the northern portion of the aquifer.
- In order to achieve the desired yield, multiple wells (at least 4 @30 L/s each) will be required.
  - *For a 90 L/s MDD, 4 wells would provide MDD with 33% redundancy. The number of wells and redundancy should be confirmed during the design.*
- The minimum recommended well casing diameter is 300 mm, and wells will be approximately 60 m deep.
- To minimize the potential for interference, wells should be spaced a minimum of 100 m apart, perpendicular to the direction of flow in the aquifer.
- Chlorination will likely be required, and field investigation will be required during the first few months of operation to demonstrate that the aquifer provides suitable filtration.

- If not, then UV disinfection may be required. This has not been included in the cost estimate.

The following figure provides the dimensions of the Doubletree property. The siting of 4-5 wells with the above criteria would require further review from both a hydrogeological perspective, and to prevent encumbering the proposed development on the property. Other sites in this vicinity could be considered for all/some of the wells.

**Doubletree Property information, retrieved from CSRD Mapping Software**



The estimate for this option includes:

- Drilling and development of three 30 L/s wells (for an MDD of 60 L/s, this provides 50% redundancy)
- The infrastructure needed for three well sites (piping, valves, electrical supply/kiosk, sampling stations, blow-offs, fencing, etc.)
- A single WTP at one of the well sites with a chlorination system
- A dedicated supply main to the Saratoga reservoir
- A 1500 m<sup>3</sup> reservoir at the Saratoga site or a proximate location.
- An allowance for the BC Environmental Assessment process and groundwater investigations that will be required. A groundwater licence will also be required in accordance with the BC Water Sustainability Act and BC Groundwater Protection Regulation.

As stated in Section 3.1.2, the development of larger wells will trigger a review under the BC Environmental Assessment Act ( $\geq 75$  L/s). This process is anticipated to take at least two years, and could therefore delay the project schedule. The process would be used to identify valued

environmental components (e.g. other wells and water source in the area, habitat, birds), and confirm that the development and operation wells will not impact them.

- The estimate for this option does not include the decommissioning of existing wells and water systems as property owners may want to retain these wells/intakes for irrigation purposes.
  - *For the centralized surface water option this will provide the benefit of reducing water use from the community water system;*
  - *For a separate groundwater system, this becomes much more complicated with potential for impacts to both water quality (source protection control) and quantity (interference between wells)*

### 3.2.5 Roan Wells & Roan Reservoir – Separate System, Phase 1

An estimate has also been prepared for developing a groundwater source and reservoir on the Roan property.

- The well costs are estimated to be the same as the Doubletree property.
- The length of the dedicated main is reduced with this option
- The watermain connection to the community back from the reservoir is also a considerable distance and adds a significant cost to this option compared to the Saratoga reservoir location. A larger watermain is required due to the distance/headloss, and is needed to meet fireflow targets. It may be possible to construct the watermain along the trail to reduce project costs. The potentially difficult terrain/slope from the reservoir needs to be considered in the construction costs. This is unknown at this time as the site has not been reviewed/investigated.
- The construction of the reservoir will require the assessment of a new site including survey, geotechnical & hazard/terrain review, archaeological review, and environmental review. It will also require negotiations with the property owner, a right-of-way and legal survey. This will affect the project schedule.
- The reservoir will also require the development of a new site including roads/drainage, piping/valves, fencing, SCADA, and power/controls which adds to the estimated cost.
- An allowance for land acquisition costs has been included in the estimate but is unknown at this time.



## 4 Cost Estimates

Class C cost estimates have been prepared and include a 25% contingency allowance and an allowance of 15% for engineering/consulting. A Class C estimate is prepared with limited site information, and is based on probable conditions affecting the project. It represents the summation of all identifiable project component costs. It is used for program planning and to establish a more specific definition of client needs and to obtain approval in principle. A contingency allowance of 25% plus engineering and other allowances is appropriate for this class of estimate.

The cost estimates are in 2018 Canadian dollars, and include an allowance for inflation of 3% per year for 2 years (i.e. assumes construction in 2020). The appropriateness of this inflation allowance should be considered in conjunction with the project funding, financing and scheduling.

A detailed breakdown of the cost estimates is included in Appendix 4-1. Please note that special architecture has not been included for the water treatment plants, and basic site landscaping/restoration has been included.

### 4.1 Construction Costs

The following table provides a summary of the construction costs estimated for the options presented in Section 3.

|   | <b>OPTION 1</b><br>Phase 1 - Saratoga<br>Intake / Saratoga<br>Reservoir | <b>OPTION 2</b><br>Phase 1 - Wharf Road<br>Intake/Roan Reservoir | <b>OPTION 3</b><br>Phase 1 - Doubletree wells<br>/ Saratoga Reservoir | <b>OPTION 4</b><br>Phase 1 - Roan wells /<br>Roan Reservoir | <b>OPTION 5</b><br>Ultimate (Service Area 2)<br>- Saratoga Intake /<br>Saratoga Reservoir |
|---|---|--|---|---|---|
|   | <i>Central System with<br/>Saratoga</i>                                 | <i>Separate water system for<br/>Scotch Creek</i>                | <i>Separate water system for<br/>Scotch Creek</i>                     | <i>Separate water system for<br/>Scotch Creek</i>           | <i>Central System with<br/>Saratoga</i>   |
| General Requirements  | \$ 380,000  | \$ 570,000   | \$ 495,000  | \$ 575,000  | \$ 960,000  |
| Watermains  | \$ 2,370,725  | \$ 2,548,725   | \$ 2,548,725  | \$ 3,624,975  | \$ 9,004,675  |
| Source and Treatment  | \$ 1,852,500  | \$ 3,810,000   | \$ 2,755,000  | \$ 2,485,000  | \$ 2,177,500  |
| <i>Dedicated Main (included in source and<br/>treatment amount)</i> | \$ 495,000  | \$ 1,657,500   | \$ 495,000  | \$ 225,000  | \$ 495,000  |
| Reservoir   | \$ 1,610,000  | \$ 2,120,000   | \$ 2,120,000  | \$ 2,515,000  | \$ 3,465,000  |
| Subtotal All Sections   | \$ 6,213,225  | \$ 9,048,725   | \$ 7,918,725  | \$ 9,199,975  | \$ 15,607,175   |
| 25% Contingency   | \$ 1,298,000  | \$ 2,262,000   | \$ 1,980,000  | \$ 2,300,000  | \$ 3,647,000  |
| Sub-total   | \$ 7,511,225  | \$ 11,310,725  | \$ 9,898,725  | \$ 11,499,975   | \$ 19,254,175   |
| 15% Engineering/Consulting  | \$ 872,000  | \$ 1,697,000   | \$ 1,485,000  | \$ 1,725,000  | \$ 2,633,000  |
| Subtotal  | \$ 8,383,225  | \$ 13,007,725  | \$ 11,383,725   | \$ 13,224,975   | \$ 21,887,175   |
| Inflation (2 years at 3%)   | \$ 510,538  | \$ 792,170   | \$ 693,269  | \$ 805,401  | \$ 1,332,929  |
| <b>Estimated Capital Cost (Rounded)</b>                             | <b>\$ 8,900,000</b>   | <b>\$ 13,800,000</b>   | <b>\$ 12,100,000</b>  | <b>\$ 14,000,000</b>  | <b>\$ 23,200,000</b>  |

**Notes:**

- A savings of approximately \$900k to Option 1 could be realized by reducing reservoir from 1500 to 1000 m<sup>3</sup>
- Option 1 includes a deduction of \$1.488 M for Saratoga funding. The estimate without this deduction is \$11.1 M which is still less than other non-centralized options
- Option 5 includes a deduction of \$1.488 M for Saratoga funding. The estimate without this deduction is \$25.4 M
- Option 5 includes 380 water services, based on approximate counts of existing occupied properties in the full service area (approximately 1000 users)
- The Option 5 total cost could also be reduced by decreasing the reservoir size
- A cost allowance for decommissioning existing water systems and wells has not been included and is assumed to be at property owner's expense
- **Water meters have been included for the larger services with backflow preventers, but NOT for individual users at this time. This was excluded at this time to reduce the initial capital cost, but may be completed at a later date in accordance with the CSRD Water System Acquisition Strategy. The CSRD will implement a Water Conservation Plan for the community to minimize water use.**

## 4.2 Cost Recovery Calculations

### 4.2.1 Background

The CSRSD has a number of policies that are part of the Water System Acquisition Strategy that will need to be applied in the development of the project and have been considered in the cost recovery calculations. The approach to cost recovery should be consistent with these policies and be:

- Equitable
- Transparent / accountable
- Efficient to administer
- Limit risk/uncertainty
- Sustainable

A couple of these key policies are referenced below.

#### Water User Rates

To ensure the long-term viability of its water systems, the CSRSD must ensure its water user rates reflect the true value of safe, reliable water. To promote sustainability, the CSRSD's water user rates should recover the full cost of providing water (i.e., the rates should cover operations and maintenance costs, rate-funded capital, and contributions to reserves for long-term capital replacement). These rates should be designed to recover these costs fairly across water user groups. In order to minimize any substantial increases in usage rates, the CSRSD may consider phasing in rates over time.

**Policy No. 25:**

- (a) *The CSRSD will introduce uniform water user rates to recover the full cost of providing safe, reliable water.*
- (b) *The CSRSD will consider phasing in rate increases over multiple years to help mitigate the impact on water users.*

#### Existing Properties Connecting to a CSRSD Water System

The CSRSD needs to establish a fee for a contribution to capital reserve for properties outside the service area that wish to connect to a CSRSD water system. Funds collected will assist with required future capital upgrades. The contribution to capital reserve account is ten times the current parcel tax for each respective water system. This ten multiplier of the parcel tax will be based on the number of connections, as in the case of a trailer park, or the number of residences, as in the case of a multi-unit building.

**Policy No. 34:**

- a) Existing properties applying to connect to a CSRD water system shall pay a contribution into the respective water system's Capital Reserve Fund for future capital infrastructure at a rate of 10 times the current parcel tax of the respective water system, based on the number of residences and/or businesses on the property, in addition to the established connection fee.*
- b) In extenuating circumstances, the Board may deviate from this formula to calculate the contribution to a capital reserve account.*

Policy 34 has been applied in the past when a parcel/development connects to an existing water system. The intent of this is to recognize the contributions of the existing/past property owners in the water system, by requiring an initial contribution to reserves.

This is different than the proposed Scotch Creek water system which is a large expansion instead of new water system on its own; therefore, the CSRD is considering recommending Policy 34 not apply to Phase 1.

**It would however be considered in the future when new parcels connect to the water system.**

#### 4.2.2 Water System - Initial Connection and Annual Fees

There are a number of costs relating to the construction of a water system, and these costs are recovered through charges to property owners benefitting from the water system.

The beneficiaries include:

- An unoccupied parcel – as the value of the property will be higher and there is increased development potential if there is the potential to connect to a community water system
- A water user who is connected to the water system and using the water. **Note that in this case, all users in the service area will be required to connect to the new water system.**

The costs and typical cost recovery approach are summarized in the following table.

| Item   | Cost Recovery Approach                            |
|--|---|
| Water service from house to property line;<br>Decommissioning former water system & its components | Property owner's expense                          |
| Water service from property line to watermain  | Initial Connection Fee (\$2,000)                  |
| Initial water system construction cost   | Annual Parcel Tax/User Fee                        |
| Operation & Maintenance Expenses   | Annual User Fee                                   |
| Infrastructure repairs & replacement   | On-going contribution through Parcel Tax/User Fee |

### 4.2.3 Preferred Solution and Calculations

A meeting was held with the Scotch Creek Water Advisory Committee to review a draft of the report, and it was agreed that Option 1 (Phase 1 expansion of the Saratoga water system) was the preferred solution for moving forward with a community water system in accordance with the Vision and Goals presented in Section 1 of this report.

In order to complete the following cost recovery calculations, it has been assumed that:

- The preferred approach is a central water system / expansion of the Saratoga water system with a capital cost of \$8,900,000 being incurred.
- That a new service area will be created for the surcharge of the loan repayment for the new Scotch Creek infrastructure and user fees/parcel tax
- Calculations have been based on receipt of a senior government grant of 73%
- The CSRD will finance the remainder of the construction cost with the Municipal Finance Authority, with a 20-year amortization at 3%/year, and a 3% capitalization rate sinking factor of 0.037215708.
- There are 106 parcels, and 143 users in the existing Saratoga water system (this includes Copper Island RV Park)
- Water system annual expenses will be similar to the Saratoga expenses (and have been adjusted based on the number of users depending on the option).
- Note that the calculations are in 2018 dollars and are based on current expenses. Water system rates will be increased over time. Currently user fees are increased on an annual basis by 2%, and parcel taxes are increased every 5 years.
- The Saratoga users should not pay for the loan for the expanded water system and will not be included in the new service area for the loan repayment.

- Captain's Village Marina will be in the service area and will contribute \$550,000 to the project cost upon connection to the water system based on their agreement with the Comptroller/CSRD. In order to be equitable and recognize this contribution, the CSRD is considering waiving the loan repayment portion of the user fee for this property.
- The parcel tax will be \$185/year
- Users fees will be collected to pay for annual expenses and loan repayment (range of \$550-\$750 anticipated)
- Existing Saratoga users will benefit from the economies of scale of the larger water system (i.e. annual expenses per user are lower with additional users)
- A metered rate based on water meter reading will not be charged at this time but may be considered in the future once all users have meters.

#### 4.2.4 Potential Rates

The parcel tax and user fees were calculated for three options:

- Option A – base option. Includes Scotch Creek phase 1 with 176 parcels and 639 users.
- Option B – full service area, with 564 parcels, and 1073 serviced users. For this option it has been assumed that a 73% grant will be received, but this may not be realistic

#### Please note that:

- The following calculations are a simplified version of the potential rates for single family residential user. If this project proceeds, CSRD Bylaw 5744 would apply, and Schedule A would be updated to include the Scotch Creek water system.
- The number of parcels/users is approximate and should be confirmed.
- The CSRD finance department needs to review these calculations and the distribution between the parcel tax and user fees may need to be adjusted. The purpose of the numbers provided below is to provide a general indication of the potential charges

The following table provides a summary of the calculations.

| Item (Note 2)   | Option A<br>Phase 1 Service<br>Area | Option B<br>Ultimate System<br>(Note 3) |
|---|-------------------------------------|---|
| Capital Cost  | \$ 8,900,000                        | \$ 23,000,000                           |
| Loan Amount   | \$ 1,850,000                        | \$ 5,710,000                            |
| Annual Costs (Loan Repayment & Annual Expenses)                     | \$ 439,000                          | \$ 788,000                              |
| Parcels / Users (including Saratoga)                                | 282 / 782                           | 670 / 1216                              |
| Parcel Tax + User Fee (Saratoga, Captain's Village Marina) (Note 1) | 185 + 414 ≈ \$ 600                  | 185 + 341 ≈ \$ 525                      |
| Parcel Tax + User Fee (Scotch Creek) (Note 1)                       | 185 + 545 ≈ \$ 750<br>(Note 4)      | 185 + 604 ≈ \$ 800                      |
| <b>Anticipated annual payment range</b>                             | <b>\$ 600 - 750</b>                 | <b>\$ 525 - 800 (Note 3)</b>            |

Note 1 – for parcel with one user (e.g. single family parcel)

Note 2 – does not include initial connection fee, or initial contribution to reserves (if applicable)

**Note 3 – this includes a significant grant amount that may not be received**

Note 4 - \$545 is \$414 plus a loan amount of approximately \$131

The calculations show that:

- **The Option A costs for a typical one parcel/one user property are in the range of charges on other CSRD water systems like Saratoga and Sorrento**
- If 73% funding could be received for the ultimate service area, the charges would also be reasonable; however, this level of grant funding is not anticipated.

For comparison, the current parcel tax and user fees for other comparable CSRD water systems are as follows:

|                   | User Fee | Parcel Tax | Total    |
|-------------------|----------|------------|----------|
| Anglemont         | \$ 700   | \$ 530     | \$ 1,230 |
| Sorrento          | \$ 371   | \$ 179     | \$ 550   |
| Macarthur/Reedman | \$ 530   | \$ 236     | \$ 766   |
| Sunnybrae         | \$ 486   | \$ 324     | \$ 810   |
| Saratoga          | \$ 521   | \$ 185     | \$ 706   |

## 5 Community & Agency Input

- *Summary regarding advisory committee and community open house to be added after community open house July 26, 2018*
- *Purpose of this section to demonstrate process, and whether there is support for project*
- *Add Appendix 6-1 with committee member list, terms of reference, comments, survey results, photos, support letters*

DRAFT



## 6 Potential Schedule & Next Steps

The following next steps are anticipated for moving this project forward. A tentative schedule is shown to provide an idea of the length of time that would be required to complete the project if senior government funding is received.

The last step in the CSRSD water system acquisition process (just before detailed design and construction) is public assent. It is initiated once all the preliminary engineering is completed and project funding has been secured.

Public assent can be accomplished through a referendum, formal public assent or an alternative approval process where if less than 10% of electors petition against the proposal it is considered successful. A referendum requires a majority vote 50% + 1 in favor in order to pass while a formal petition requires 50% + 1 vote yes as well as at least 50% of the total assessment, the decision as to which process is used will be determined by the CSRSD Board of Directors.

Working with an advisory committee that represents the demographics, interest and geography of a community and conducting broad community engagement in determining broad and sufficient support for a community water system solution is imperative in achieving success.

As noted, the public assent process would not be completed until after a grant has been received and project costs are confirmed.

Please also note that there will be opportunities for refinement of the project scope and design during the preliminary design and detailed design stages. Obtaining funding is a first key step to advancing the work.

- |   |                             |
|---|-----------------------------|
| • Community open house                      | July 26, 2018               |
| • CSRSD Board meeting                       | August 16, 2018             |
| ○ Letter of support for funding application |                             |
| ○ Loan authorization bylaw                  |                             |
| ○ Service area establishment bylaw          |                             |
| • Funding application                       | August 29, 2018             |
| • Receipt funding                           | unknown, assume spring 2019 |
| • Preliminary design                        | spring 2019                 |
| • Referendum / assent process               | summer 2019                 |
| • Detailed design                           | fall 2019                   |
| • Tendering                                 | fall 2019/early winter 2020 |
| • Construction                              | 2020                        |

## 7 Conclusions & Recommendations

1. Saratoga system expansion is the preferred approach as a result of consultation with the advisory committee for a number of reasons:
  - Lowest capital cost
  - Lowest O&M costs
  - Least risk and unknowns from a technical perspective
  - Best option from a schedule perspective and ability to proceed with grant application, assent process, and design/construction
  - Ability to leverage existing Saratoga funding and reduce overall costs to community through economy of scale.
  - Best option from a sustainability and environmental perspective (e.g. source protection)
2. A phased approach to construction of the water system is preferred. The Phase 1 service area should maximize the number of users.
3. Feedback on the preferred solution should be obtained from the community
4. The CSRD should apply for funding in August 2018 for Phase 1. Applications to future funding programs should be considered in the future when there is demand/interest in expanding the system.
5. A smaller reservoir could be considered if full funding not received to minimize costs; however, community members have expressed a desire to ensure sufficient fire protection is included, and should be engaged to determine whether there is a willingness to pay for increased storage.
6. The following items should be considered during the design stage:
  - Refinement of the service area
  - Distribution system design to optimize fireflows
  - Potential future location of community sewer system infrastructure, and best location for water mains to minimize construction costs and future conflicts during construction

## Appendix 1-1

### *Previous Document Summaries*

- Scotch Creek/Lee Creek Zoning Bylaw No. 825, CSRD, 2017
- Community Sewer System and Water Plan for Scotch Creek Area 'F', Opus DaytonKnight, 2013
- Scotch Creek Water Study, Urban Systems, 2007
- Hydrogeological Assessment of the Impact of Septic Effluent on the Scotch Creek Aquifer, Golder Associates, 1998
- Hydrogeological Assessment – Proposed Residential Subdivision, Piteau Associates, 2004
- Electoral Area 'F' (North Shuswap) Official Community Plan Bylaw No. 830, CSRD, 2009
- Scotch Creek Water Utility Study Update, Civic Utilities Ltd., 2009
- Source of Water Supply for Scotch Creek, Civic Utilities Ltd., 2006
- CSRD Subdivision Servicing ByLaw No. 641, CSRD, 2014
- Technical Memorandum No. 3 - Hydrogeological Assessment for Scotch Creek, Piteau Associates, 2013
- Water System Acquisition Strategy, CSRD, 2011

## Appendix 4-1

*Detailed Breakdown of Cost Estimates*

*Service Area Figures (CSRD)*

DRAFT

## Appendix 5-1

### *Community Input Documentation*

DRAFT



# BOARD REPORT

**TO:** Chair and Directors

|             |            |
|-------------|------------|
| <b>File</b> | DP725-133  |
| <b>No:</b>  | PL20180004 |

**SUBJECT:** Electoral Area C: Reconsideration of Development Permit No. 725-133

**DESCRIPTION:** Report from Jennifer Sham, Planner, dated July 31, 2018.  
4990 Sunnybrae-Canoe Point Road, Sunnybrae

**RECOMMENDATION:** THAT: the Board concur with the Manager of Development Services' decision and refuse issuance of Development Permit No. 725-133 this 16<sup>th</sup> day of August, 2018.

## SHORT SUMMARY:

The owners of 4990 Sunnybrae-Canoe Point Road, legally described as Parcel A (DD 148402F and Plan B6878) of the South East ¼ of Section 21 Township 21 Range 9 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District, have applied to subdivide the subject property into 14 waterfront residential lots. As part of the subdivision process, a Riparian Area Regulation (RAR) Development Permit (DP) is required for development (including subdivision) within 30 m of Shuswap Lake. The Manager of Development Services refused issuance of Development Permit No. 725-133 (DP725-133) because the proposal is not supported by the Electoral Area C Official Community Plan Bylaw No. 725. The agent for DP725-133 is requesting the Board reconsider the decision by the Manager of Development Services.

---

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

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## BACKGROUND:

See "Staff\_Report\_2018-07-16\_DP725-133.pdf" attached.

## POLICY (Excerpts):

### Local Government Act

Part 14 – Planning and Land Use Management

Development permits: general authority

Section 490(5) If a local government delegates the power to issue a development permit under this section, the owner of land that is subject to the decision of the delegate is entitled to have the local government reconsider the matter.

### Development Approval Information Bylaw No. 644

#### PART VI RECONSIDERATION PROCEDURE

17. An applicant may request reconsideration by the Board of a requirement or decision of the Manager under this bylaw by completing a Request for Reconsideration Form, as

illustrated in Schedule 'B', within 30 days of the date on which the requirement or decision is mailed, faxed, e-mailed or handed to the applicant.

18. The Request for Reconsideration Form must be filled out and delivered to the CSRD and must set out the grounds on which the applicant considers the requirement or decision is inappropriate and what, if any, requirement or decision the applicant considers the Manager ought to substitute.

19. Upon receipt of the completed Request for Reconsideration Form, the date and time of the meeting at which the reconsideration will occur will be set as the next regular Board meeting, scheduled 10 or more business days from the date on which the request for reconsideration was delivered to the CSRD.

20. The applicant's signature on the Request for Reconsideration Form, under Section 18 of this Bylaw, will acknowledge notification of the date and location of the meeting at which the reconsideration will be heard.

21. At a regular Board meeting, the Board may consider any presentations made by the applicant and may either confirm the requirement or decision or substitute its own requirement or decision.

### **Development Services Procedures Bylaw No. 4001**

#### **13.0 Reconsideration**

13.1 An applicant is entitled to have the Board reconsider the following decisions or requirements of a Manager under this Bylaw:

13.1.1 A requirement imposed under section 6 in relation to Development Approval Information; and

13.1.2 A decision of the Manager regarding a development permit application or a flood plain exemption application.

13.2 An application for reconsideration must be delivered in writing to the Corporate Officer within 30 days of the decision of the Manager being communicated to the applicant setting out the grounds upon which the applicant considers the decision of the Manager to be inappropriate and what, if any, requirement or decision the applicant considers the Board ought to substitute.

13.3 The Corporate Officer must place each application for reconsideration on the agenda of a regular meeting of the Board of the CSRD. The Corporate Officer must notify the applicant and owners and tenants of property within 100 metres of the subject property of the date of the meeting at which reconsideration by the Board will occur.

13.4 At the meeting, the Board may hear from the applicant and any other person interested in the matter under reconsideration who wishes to be heard. The Board may either confirm the decision of the Manager, amend the decision of the Manager, or substitute its own requirement or decision.

### **Delegation Bylaw No. 5582, 2010**

#### **Delegation of Authority to Issue Development Permits**

4. The power to issue technical development permits is delegated to the Manager of Development Services.

5. In accordance with section 920(12) of the Local Government Act, the owner of land that is subject to a decision of the Manager of Development Services is entitled to have the Board reconsider the matter.

### **Electoral Area C Official Community Plan (OCP) Bylaw No. 725 (Bylaw No. 725)**

#### **3.1 General Land Use Management**

3.1.2.4 Outside the Village Centre and Secondary Settlement Areas, new residential development is generally discouraged unless co-located with an agricultural use. Strip commercial development between these development areas is not acceptable.

#### **3.4 Residential**

3.4.1.1 New residential development will be directed to the Village Centre and Secondary Settlement Areas identified on Schedules B and C. Outside these areas, residential development is discouraged unless co-located with an agricultural use.

3.4.1.2 Residential development is subject to the following land use designations, housing forms and maximum densities:

| Land Use Designation           | Housing Form            | Maximum Density  |
|--------------------------------|-------------------------|--|
| Medium Density (MD)            | Detached                | 5 units/ac (1 unit/0.2 ac)<br>12 units/ha (1 unit/0.08 ha)   |
|                                | Semi-detached           | 8 units/ac (1 unit/0.13 ac)<br>20 units/ha (1 unit/0.05 ha)  |
|                                | Townhouse               | 12 units/ac (1 unit/0.13 ac)<br>30 units/ha (1 unit/0.03 ha) |
| Neighbourhood Residential (NR) | Detached, Semi-detached | 2 units per 1 acre (1 unit/0.2 ha)                           |
| Country Residential (CR)       | Detached, Semi-detached | 1 unit per 1 acre (0.4 ha)                                   |
| Rural Residential (RR)         | Detached, Semi-detached | 1 unit per 2.5 acres (1 ha)                                  |
| Rural Residential 2 (RR2)      | Detached, Semi-detached | 1 unit per 5 acres (2 ha)                                    |
| Small Holdings (SH)            | Detached, Semi-detached | 1 unit per 10 acres (4 ha)                                   |
| Medium Holdings (MH)           | Detached, Semi-detached | 1 unit per 20 acres (8 ha)                                   |
| Large Holdings (LH)            | Detached, Semi-detached | 1 unit per 25 acres (10 ha)                                  |
| Rural Holdings (RH)            | Detached, Semi-detached | 1 unit per 148 acres (60 ha)                                 |

3.4.1.3 Cluster forms of development are encouraged within the Sorrento Village Centre and Secondary Settlement Areas to reduce the amount of land affected by residential growth when the permitted number of units is clustered on part of the site, and the remaining area is protected in a natural state. Where cluster developments are located near natural features, such as waterbodies, the cluster development should be directed away from the natural features. Areas near the features should be protected common or public areas.



### 3.6 Waterfront Development

#### 3.6.2.1 New waterfront development will only be supported if it:

- a) Is residential in nature;
- b) Has maximum densities of:
  - i. 1 unit / 1 ha ( 1 unit /2.47 ac) on the waterfront in Secondary Settlement Areas and the Sorrento Village Centre; or
  - ii. 1 unit / 2 ha (1 unit / 4.94 ac) in all other areas;
- c) Creates lots each with a minimum of 30 m of water frontage;
- d) Is located a minimum of 50 m away from the natural boundary of Shuswap Lake, White Lake and Little White Lake: Development Permit Areas may apply, see Section 12 of this plan; and
- e) Provides adequate moorage subject to the moorage policies in Section 3.7.

3.6.2.2 Development on waterfront parcels should be clustered to minimize impact on the landscape and preserve natural open space. Applications that do not include Section 219 covenants to prohibit additional subdivision, protect natural areas from further development and address other site specific considerations will not be supported.

See "Staff\_Report\_2018-07-16\_DP725-133.pdf" attached.

### **FINANCIAL:**

There are no financial implications to the CSRD with regard to this reconsideration application.

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

The agent applied for a RAR DP to support a 14 lot waterfront residential subdivision on the 11.92 ha property designated Industrial in Bylaw No. 725. The objective of the Industrial designation is to recognize existing industrial uses and support future opportunities for light industrial uses.

Bylaw No. 725 does not support:

- new waterfront industrial development;
- the proposed residential density because the maximum density for waterfront residential development (outside the primary or secondary settlement area) is 1 unit per 2 ha; or,
- new residential development outside of the primary or secondary settlement areas unless co-located with an agricultural use.

As the proposal is for a residential development on lands designated Industrial in OCP Bylaw No. 725, staff informed the agent that a DP for the development cannot be issued unless the proposed use and density is consistent with the OCP; therefore, an OCP bylaw amendment application is first required to be approved by the Board, that would then allow for the proposed residential use and subsequent DP issuance.

In an email dated July 6, 2018, the agent confirmed that his client "will not be applying to re-designate the property from Industrial to Residential." On July 18, 2018, Gerald Christie, Manager of Development Services, refused issuance of DP725-133. The owners and agent for DP725-133 were informed of the decision on July 19, 2018. On July 23, 2018, staff received an email from Dave Cunliffe (agent) that included the request to the CSRD Board to reconsider the decision of the Manager of Development Services. See "CSRD\_letter\_2018-07-19\_DP725-133.pdf" and "Reconsideration\_Request\_DP725-133.pdf" attached. Staff do not agree with any of the agent's reasons noted in their letter for reconsideration that would change the opinion of staff on this matter. Staff recommend that the Board deny issuance of DP725-133.

**SUMMARY:**

Staff is recommending that the Board concur with the Manager of Development Services' decision to deny issuance of DP725-133 for the following reasons:

- the RAR DP application is for works associated with the creation of 14 waterfront residential lots on a property designated Industrial in Bylaw No. 725 – this industrial designation does not support waterfront industrial or residential development;
- Bylaw No. 725 residential policies and densities do not support this proposal;
- the proposed residential use and density is not supported outside of the primary or secondary settlement areas; and,
- a DP cannot alter permitted uses or density, as being requested by the applicant.

**IMPLEMENTATION:**

If the Board refuses issuance of this Development Permit, the agent will be notified of the Board's decision. The owners have the option to apply to redesignate the property to allow issuance of the required Development Permit before proceeding with their development plans including subdivision.

**COMMUNICATIONS:**

As per Development Services Procedures Bylaw No. 4001, property owners within 100 m of the subject property were given notification a minimum of 10 days prior to the CSRD Board of Directors considering this application for reconsideration request.

**DESIRED OUTCOMES:**

That the Board endorse staff recommendation.

**BOARD'S OPTIONS:**

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

**LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Local Government Act
2. Electoral Area C Official Community Plan Bylaw No. 725
3. Development Approval Information Bylaw No. 644
4. Development Services Procedures Bylaw No. 4001
5. Delegation Bylaw No. 5582, 2010

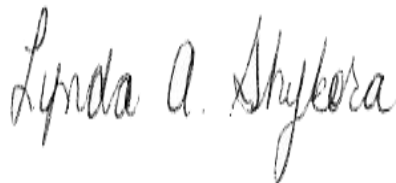
**Report Approval Details**

|                      |  |
|----------------------|--|
| Document Title:      | 2018-08-16_Board_DS_DP725-133_HeraldsBayDevelopmentLtd.docx  |
| Attachments:         | <ul style="list-style-type: none"><li>- Staff_Report_2018-07-16_DP725-133.pdf</li><li>- DP725-133.pdf</li><li>- CSRD_letter_2018-07-19_DP725-133.pdf</li><li>- Reconsideration_Request_DP725-133.pdf</li></ul> |
| Final Approval Date: | Aug 3, 2018  |

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



**Gerald Christie - Aug 2, 2018 - 11:24 AM**



**Lynda Shykora - Aug 3, 2018 - 11:49 AM**



**Charles Hamilton - Aug 3, 2018 - 11:56 AM**



# REPORT

**TO:** Gerald Christie  
Manager Development Services

**FROM:** Jennifer Sham  
Planner

**File No:** DP 725-133  
PL20180004

**Date:** July 16, 2018

**SUBJECT:** Development Permit No. 725-133  
Riparian Area Regulation (RAR) Development Permit (DP)

**RECOMMENDATION:** THAT: Development Permit No. 725-133 be denied issuance.

## SHORT SUMMARY:

The subject property is located in Electoral Area C in Sunnybrae at 4990 Sunnybrae-Canoe Point Road. The proposal is to create 14 waterfront residential lots on an Industrial designated property. The proposed reclamation works are within the 30 m RAR assessment area and requires a RAR DP.

## BACKGROUND:

REGISTERED OWNER/APPLICANT:  
Herald's Bay Development Ltd. Inc. No. BC1097933

AGENT:  
David S. Cunliffe

ELECTORAL AREA:  
C (Sunnybrae)

LEGAL DESCRIPTION:  
Parcel A (DD148402F and Plan B6878) of the SE ¼ of Section 21, Township 21, Range 9, W6M, KDYD

PID:  
013-671-502

ADDRESS:  
4990 Sunnybrae-Canoe Point Road

CURRENT USE:  
Vacant, former log sort and booming area

PROPOSED USE:  
Residential

**PARCEL SIZE:**

11.92 ha

**DESIGNATION:**

Electoral Area C Official Community Plan Bylaw No. 725 - ID Industrial

**FIM Aquatic Habitat Index Rating:**

Low

**FIM Shore Type:**

Gravel

**POLICY:****Electoral Area 'C' Official Community Plan (OCP) Bylaw No. 725 (Bylaw No. 725)**

Section 12.4 Riparian Areas Regulation (RAR) Development Permit (DP) Area of Electoral Area C OCP is designated under the Local Government Act for the protection of the natural environment, its ecosystem and biological diversity. The RAR DP objective is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes. Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

An assessment completed by Bill Rublee, Qualified Environmental Professional (QEP), Triton Environmental Consultants Ltd., December 12, 2017, in accordance with RAR has been submitted to the Ministry of Environment and provided to CSRD staff.

According to the RAR report:

The development proposal is to reclaim the site and create 14 building lots each with lakefront. The site reclamation will include removing the non-native material, re-contouring, add appropriate growth medium and replanting the area once it has been restored. The SPEA is 15 m throughout the site and there is ample room for houses to be constructed and be outside the defined SPEA.

The QEP indicates that "a post project monitoring assessment will be conducted and a report documenting adherence to the Assessment Report SPEA and Measures designed to protect the SPEA will be submitted."

**KEY ISSUES/CONCEPTS:**

The agent has applied for a RAR DP to support a 14 lot residential subdivision on a property designated Industrial in Bylaw No. 725. The objective of the Industrial designation is to recognize existing industrial uses and support future opportunities for light industrial uses.

Bylaw No. 725 does not support:

- new waterfront industrial development;
- the proposed residential density because the maximum density for waterfront residential development (outside the primary or secondary settlement area) is 1 unit per 2 ha; and,
- new residential development outside of the primary or secondary settlement areas unless co-located with an agricultural use.

Staff have informed the agent that a DP cannot be issued unless the use and density is consistent with the OCP; therefore, an OCP bylaw amendment application is required. In an email dated July 6, 2018, the agent confirmed that his client "will not be applying to re-designate the property from Industrial to Residential."

#### LIST NAME OF REPORTS / DOCUMENTS:

|   |  |  |
|---|--|--|
| 1. Development Permit No. 725-133 including location map, site plan, and RAR report | Attached:<br><input checked="" type="checkbox"/> | Available from<br>Staff: <input type="checkbox"/>            |
| 2. Application  |  |  |
| 3. Electoral Area C Official Community Plan Bylaw No. 725                           | Attached:<br><input type="checkbox"/>            | Available from<br>Staff: <input checked="" type="checkbox"/> |

#### RECOMMENDATION:

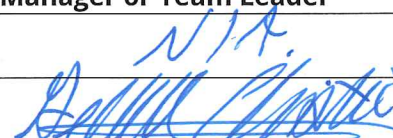
Staff is recommending that DP725-133 be denied issuance for the following reasons:

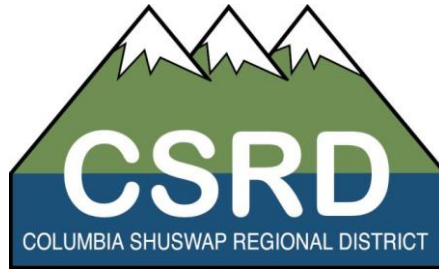
- the RAR DP application is for works associated with the creation of 14 waterfront residential lots on a property designated Industrial in Bylaw No. 725 – this industrial designation does not support waterfront industrial or residential development;
- Bylaw No. 725 residential policies and densities do not support this proposal;
- the proposed residential use and density is not supported outside of the primary or secondary settlement areas; and,
- a DP cannot alter permitted uses or density, as being requested by the applicant.

Respectfully submitted,



Jennifer Sham  
Planner

| REVIEWED BY:                      | Date Signed Off<br>(MO/DD/YR) | Approval Signature of Reviewing<br>Manager or Team Leader                             |
|-----------------------------------|-------------------------------|---|
| Team Leader, Development Services |                               | N/A.  |
| Manager, Development Services     | 07/18/18                      |  |



### **DEVELOPMENT PERMIT NO. 725-133**

OWNER: Herald's Bay Development Ltd., Inc. No. BC1097933  
10260-112 Street  
Edmonton AB T5K 1M4

1. This RAR Development Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below:  
  
Parcel A (DD 148402F and Plan B6878) of the South East ¼ of Section 21, Township 21, Range 9, W6M, KDYD (PID: 013-671-502), which property is more particularly shown outlined in bold on the map attached hereto as Schedule A and which proposed development is shown on the site plan attached hereto as Schedule B.
3. This Permit is issued pursuant to Section 12.4 of the "Electoral Area 'C' Official Community Plan Bylaw No. 725" for the development of 14 waterfront residential lots located within the 30 m RAR assessment area and is based on the report submitted by Triton Environmental Consultants, December 12, 2017, attached hereto as Schedule C, which satisfies the requirements of the Riparian Areas Regulation Development Permit as set out in the Electoral Area C Official Community Plan Bylaw No. 725. The subject property must be developed in accordance with the recommendations contained within this report.
4. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.
5. It is understood and agreed that the Regional District has made no representation, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developers other than those in the permit.
6. This Permit shall inure to the benefit of and be binding upon the parties hereto and



their respective heirs, executors, administrators, successors and assigns.

7. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY the Manager of Development Services of the Columbia Shuswap Regional District on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

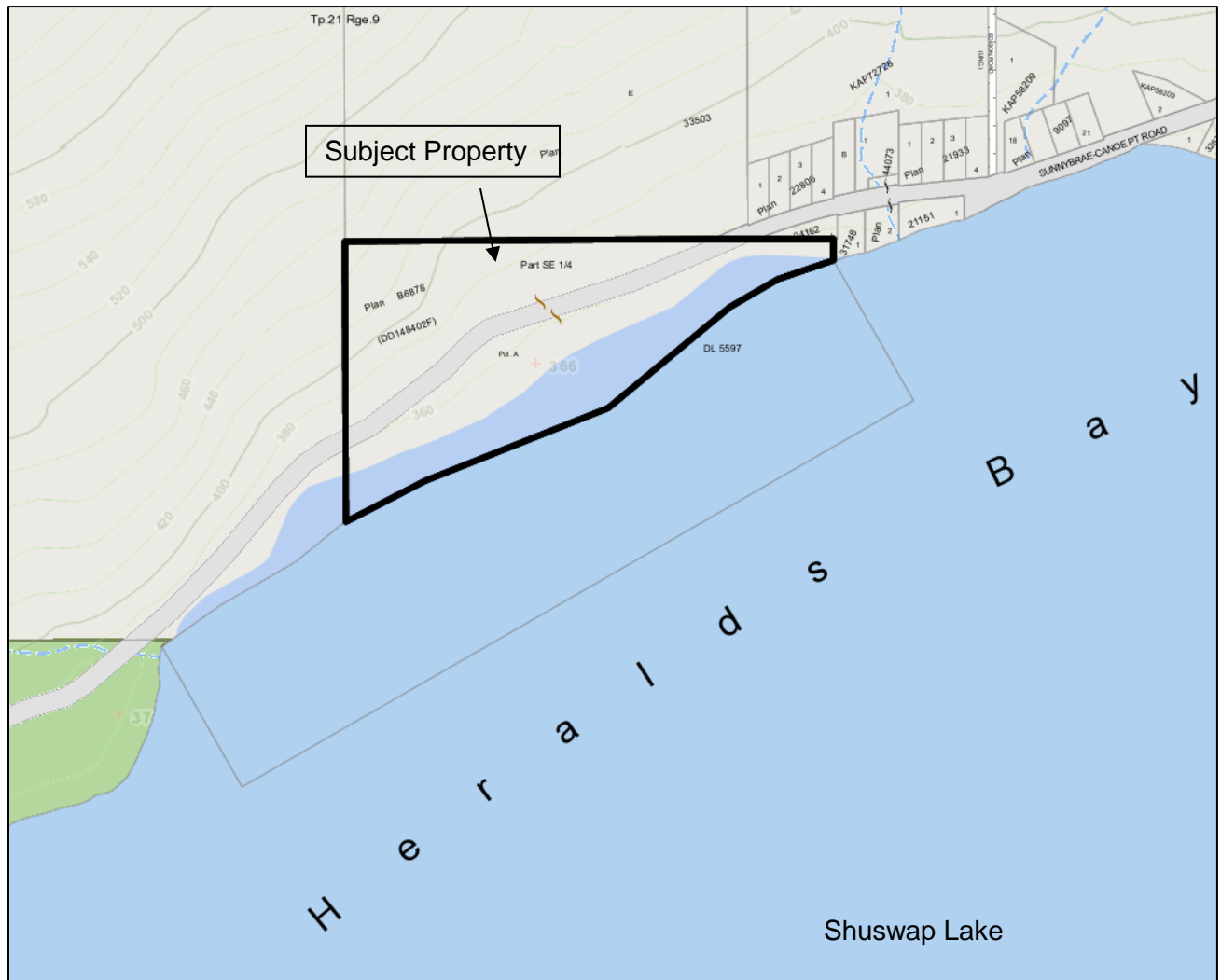
---

Gerald Christie  
Manager, Development Services

**PLEASE NOTE:**

- 1) Pursuant to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.**
- 2) This Permit addresses Local Government regulations only. Further permits or authorizations may be required from Provincial and Federal governments. It is the owner's responsibility to call Front Counter BC at 1-877-855-3222 regarding this project.**

Schedule A





## Schedule C

FORM

1 Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

**Riparian Areas Regulation: Assessment Report** Date **December 12, 2017**

**I. Primary QEP Information**

|                |                  |             |  |
|----------------|------------------|-------------|--|
| First Name     | Bill             | Middle Name |  |
| Last Name      | Ruble            |             |  |
| Designation    | R.P. Bio         | Company     | Triton Environmental Consultants Ltd.                            |
| Registration # | 573              | Email       | <a href="mailto:bruble@triton-env.com">bruble@triton-env.com</a> |
| Address        | 1326 McGill Road |             |  |
| City           | Kamloops         | Postal/Zip  | V2C 6N6  |
| Prov/state     | B.C.             | Country     | Canada   |
|                |                  | Phone #     | 250-851-0023   |

**II. Secondary QEP Information (use Form 2 for other QEPs)**

|                |     |             |         |
|----------------|-----|-------------|---------|
| First Name     | N/A | Middle Name |         |
| Last Name      |     |             |         |
| Designation    |     |             |         |
| Registration # |     | Email       |         |
| Address        |     |             |         |
| City           |     | Postal/Zip  | Phone # |
| Prov/state     |     | Country     |         |

**III. Developer Information**

|            |                                |   |
|------------|--------------------------------|---|
| First Name | Herald's Bay Developments LTD  | c/o Rominovski and Associates                   |
| Last Name  |                                |   |
| Company    | Herald's Bay Developments LTD. |   |
| Phone #    | 403 620-3914                   | Email Herald's Bay Developments LTD. @telus.net |
| Address    | 10260 112 St.                  |   |
| City       | Edmonton                       | Postal/Zip T5K 1M4                              |
| Prov/state | Alberta                        | Country Canada                                  |

**IV. Development Information**

|                          |                 |
|--------------------------|-----------------|
| Development Type         | Residential     |
| Area of Development (ha) | .65             |
| Lot Area (ha)            | 11.92           |
| Proposed Start Date      | January 1, 2018 |
| Riparian Length (m)      | 1000            |
| Nature of Development    | Redevelopment   |
| Proposed End Date        | January 1, 2023 |

**V. Location of Proposed Development**

|                                  |                                 |          |                         |
|----------------------------------|---------------------------------|----------|-------------------------|
| Street Address (or nearest town) | 4990 Sunnybrae-Canoe Point Road |          |                         |
| Local Government                 | CSRD                            | City     | Salmon Arm              |
| Stream Name                      | Shuswap Lake                    |          |                         |
| Legal Description (PID)          | 013-671-502                     | Region   | Central Interior Region |
| Stream/River Type                | Lake                            | DFO Area | BC Interior             |
| Watershed Code                   | 128                             |          |                         |
| Latitude                         | 50                              | 47       | 51                      |
| Longitude                        | 119                             | 11       | 23                      |

## FORM

1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

**Table of Contents for Assessment Report****Page Number**

|   |    |
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Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

**Section 1. Description of Fisheries Resources Values and Description of the Development proposal****Fisheries Resource Values**

Shuswap Lake (WSC: 128) and its tributaries, part of the Thompson River Watershed, is an important fish-bearing waterbody which supports many species of fish, including anadromous Salmon.

Shuswap Lake contains the following fish species. (Habitat Wizard, 2016):

| Common Name    | Scientific Name                 | Common Name         | Scientific Name                  |
|----------------|---------------------------------|---------------------|----------------------------------|
| Rainbow Trout  | <i>Oncorhynchus mykiss</i>      | Carp                | <i>Cyprinus carpio</i>           |
| Burbot         | <i>Lota lota</i>                | Dace                | <i>Rhinichthys spp.</i>          |
| Kokanee        | <i>Oncorhynchus nerka</i>       | Lake Chub           | <i>Couesius plumbeus</i>         |
| Sockeye Salmon | <i>Oncorhynchus nerka</i>       | Lake Trout          | <i>Salvelinus namaycush</i>      |
| Chinook Salmon | <i>Oncorhynchus tshawytscha</i> | Lake Whitefish      |                                  |
| Pink Salmon    | <i>Oncorhynchus gorbuscha</i>   | Northern Pikeminnow | <i>Ptychocheilus oregonensis</i> |
| Sculpin        | <i>Cottus</i>                   | Largescale Sucker   | <i>Catostomus macrocheilus</i>   |
| Coho           | <i>Oncorhynchus kisutch</i>     | Leopard Dace        | <i>Rhinichthys falcatus</i>      |

Shuswap is a large lake (approximately 31,000 ha) with a maximum depth of 162 m. The area has a high annual runoff and the theoretical flushing rate of the basin is 2.2 years. The average conductivity ranges from 55-114 umho/cm<sup>2</sup> and the morphoedaphic index (conductivity divided by depth in meters) is 1.4 (Williams 1989). The measurements of conductivity and morphoedaphic index indicate that Shuswap Lake is classified as an oligotrophic lake, one with generally low nutrient values. The dominant nutrient pathways in large lakes are tied into the inputs from tributary streams and other surface runoff, the airshed and sunlight. Nutrients enter the lake from these pathways and are taken by living organisms at the bottom of the food chain (plants, algae and phytoplankton). The nutrient inputs eventually make their way up the food chain as zooplankton and invertebrates consume the plant/algae/phytoplankton organisms and eventually become available as food sources for fish. Tributary streams can also be a direct source of zooplankton and insects that contribute to the food chain in the lake.

The littoral or shoreline zone of the lake is important for rearing of many fish species and is of particular importance to juvenile salmon. Salmon spawn in tributaries that enter into the lake in the fall (trout spawn in the spring) and eggs incubate throughout the winter. In the spring, fry descend the rivers and take up position along the shoreline and start feeding. As the fry grow they migrate along the shore to distribute throughout the basin. As they become larger and better swimmers they can forage in greater water depths.

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Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Sockeye fry migrate off shore after several weeks to begin rearing in the deeper waters out in the lake. As temperatures increase in the summer, chinook fry move further offshore into deeper cooler water but maintain their affiliation with the lake margins (Russell, 1978). Fish will sometimes move into shallower water at night and return to cooler deeper water during daylight hours. Lake Trout spawn in the fall in shoal areas associated with lakeshores. Some lake Trout spawning occurs along the north shore of the main arm of Shuswap Lake. Lake Trout spawning occurs in coarse cobble and boulder substrate. Use by salmonids would be dependent on water temperatures inside the basin. It is possible that young of the year salmon could rear in the area in May and early June but would likely move out into the lake when temperatures rise. Generally temperatures in excess of 16°C will cause rearing juvenile chinook to move off shore in Shuswap Lake to deeper water habitats (Russell 1979).

The Shuswap Foreshore and inventory mapping report identifies that the project lies within segment 253 which describes the area as sand beach with a low Aquatic Habitat Index score, with no sockeye or char spawning activity associated with the site (Ecoscapes 2008, Shuswap Lake Sockeye and Char Spawning Atlas). The site visit confirmed that the site has minimal fish habitat values, fish use would be associated with foraging and transient rearing of juvenile salmonids.

#### ***Riparian Area***

The lower portions of the site has limited vegetation due to its historic use as a log sort. There is a fringe of Douglas fir along the nearshore at the south-west end of the property. The west of the property and the area above the road has a competent open fir forest. Understory includes Saskatoon bushes and Oregon grape cover. There was some evidence of a previous restoration (replanting) initiative in the barren areas near the lake, however the initiative did not appear to be successful, likely due to the very poor soil conditions. The proximity to the Sunnybrae Canoe Point Road likely influences wildlife use, this and the limited habitat values in the proximity of the lake. Deer sign was noted in the area to the south of the highway.

#### ***Site Condition and Development Proposal***

The site was historically used as a log sort located adjacent to a booming area in the lake. The major site clearing and earthworks which took place prior to 1974 resulted in clearing and flattening of the log sort area near Shuswap Lake at the north east end of the property. There is evidence of historic wood waste throughout the site. In spite of the fact that the areas has not seen industrial activity for several years there is little revegetation due to the infertile nature of the site. The presence of wood waste was confirmed in a consultant report which indicated evidence of non-native materials extending to a depth of up to 1.5 m in the log sort area (GD Assessments Inc.).

The development proposal is to reclaim the site and create 14 building lots each with lakefront. The site reclamation will include removing the non-native material, re-contouring, add appropriate growth medium and replanting the area once it has been restored. The SPEA is 15 m throughout the site and there is ample room for houses to be constructed and be outside the defined SPEA. See Site Drawing Figure 3.

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Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

**References:**

Ecoscapes, 2008, Foredshore Inventory Mapping Shuswap and Mara Lakes

GD Assessments Inc. 2017 Stage 1 and Partial Stage 2 Preliminary Site Investigation 4990 Sunnybrae Canoe Point Road

Province of BC, 2017. Habitat Wizard. Accessed June 2017

Russell, L.R., Graham, C.C., Sewid, A.G., and Archibald, D.M. 1981. Distribution of juvenile Chinook, coho, and sockeye salmon in Shuswap Lake – 1978 – 1979—biophysical Inventory of Littoral Areas of Shuswap Lake 1978. Fisheries and Oceans Canada, Fish. Mar. Serv. Man. Rept. No. 1479.

Shuswap Lake Sockeye and Char spawning atlas 2017 <http://www.shim.bc.ca/shuswap/>

Williams, I.V., 1989. Studies of the lacustrine biology of the sockeye salmon (*O. nerka*) in the Shuswap System. Int. Pac. Salmon Fish. Comm. Bull. No. XXIV.



## FORM

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Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

**Section 2. Results of Detailed Riparian Assessment**

Refer to Chapter 3 of Assessment Methodology

Date: July 2017

Description of Water bodies involved (number, type)

1 - Lake

|                   |   |
|-------------------|---|
| Stream            |   |
| Wetland           |   |
| Lake              | 1 |
| Ditch             |   |
| Number of reaches | 1 |
| Reach #           | 1 |

**Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)**

| Channel Width(m)            |     | Gradient (%) |
|-----------------------------|-----|--------------|
| starting point              |     |              |
| reedman                     |     |              |
|                             |     |              |
|                             |     |              |
| downstream                  |     |              |
|                             |     |              |
|                             |     |              |
|                             |     |              |
|                             |     |              |
| Total: minus high /low mean |     |              |
|                             | R/P | C/P S/P      |
| Channel Type                |     |              |

I, Bill Rublee, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developer HERALD'S BAY DEVELOPMENTS LTD.;

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

**Site Potential Vegetation Type (SPVT)**

|               | Yes | No |
|---------------|-----|----|
| SPVT Polygons |     | X  |

Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes

I, Bill Rublee, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developer HERALD'S BAY DEVELOPMENTS LTD.;

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

Polygon No: LC SH TR

SPVT Type LC SH TR X

Method employed if other than TR

**Zone of Sensitivity (ZOS) and resultant SPEA**

|   |    |   |
|---|----|---|
| Segment                                 | 1  | If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons |
| No:                                     |    |   |
| LWD, Bank and Channel Stability ZOS (m) | 15 |   |
| Litter fall and insect drop ZOS (m)     | 15 |   |

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## Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

|                    |   |                          |     |  |  |   |
|--------------------|---|--------------------------|-----|--|--|---|
| Shade ZOS (m) max  | 30  | South bank               | Yes |  | No   | x |
| Ditch              | Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow) |                          |     |  |  |   |
| Ditch Fish Bearing | Yes   |                          | No  |  | If non-fish bearing insert no fish bearing status report |   |
| SPEA maximum       | 15  | (For ditch use table3-7) |     |  |  |   |

I, Bill Rublee, hereby certify that:

- a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b) I am qualified to carry out this part of the assessment of the development proposal made by the developer HERALD'S BAY DEVELOPMENTS LTD.;
- c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

**Comments**

The SPEA for this property is 15m.

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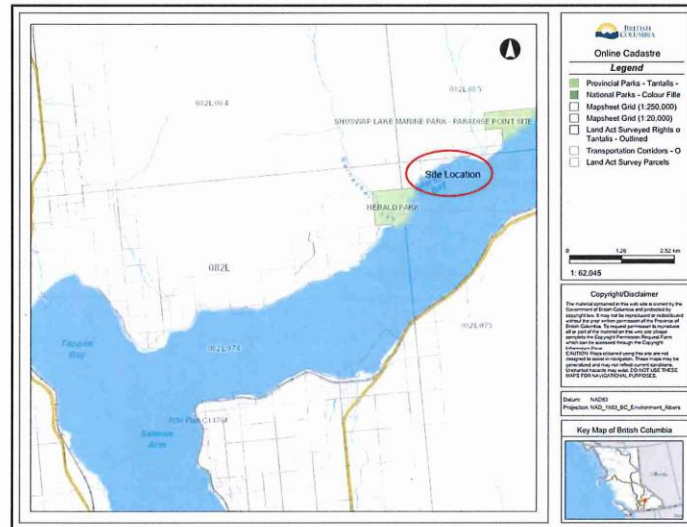
**Section 3. Site Location**

Figure 1 Site Location



Figure 2 Orthophoto of site

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## Section 4. Site Plan

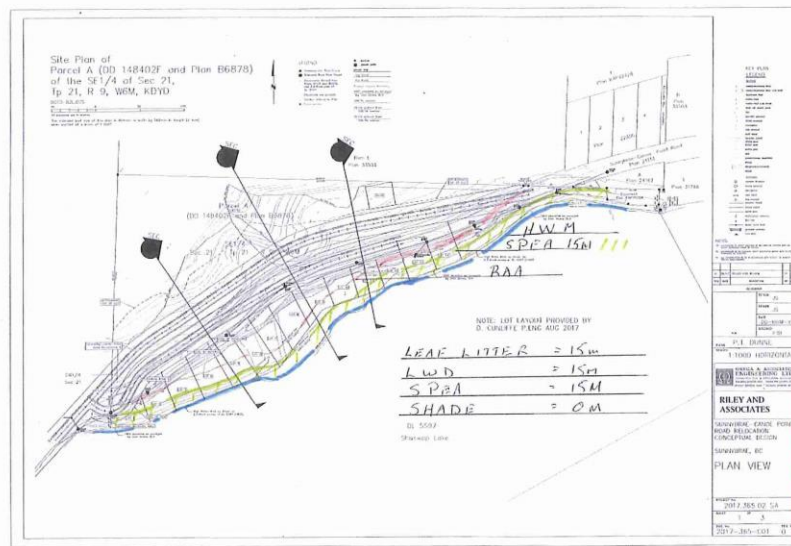


Figure 3: Site drawing with setback.

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**Section 5. Measures to Protect and Maintain the SPEA**

Please note. I have commented in measures windows that deal with engineering and geotechnical for which I am not a QEP. I am however comfortable in identifying that input from these professional is not required in this case. If there any of these measures required attention these professionals would have been brought in to provide services.

|   |   |
|---|---|
| <b>Danger Trees</b>   | No danger trees were noticed during site visit.   |
| I, <u>Bill Rublee</u> , hereby certify that:<br>a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;<br>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>HERALD'S BAY DEVELOPMENTS LTD.</u> ;<br>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and<br>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation |   |
| <b>Windthrow</b>  | No windthrow risk identified on site.   |
| I, <u>Bill Rublee</u> , hereby certify that:<br>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;<br>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>HERALD'S BAY DEVELOPMENTS LTD.</u> ;<br>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and<br>d. In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation |   |
| <b>Slope Stability</b>  | The purposed area for development has been previously modified, no slope stability issues have been identified.                           |
| I, <u>Bill Rublee</u> , hereby certify that:<br>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;<br>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>HERALD'S BAY DEVELOPMENTS LTD.</u> ;<br>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and<br>d. In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation |   |
| <b>Protection of Trees</b>  | The SPEA will be delineated prior to any works being undertaken. No trees within the SPEA will be impacted during development activities. |
| I, <u>Bill Rublee</u> , hereby certify that: I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;<br>a. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>HERALD'S BAY DEVELOPMENTS LTD.</u> ;<br>b. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and<br>c. In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation       |   |
| <b>Encroachment</b>   | The 15 m SPEA and all siting of houses associated with development area will be back from the SPEA.                                       |
| I, <u>Bill Rublee</u> , hereby certify that:<br>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;<br>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>HERALD'S BAY DEVELOPMENTS LTD.</u> ;<br>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and  |   |

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## Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

|   |  |
|---|--|
| d. In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation   |  |
| <b>Sediment and Erosion Control</b>   | <p>Any risks to sediment reaching the lake during reclamation and construction activities will be managed and mitigated for. During construction, BMPs (Land Development Guidelines and Provincial A Users Guide to Working Around Water) must be used including silt fencing, storing spoil away from the water and tarping spoil piles</p> <p>BMPs including the use of silt fencing will The SPEA will be delineated by fencing during construction.</p> <p>Recommended sediment and erosion control include:</p> <ul style="list-style-type: none"> <li>• Silt fence and run-off controls (straw bales and poly sheets) during the pouring of cement pad;</li> <li>• No cement pouring during Increment weather and any soils excavated and left for more than 1 day must be covered by a tarp;</li> <li>• No excavated materials may be stored within 15m of the highwater mark; and</li> <li>• Install BMP's early in the construction process.</li> </ul> |
| <p>I, <u>Bill Rublee</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>HERALD'S BAY DEVELOPMENTS LTD.</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d. In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p> |  |
| <b>Stormwater Management</b>  | Stormwater coming from the roof of the structures will be directed into a groundwater drain system.  |
| <p>I, <u>Bill Rublee</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>HERALD'S BAY DEVELOPMENTS LTD.</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d. In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p> |  |
| <b>Floodplain Concerns (highly mobile channel)</b>  | There are no floodplain concerns and all development will be in accordance to CSRD floodplain bylaws.  |
| <p>I, <u>Bill Rublee</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>HERALD'S BAY DEVELOPMENTS LTD.</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d. In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p> |  |

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**Section 6. Environmental Monitoring**

Monitoring during construction activities will be done on an as needed basis to ensure that Best Management Practices are followed to protect against sediment inputs into the Shuswap Lake. An initial site visit will correspond with start of activity to ensure that the contractor is aware on the requirements for BMPs and primarily sediment control. The initial site visit will serve to identify those sensitive works that will require an on-site monitor.

A post project monitoring assessment will be conducted and a report documenting adherence to the Assessment Report SPEA and Measures designed to protect the SPEA will be submitted.

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Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

**Section 7. Photos**

Photo 1. Herald's Bay Looking North, July 2017

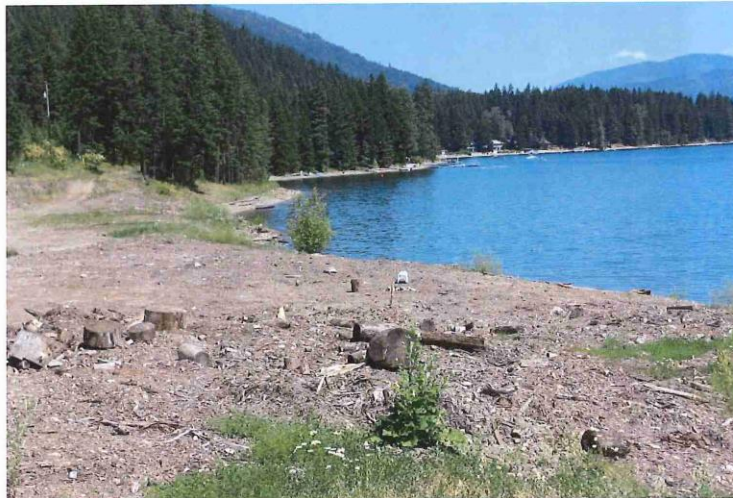


Photo 2. Fill area, July 2017

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1

FORM

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report



Photo 3. Log waste and fill, July 2017



Photo 4. Disturbed area and treed section to the North end fill, July 2017

Form 1

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FORM

1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report



Photo 5. Fir forest upslope (south east) off the Sunny Brae Canoe Point Road, July 2017

Form 1

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## FORM

1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

**Section 8. Professional Opinion****Assessment Report Professional Opinion on the Development Proposal's riparian area.**Date 

|                      |
|----------------------|
| November 30,<br>2017 |
|----------------------|

1. We, Bill Rublee, R.P. Bio

hereby certify that:

- a) We are qualified environmental professional(s), as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b) I am/We are qualified to carry out the assessment of the proposal made by the developer HERALD'S BAY DEVELOPMENTS LTD., which proposal is described in section 3 of this Assessment Report (the "development proposal");
- c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
- d) In carrying out my/our assessment of the development proposal, I have/We have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation; AND

2. As qualified environmental professional(s), we hereby provide my/our professional opinion that:

- a) ☐ if the development is implemented as proposed by the development proposal there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed, **OR**

(Note: include local government flex letter, DFO Letter of Advice, or description of how DFO local variance protocol is being addressed)

- b) ☒ if the streamside protection and enhancement areas identified in this Assessment Report are protected from the development proposed by the development proposal and the measures identified in this Assessment Report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed.

FORM

1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Appendix 1 PDF of Development

Form 1

Page 17 of 17





# COLUMBIA SHUSWAP REGIONAL DISTRICT

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

July 19, 2018

File No: DP725-133  
PL20180004

Herald's Bay Developments Ltd.  
10260-112 Street  
Edmonton AB T5K 1M4

## **Re: Development Permit No. 725-133**

Please be advised that on July 18, 2018, the Manager of Development Services denied issuance of Development Permit No. 725-133 for Parcel A (DD148402F and Plan B6878) of the SE ¼ of Section 21 Township 21 Range 9 W6M KDYD. The Riparian Area Regulation (RAR) Development Permit (DP) was denied for the following reasons:

- the RAR DP application is for works associated with the creation of 14 waterfront residential lots on a property designated Industrial in Bylaw No. 725 – this industrial designation does not support waterfront industrial or residential development;
- Bylaw No. 725 residential policies and densities do not support this proposal;
- the proposed residential use and density is not supported outside of the primary or secondary settlement areas; and,
- a DP cannot alter permitted uses or density, as being requested by the applicant.

As per the Development Services Procedures Bylaw No. 4001 (Bylaw No. 4001), you are entitled to have the CSR D Board of Directors reconsider the decision of the Manager regarding this development permit application. The reconsideration must be delivered in writing to the Corporate Officer within 30 days of the decision of the Manager and will include the grounds upon which you consider the decision of the Manager to be inappropriate and what decision you consider the Board ought to substitute. The reconsideration will be on the agenda of a regular meeting of the CSR D Board. Owners and tenants within 100 m of the subject property will be given notice of the date of the meeting which reconsideration by the Board will occur. The reconsideration, including the staff report and attachments, will be available to the public when the regular meeting Agenda is published on the CSR D website. At the meeting, the Board may hear from you and any other person interested in the matter under reconsideration who wishes to be heard. The Board may either confirm the decision of the Manager, amend the decision of the Manager, or substitute its own requirement or decision. For your convenience, Bylaw No. 4001 and Development Approval Information Bylaw No. 644 including the request for reconsideration form, is enclosed.

Should you have any questions, please contact the undersigned.

### ELECTORAL AREAS

A. GOLDEN-COLUMBIA  
B. REVELSTOKE-COLUMBIA

C. SOUTH SHUSWAP  
D. FALKLAND-SALMON VALLEY

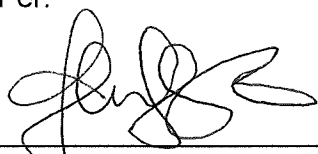
E. SICAMOUS-MALAKWA  
F. NORTH SHUSWAP-SEYMOUR ARM

### MUNICIPALITIES

GOLDEN  
REVELSTOKE  
SALMON ARM  
SICAMOUS

Yours Truly,  
**COLUMBIA SHUSWAP REGIONAL DISTRICT**

Per:

A handwritten signature in black ink, appearing to read 'Jennifer Sham', written over a horizontal line.

Jennifer Sham  
Planner

Enclosures

cc: Agent, David Cunliffe (via email)  
CSR District Electoral Area C Director, Paul Demenok (via email)

# Request for Reconsideration

☐

Rezoning

☒

Development Permit(s)

☐

Temporary Use Permit

FILE:

725-133

DATE:

07/20/2018

Month/Day/Year

Page 77 of 404  
Development Services Department  
Columbia Shuswap Regional District  
781 Marine Park Drive NE Box 978  
Salmon Arm BC V1E 4P1  
t. 250.832.8194 / 1.888.248.2773  
f. 250.832.3375  
w. www.csrdd.bc.ca

An applicant may request reconsideration by the CSRD Board of Directors of a development approval information requirement or decision of the Manager of Development Services or his or her designate.

To proceed with a request for reconsideration, the applicant must complete and return this form within 30 days of the date on which the requirement or decision was mailed, faxed, e-mailed or handed to the applicant. The date and time of the meeting on which the reconsideration will occur will be set as the next regular Board meeting scheduled 10 or more business days from the date on which the request for reconsideration is delivered.

I hereby make application to the Columbia Shuswap Regional District Board of Directors under Bylaw No. 644 for a reconsideration of a decision made by the Manager of Development (or his or her designate) in relation to development approval information requested to support my application.

On a separate sheet of paper, please set out the grounds on which you consider the requirement or decision inappropriate and what, if any, requirement or decision you regard as an appropriate substitute.

Registered owner(s) of the property:

|  |      |
|--|------|
| Owner Name(s): Herald's Bay Developments Ltd. Inc. No. BC1097933 |      |
| Mailing Address: 10260 - 112 Street, Edmonton AB T5K 1M4         |      |
| Tel:   | Fax: |
| Email:   |      |

If applicant is not property owner:

|  |                   |
|--|-------------------|
| Agent Name(s): David S. Cunliffe                                     |                   |
| Mailing Address: 8 - 5260 Squilax Anglemont Road, Celista BC V0E 1M6 |                   |
| Tel: 250-851-6852  | Fax: 800-831-5791 |
| Email: DaveCunliffe@AirspeedWireless.ca                              |                   |

Property Civic Address:

|  |
|--|
| 4990 Sunnybrae-Canoe Point Road, Tappen BC |
|  |

Property Legal Description:

|                            |                        |
|----------------------------|------------------------|
| PID: PID 013-671-502       |                        |
| Lot(s): Parcel A           | Section: SE 1/4 Sec 21 |
| Plan: DD 148402F and B6878 | Township: 21           |
| Block: W6M                 | Range: 9               |

By signing below, I acknowledge that I have been notified of the date and location of the CSRD Board of Directors meeting at which the reconsideration will be heard.

|  |                |
|--|----------------|
| Signature:  | Date: 18/07/20 |
|--|----------------|

**D.S.Cunliffe, P.Eng.  
Consulting Services**

8 – 5260 SQUILAX ANGLEMONT ROAD, CELISTA, B.C. V0E 1M6

**Consulting Engineering**

CELL (250) 851-6852 FAX (800) 831-5791  
EMAIL: [DaveCunliffe@AirspeedWireless.ca](mailto:DaveCunliffe@AirspeedWireless.ca)

---

July 20, 2018

Charles Hamilton, CAO  
Columbia Shuswap Regional District  
555 Harbourfront Drive NE  
PO Box 978  
Salmon Arm, BC V1E 4P1

Dear Sir:

Subject: RAR DP725-133 for 4990 Sunnybrae Canoe Point Rd.  
Request for Reconsideration

---

I have been advised by Mr. Christie in his letter of July 19, 2018 that the application for DP725-133 has been rejected. Please accept this letter as a formal request to the Columbia Shuswap Regional District Board to reconsider this request under Section 490 (5) of the Local Government Act for the following reasons.

1. Bylaw 725 is an Official Community Plan (OCP) and according to Section 471 (1) of the LGA, “An official community plan is a statement of objectives and policies to guide decisions on planning and land use management.”
2. An OCP is not a zoning bylaw. Instead, Section 478 of the LGA requires that a zoning bylaw “must be consistent with the relevant plan.” The CSRD has chosen not to impose zoning in the Sunnybrae Canoe Point Road area.
3. The prohibition of varying density with a Development Permit in Section 490 (3) LGA refers to a zoning bylaw.
4. The LGA does not require re-designation of land in a OCP when use and density has not been established in a zoning bylaw.

The delay in issuing the Riparian Development Permit has prevented Herald’s Bay Development from carrying out the restoration of important salmon habitat on Shuswap Lake that was recommended by the project biologist in the Riparian Assessment. The remedy requested from the Board is issuance of Development Permit 725-133.



Thank you for considering this request.

Yours truly,

A handwritten signature in blue ink, appearing to read 'D.S. Cunliffe', is written over a faint, light blue rectangular background.

D.S.Cunliffe, P.Eng.

Cc Gerald Christie, Manager Development Services

To: Columbia Shuswap Regional District  
 555 Harbourfront Drive NE  
 Salmon Arm, B.C.

August 14, 2018

Re: Submission regarding No. 725-133 at # 4990 Sunnybrae-Canoe-Point Road, Tappen

Dear Manager of Development Services and Directors of the Board:

We are the owners of the six properties [REDACTED] of the this planned development and subdivision at #4990 Sunnybrae-Canoe-Point Road. The first attachment depicts a neighborhood plan showing the locations of [REDACTED] which are owned by myself and my husband [REDACTED] and [REDACTED] owned by [REDACTED]. The second attachment shows a higher resolution of the location of the proposed park in relation to [REDACTED] Sunnybrae Road.

In general, we are not opposed to the sub-division of this piece of property into several residential lots even though we prefer a lesser density than proposed, i.e. less than fourteen. We are also not opposed to the relocation of the road. A positive side effect would be better visibility when exiting our driveways westbound (a true hazard at [REDACTED]). In fact we believe that the proposed plan is the best of all of the development ideas we have encountered during the time potential purchasers were investigating this piece of land, e.g. water slide, campground (similar to Sandy Point).

However, we are writing this submission to object in the strongest way the dedication of a public park pursuant to 75 (1) (c) LTA which is adjacent to our properties and directly below in the case of [REDACTED]

Our reasons:

1) Noise, including during the night, and disturbance of the occupants of the three nearest houses. The beach of the proposed dedication pursuant to 75 (1) (c) LTA is only approximately 10 meters below from the house at [REDACTED] (a rental house), 17 meters away from [REDACTED] (which is the writer's main residence), and 50 meters from [REDACTED]. Noise carries very well along the water and the unobstructed beach front area. During the last two years houseboats had tied up at #4990 Sunnybrae and despite being more than 300 meters away from us there were many nights that we could not sleep due to the noise created by the boaters.

2) Invasion of privacy and safety.

We understand and do respect the right of the public to be anywhere along the waterfront. However, there will doubtlessly be foot traffic right at the edge of our gardens and patios not only during the day but also during the night [REDACTED]. Latter is quite disconcerting as we have already had burglaries and break-ins by people entering our properties and our neighbor's (= [REDACTED]) via the beach. As recent as May of this year we confronted a shady looking individual who was loitering on our dock where a boat was parked. He then proceeded to a dock of one of our neighbors to the East.

3) The house nearest to the proposed park [REDACTED]. For much of the year it is a vacation rental frequented by mostly out of province visitors, some of who are repeat customers. It is promoted as a quiet and peaceful retreat and is contributing to the commerce and income of the Shuswap. [REDACTED] is a long term rental house also promoted as being in a quiet and rural neighborhood. If a park were

developed at the proposed location it is my opinion that we would lose business due to the loss of privacy and the level of noise created (at least in the case of [REDACTED]).

4) Disturbance of wildlife.

There are deer, birds, bears, otters, fishers, mink, eagles, ospreys, etc. using this piece of land to access the foreshore and the lake.

5) Pollution of water and land.

Nearby "Beer Bottle Bay" is a perfect example of what happens to a small area of beach where houseboats dock for the night or people use a beach that has no proper management. Local residents complain about noise and have called police for help on many occasions. There is garbage, including broken glass, on land and in the water. Bags full of garbage, weighted down with rocks and submersed into the water along the beach line have been found.

6) Traffic and servicing issues.

Not only would a day park increase the traffic volume on Sunnybrae Road, which is often congested during the summer months, there is also no parking anywhere for this proposed park. The land's configuration is too steep, small and narrow to build a road and parking lot. People would likely try to park along the road side which would become a hazard especially due to limited visibility of oncoming traffic at that particular place in the road. Without a road leading into this proposed park how could bathroom facilities or outhouses be established and serviced? It is obvious where people would go to the bathroom when there are no facilities.

7) We do not see the need for another park given that Herald's Provincial Park is less than two kilometers away and whose day area allows plenty of space for people to enjoy the beach and playground for most of the year. A second park nearby would unnecessarily increase the overhead costs incurred by the CSRD due to its establishment and maintenance and would add to the tax burden on local residents.

Sincerely,

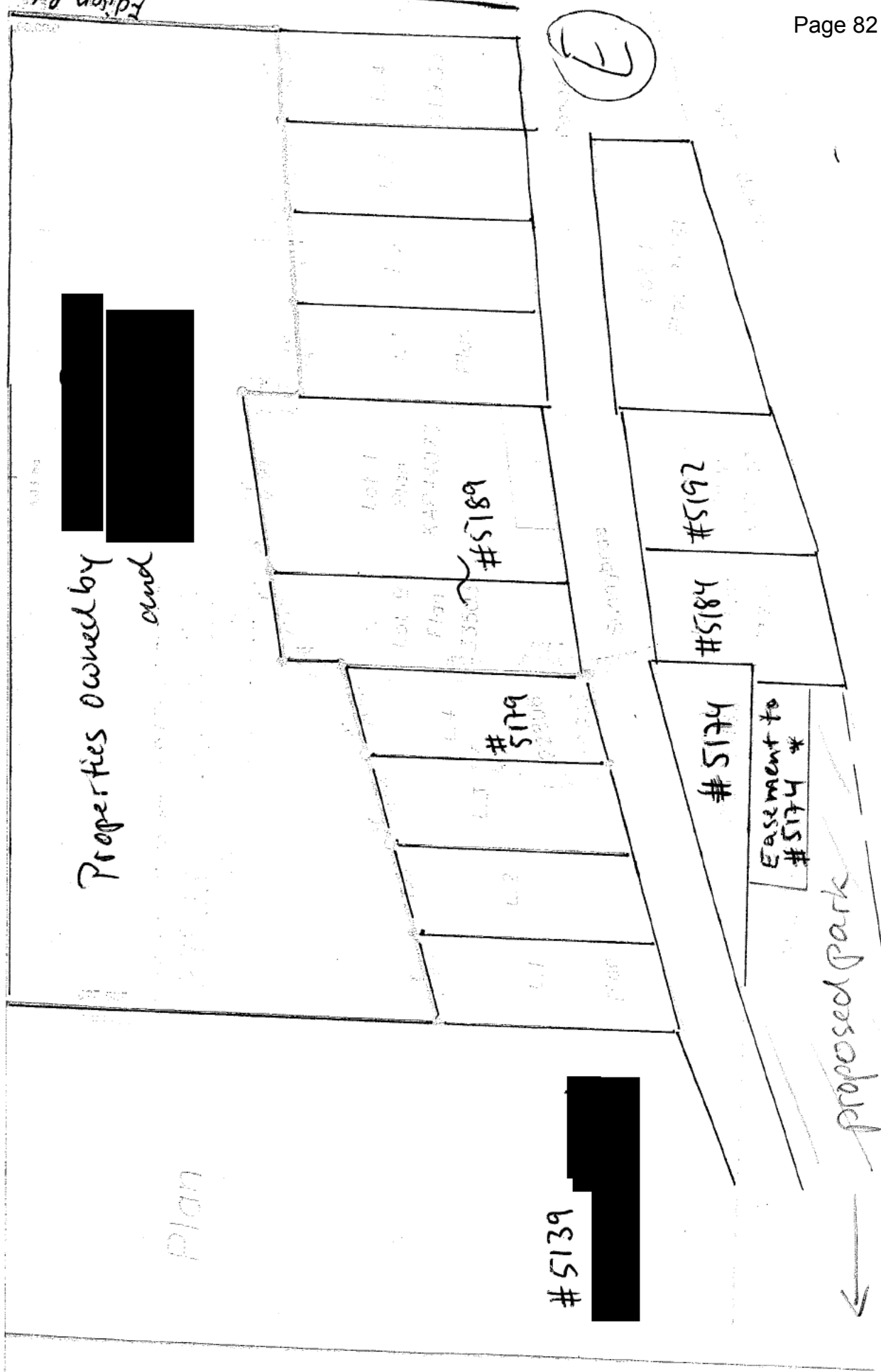
[REDACTED]

[REDACTED] (copied)

[REDACTED] (copied)

(N)

Properties owned by [redacted] and [redacted]



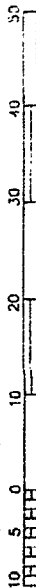
\* see second attachment

(S)

(B)

Reference Plan of Easement in Parcel A (DD 148402F and Plan B6878) of the S.E.1/4 of Sec.21, Tp.21, R.9, W6M, K.D.Y.D.

Scale 1:500  
B.C.G.S. 82L.075



**All distances are in metres.**

PLAN KAP75754



Deposited in the Land Title Office at Kamloops, B.C.  
this 18th day of June, 2004.

Registrar

174  
K4173722

LEGEND

Bearings are astronomic and are derived from Plan 24152.

-  Standard Iron Post Found  
 Standard Iron Post Placed  
 Standard Rock Post Found

*This plan lies within Columbia - Shuswap Regional District.*

I, J. C. Johnson, a British Columbia Land Surveyor, of the District of Salmon Arm, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and intended the survey and plan are correct. The field survey was completed on the 30th day of April, 2004. The plan was completed and checked, and the checklist filed under #75436, on the 18th day of May, 2004.

B.C.L.S.

**BROWNE JOHNSON LAND SURVEYORS  
B.C. AND CANADA LANDS  
SALMON ARM, B.C. Ph. 832-9701**

AUGUST 10-2018

Pg 1 of 2 Page 84 of 404

To: CSRD

555 HARBOURFRONT DRIVE N.E.  
SALMON ARM BC

FROM:

RE: DP SUBMISSION NO. 725-133

CHANGE IS INEVITABLY - I UNDERSTAND THE NEW OWNER WANTING TO DEVELOPE - HOWEVER, AS A LAKE FRONT PROPERTY OWNER (SINCE 1991) IN CLOSE PROXIMITY TO THIS PARCEL, I DO HAVE A LOT OF CONCERNS.

- 1) CURRENTLY ZONED "INDUSTRIAL" - GOING TO 14 HOMES - TO ME THAT WOULD THEN BE "MULTI-RESIDENTIAL" PROPERTY. WHAT'S TO STOP FUTURE EXPANSIONS - I.E. MORE HOMES? & PEOPLE ADDING GUEST HOMES TO THEIR ONE ACRE PARCELS?
- 2) MY UNDERSTANDING IS THAT CURRENTLY 5 ACRES IS REQUIRED FOR SUBDIVIDING FOR ONE RESIDENCE. THIS REGULATION MUST BE IN PLACE FOR SEVERAL REASONS. WHY SHOULD THIS PROPERTY BE ANY DIFFERENT OR EXEMPT?
- 3) GIVEN THAT THE LAND WAS USED IN THE LOGGING INDUSTRY FOR SEVERAL YEARS - THE LAND IS MOST LIKELY TOXIC. 14 SEPTIL SYSTEMS & 14 IRRIGATION SYSTEMS CAN ONLY MEAN TOXIC LEACHING INTO THE LAKE.
- 4) MANY HOMES USE LAKE WATER FOR DRINKING WATER. THIS COULD MEAN MORE CONTAMINATION - & WHERE OF THE CREEK / STREAM THAT COMES INTO THE LAKE RIGHT BESIDE THE PROPERTY? & THE FISH? HAVE GROUND SOIL TESTS BEEN DONE? HAS D.F.O. HAD ANY INPUT?

CONTINUED.

CONTINUED - CONCERNS:

- 5) THERE IS NO NATURAL GAS AVAILABLE TO THIS AREA. POTENTIALLY 14 WOOD BURNING UNITS - OR MORE. WINTER AIR QUALITY WILL BE LIKE LIVING BESIDE AN ACTIVE BEEHIVE BURNER - FOR THOSE OF US WHO LIVE HERE YEAR ROUND.
- 6) WILL THIS MEAN THE IMPACT OF 14 NEW WHARFS? MORE POLLUTANTS
- 7) AS SUNNYBRAE IS STILL A NARROW COUNTRY ROAD, TRAFFIC VOLUME WILL SUBSTANTIALLY INCREASE FOR THOSE OF US WHO LIVE HERE YEAR ROUND - FURTHER THAN HEROLD'S PARK FACILITIES
- 8) DRAWINGS I HAVE BEEN SHOWN ARE FAR TOO HARD TO DISTINGUISH ANY DETAIL. HOME OWNERS NEED BETTER TO MAKE ADEQUATE DECISIONS

IN SUMMARY - LOTS OF CONCERNS - DENSITY NOW & FUTURE; SEPTIC SYSTEMS; WATER CONTAMINATION ISSUES; AIR QUALITY ETC.

PLEASE CONSIDER THESE ITEMS & NOT INCREASE PERMIT TO 14 RESIDENCES I DO PLAN TO ATTEND CSRD MEETING AUG 16<sup>th</sup>

THANK YOU.

[REDACTED]



Columbia Shuswap Regional District  
555 Harbourfront Drive NE  
Salmon Arm BC

August 12, 2018

**Re: Opposition to development at 4990 Sunnybrae-Canoe Point Road, DP No. 725-133**

Dear CSRD Manager of Development Services & CSRD Board of Directors:

Please find below our rationale for opposing Development Permit application No. 725-133:

- (1) Multiple recent catastrophic debris flow events along Sunnybrae-Canoe Point Rd have caused a death and damage/destruction of private properties, and are therefore of particular concern to the safety of current and future residents. Geotechnical reports produced following these events have explicitly recommended that the CSRD conduct a landslide risk analysis and require geotechnical assessments for future developments in steep slope areas from Sunnybrae to Bastion Creek (*Westrek 2015 & 2017* - attached), such as those upslope of the proposed development. These recommendations have been echoed by the Forest Practices Board. As these debris flow events have initiated upslope of impacted private lands, geotechnical assessments should extend to areas upslope of any proposed development. The CSRD committed to moving toward establishing a Hazardous Lands Development Permit Area for Sunnybrae by fall 2017, but we are not aware of this being achieved. Due diligence as well as geotechnical event liabilities related to public safety and private property damages falls on the CSRD, as it occupies a regulatory field and has ample reasonable basis for concern;
- (2) With respect to the parcel in question, s.3.6.2. of the Electoral Area C Official Community Plan Bylaw No. 725 ('OCP' herein) states that "New waterfront development will only be supported if it... Has maximum densities of... 1 unit/2 ha(1 unit/4.94 ac)..." Adjacent lots are currently primarily designated RR2 or SH, for which the OCP specifies a maximum density of 1 unit per 5 acres (2 ha) and 1 unit per 10 acres (4 ha), respectively (s.3.4.1.2). The CSRD previously communicated that the above would be mandated in zoning well-before this point in time;
- (3) Traffic density on Sunnybrae-Canoe Point Rd is already excessive, and the addition of 14 lots would negatively impact public safety on the road (see '*Concept Plan: Shuswap Park & Boat Launch*' attached for details);
- (4) A development of the proposed density could have several negative impacts to the environment, including those on water quality, wildlife corridors, foreshore and riparian integrity, tranquility, and visual appeal (see '*Concept Plan: Shuswap Park & Boat Launch*' attached for details);
- (5) The 100 m Development Permit notification radius is an urban standard not appropriate for the rural area in question due to the far wider-reaching impacts associated with the large adjacent public use shared resource area (Shuswap Lake), the single access road, and the size of adjacent lots. Therefore, submissions from residents of Sunnybrae-Canoe Point Rd outside this arbitrary radius should be given equal consideration to those within.

In closing, we do not support the Development Permit application No. 725-133 due to the potential inherent risk and negative impacts on public safety, on the community, and on the environment, and to maintain the sustainable development of our community as outlined in the OCP.

Sincerely,

A large black rectangular redaction box covering the signature and name of the sender.



## **2014 McIntyre Creek Debris Flow Emergency Response and Investigation Findings**

*Prepared for:*

**Columbia Shuswap Regional District**

781 Marine Park Drive NE  
Salmon Arm, BC V1E 4P1

and

**Emergency Management BC**

1255D Dalhousie Drive  
Kamloops, BC V2C 5Z5

*Prepared by:*

**Westrek Geotechnical Services Ltd.**

101 – 1285 Dalhousie Drive  
Kamloops, BC V2C 5Z5  
Phone: 778-471-7107  
[www.westrekgeotech.com](http://www.westrekgeotech.com)

January 2, 2015  
File No. 014-024

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## 1 Introduction, Scope and Limitations

On April 23 2014, a debris flow event occurred in McIntyre Creek, which is situated about 12 km northwest of Sunnybrae, BC [see attached Figure 1]. The debris flow blocked the Sunnybrae - Canoe Point Road and affected several private lots. The Columbia Shuswap Regional District (CSRD) activated an Emergency Operations Centre (EOC) that worked with provincial government agencies at the scene under the support of Emergency Management BC (EMBC). After an initial review by provincial agencies, the CSRD issued an Evacuation Order to the affected private lots. Westrek Geotechnical Services (Westrek) was retained to provide geoscience and engineering services during the emergency response. This report provides a summary of Westrek's activities and input during that period. Several photographs of the landslide and adjacent area are attached to this report.

During emergency response, readily available information is gathered and analyzed to facilitate rapid decision-making, often with little opportunity available for data verification or the full consideration of all implications or stakeholders. This is the nature of emergency management. As such, it is expected that some information may have to be confirmed or in some cases discounted if the project advances into engineering design and works implementation; therefore, any users of the information in this report should take their own opportunity to verify its appropriateness for their own use and tasks.

The services provided by Westrek are subject to the terms and conditions set out the *Interpretation and Use of Study and Report and Limitations of Liability*, which is attached in Appendix A and incorporated herein by reference.

## 2 Methods and Information Used

The following was used for background information during this project:

- Air photographs:
  - 15BCC07010, #091-093 and 15BCC07016, #172-173 (digital thumbnail only, 2007);
  - 15BCC04022, #025-027 (2004);
  - 15BCC01024, #044-045 (2001);
  - 15BCB97025, #135 (1997);
  - 30BCC94042, #016-019 and 083-085 (1994);
  - 30BCC1047, #88-90 and 180-181 (1989);
  - 30BC84064, #077-079 (1984);
  - 30BC78061, #045-047 (1978);
  - BC5717, #237 (1976);
  - BC7647, #157-159 and BC7648, #082-083 (1974);
  - BC2615, #2-4 and BC2627, #19-21(1959); and
  - A368, #106-107 and A379, #26-27 (1928).
- Google Earth™ imagery (2004).
- Aerial imagery after the debris flow event provided to the CSRD by Terrasaurus (2014).
- Base Mapping: 1:20 000 Terrain Resource Information Management (TRIM), retrieved from the BC Web Mapping Service [<http://openmaps.gov.bc.ca/mapserver/base2>] on May 25, 2014.
- Geology: Thompson, R.I. (compiler). *Geology – Sorrento, British Columbia*. Geological Survey of Canada. Open File 4383. NTS map sheet 82L/14. Scale 1:50,000.

- Geology: Geology map on-line database, BC Ministry of Energy and Mines, [<http://webmap.em.gov.bc.ca/mapplace/minpot/bcgs.cfm>], retrieved May 23, 2014.
- Terrain stability mapping: *Terrain Stability Mapping for the Salmon Arm Forest District - Bastion & Mount Ida / Canoe*, by EBA Engineering Consultants Ltd. and JM Ryder and Associates Terrain Analysis Inc. March 1998. Scale 1:20,000.
- Weather data for Salmon Arm, Salmon Arm Fire Station, and Turtle Valley Fire Station, provided by Environment Canada on April 27 and July 30, 2014.
- Snow survey data, Anglemont Snow Survey (F102), retrieved from obtained from the BC Web Mapping Service [<http://openmaps.gov.bc.ca/mapserver/base2>] on April 25, 2014.
- Ground photos taken on April 23, 2014, supplied by Terry Harbicht PEng, Ministry of Transportation and Infrastructure (MoTI).

Westrek personnel undertook field visits on numerous occasions between April 24 and July 31, 2014. Site observations were referenced to waypoints (Wpt) using a handheld GPS receiver. The horizontal accuracy of waypoints is typically 5 to 10 m, but it depends on the GPS satellite constellation when readings were taken and it can be significantly less in steep terrain. Unless otherwise noted, elevations referenced in this report are based on TRIM information. Information on surficial materials, bedrock types and drainage was collected from visual observations at surface exposures. No topographic surveying or investigation of the subsurface conditions by mechanical methods has been undertaken to date, and no laboratory testing to establish strengths parameters for the surficial deposits and bedrock has been completed.

Westrek participated in several conference calls over the course of the evacuation and attended public meetings in Salmon Arm on May 20 and June 11, 2014. After local residents reported inconsistent flow in Hart Creek during the latter public meeting, Westrek participated in a helicopter flight over McIntyre, Robinson and Hart Creeks with Andy Oetter RFT of the Ministry of Forests, Lands and Natural Resource Operations (MoFLNRO), at the request of the CSRD.

Westrek submitted written correspondence to both the CSRD and EMBC over the course of the emergency response. These documents included:

- Technical Memorandum No. 1, *McIntyre Creek Debris Flow, Interim Report on Observations and Recommendations to May 1, 2014*, dated May 9, 2014.
- Technical Memorandum No. 2, *Proposed Work Plan and Budget Estimate, McIntyre Creek Assessment*, dated May 15, 2014.
- Technical Memorandum No. 3, *Rationale for Adjusting the Evacuation Order, Civic No. 6098 and Access Driveway for Civic No. 6046, McIntyre Creek*, dated June 10, 2014.
- Technical Memorandum No. 4, *McIntyre Creek Fan – Access Road Works*, dated June 18, 2014.

Westrek collaborated with Kerr Wood Leidal (KWL) to produce an information bulletin that summarized the general hazards associated with living on an alluvial fan. The bulletin was entitled *Columbia Shuswap Regional District – Shuswap Emergency Program, McIntyre Creek Debris Flow Hazard Information*, dated July 30, 2014, and was co-presented with KWL to the residents on the McIntyre Creek fan on July 31, 2014.

Additional field reconnaissance, monitoring and analysis have occurred subsequent to the issue of the Technical Memorandum No. 1, which contained some basic technical characterization of the debris flow. Where there is an inconsistency between that document and this report, the values in this report should be considered more accurate.

### 3 General Setting

McIntyre Creek drains a steep, narrow catchment on the north shore of the Salmon Arm of Shuswap Lake [see attached Figure 1]. The watershed has an area of about 2.2 km<sup>2</sup>. The upper part of the watershed is a moderately sloped, rolling plateau that extends to elevation ±1580 m and generally drains to the southeast. The edge of the plateau generally lies at elevation ±1200 m but is somewhat irregular, and is characterized both by an increasingly steep slope off the plateau to abrupt transitions defined by discontinuous near-vertical cliffs.

TRIM maps indicate that a number of streams drain the plateau, but most are minor and have poorly defined draws. They converge into two main streams that become deeply incised on the steep slopes immediately below the edge of the plateau. The streams are controlled by the bedrock structure, and waterfalls with vertical drops of 5 to 20 m and cascades that range up to 175 m in length are present. The two streams converge halfway down the steep slope at elevation ±775 m. The creek exits the watershed through a 15 m deep box canyon onto an alluvial fan at elevation 400 m. McIntyre Creek has an average channel gradient of 50% below the edge of the plateau.

The Sunnybrae - Canoe Point Road (a public road) crosses the fan just below its apex about 150 m upstream from the lake, and it forms the upper (north) boundary of the seven private properties. The fan gradient is steep, varying from 35% near the public road to about 25% at the lake, and it has several abandoned channels and what appear to be old levees from previous debris flow events [Figure 1]. These deposits have not yet been thoroughly investigated; however, one large cedar tree recently felled from the stream channel in the lower part of the fan was about 145-150 years old.

Two similar watersheds drain the plateau to west of McIntyre Creek. Robinson Creek lies immediately west and it is slightly smaller than McIntyre Creek. It has no defined crossing on the public road, reportedly because it was diverted on the slope above. Hart Creek lies west of Robinson Creek and it is slightly larger than McIntyre Creek. Both Robinson and Hart Creeks have much more prominent bedrock cliffs along the plateau edge.

#### 3.1 Geology

Thompson (2004) indicates there are two bedrock formations in the area. Bedrock on the plateau is mapped as the Sicamous Formation, which is generally grey re-crystallized limestone with black argillaceous partings. The steep slopes below the plateau are mapped as biotite-muscovite-garnet schist, carbonaceous schist, micaceous quartzite, quartzite and minor marble of the Silver Creek Formation. The contact between the two formations lies along the edge of the plateau. The provincial mapping indicates that the two formations are separated near the plateau edge by mudstone, siltstone, shale and fine-clastic sedimentary rocks of the Mount Ida Assemblage.

Available terrain mapping indicates that the two creek draws of the steep slope are rated as “unstable”. The draws are mapped primarily as bedrock with minor colluvium<sup>1</sup> and thin till<sup>1</sup>, which are a potential source material for debris flows. The steep areas adjacent to the creek draw are rated either as “potentially unstable” or as having a “moderate likelihood of landslide initiation following forestry development”. The mapping indicates these slopes are moderately steep bedrock, thin colluvium or variable till. Although these ratings are specifically defined for forestry operations, they provide an indication of the potential natural landslide hazard in the area.

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<sup>1</sup> Colluvium is a surficial deposit emplaced primarily by gravity (erosion) processes, such as slope wash, creep, landslides, or rockfall. Till is a non-stratified deposit emplaced by glacial activity.

### 3.2 Development and Landslide History

The McIntyre Creek alluvial fan has been occupied for almost a century. The 1928 image resolution is poor, but it appears that a dock was present at that time. The public road was in place by 1959, along with a building and a dock along the lakeshore. Three buildings and associated docks are present on the 1970 photos. Building progressed through to the mid 1990s when the remainder of the fan was developed.

Forestry development in the area is absent on the 1928 air photos but an extensive road and trail network was built prior to 1959 to facilitate selective logging on the slopes to the east of McIntyre Creek. The first phase of modern forestry operations occurred between 1980 and 1984 when three blocks were clear-cut logged in the upper part of the plateau. These blocks were accessed via the Blackwood FSR, which is part of the Bastion road system to the north. Three other blocks were logged on the plateau between 2000 and 2004, as summarized below:

- Openings 80 and 81 were logged on the plateau and in 2000 and 2001. The 320-080 Road, which accesses Opening 81 along the edge of the plateau, was probably built at that time.
- Opening 86, which straddles the eastern watershed boundary about halfway up the steep slope, was logged between 2002 and 2004. It was accessed via old roads built prior to 1959, and by constructing the 321 Road and a short spur. The western switchback of 321 Road and the western tip of the Opening 86 Spur lie within the McIntyre Creek watershed. These roads were seasonally deactivated, probably shortly after the logging program.

No landslides were noted in McIntyre Creek on the historical air photos. One small landslide, too small to be visible on air photos, was observed during fieldwork on May 28, 2014, along the east side of the main creek draw just below the edge of the plateau (Figure 1). A significant debris flow is visible on the 1928 air photo in Hart Creek. It initiated within a tributary channel in the upper watershed, near elevation 1100 m, and travelled about 2 km down the gully into Shuswap Lake [Figure 1]. A second debris flow occurred in the same gully sometime between 1987 and 1994. The track of the second event was readily evident during the helicopter flight on June 11, 2014.

The only other significant landslide near the site occurred below the junction of the 321 Road and the 86 Spur, about 800 m east of McIntyre Creek (Figure 1). According to the Ministry of Forests, Lands and Natural Resource Operations, this landslide occurred about a week before the debris flow in McIntyre Creek. Westrek is not aware of any report on that landslide.

## 4 April 23 2014 Debris Flow

### 4.1 Landslide Characterization

The debris flow in McIntyre Creek occurred between 10:00 and 11:00 PDT on April 23, 2014. It was triggered by a debris slide at elevation  $\pm 740$  m, near the eastern boundary of the watershed (Figure 1). The debris slide initiated on a 65-70% slope about 25 m downhill from a 2.5 m high bedrock outcrop, likely associated with the Silver Creek Formation. The initiation zone was about 9 m wide and 12 m long. The scarp exposed a loose colluvium layer that varied from silty sand with some angular fragments to small-sized angular fragments with a silt and sand matrix. This layer varied from 0.4 to 1.1 m in thickness. The initiation volume was estimated at  $100 \pm 25$  m<sup>3</sup>. The colluvium was underlain by a dense till comprised of silty sand with abundant mixed fragments (sub-angular to sub-rounded). Shallow subsurface runoff eroded rivulets into the exposed till subsequent to the landslide event. Several photos of the initiation zone and the debris flow are attached.



The debris slide became confined in a broad, 1.5 to 2 m deep draw below the initiation zone, where it transformed into a debris flow. It then entrained additional material from the sidewalls and channel of the draw. At about 350 m from the initiation point (elevation  $\pm 620$  m), the debris flow entered a larger, but broader, draw that drains the area below the 321 Road switchback [Figure 1]. This draw contained a small stream. There was less debris entrainment below this point as the channel bottom was mostly bedrock. At about 650 m from the initiation point (elevation 470 m), the debris flow spilled over a 20 m high cliff into the McIntyre Creek canyon. It then travelled 200 m along the creek channel, where it entrained additional sediment and several large trees. The profile of the landslide track is shown on Figure 2.

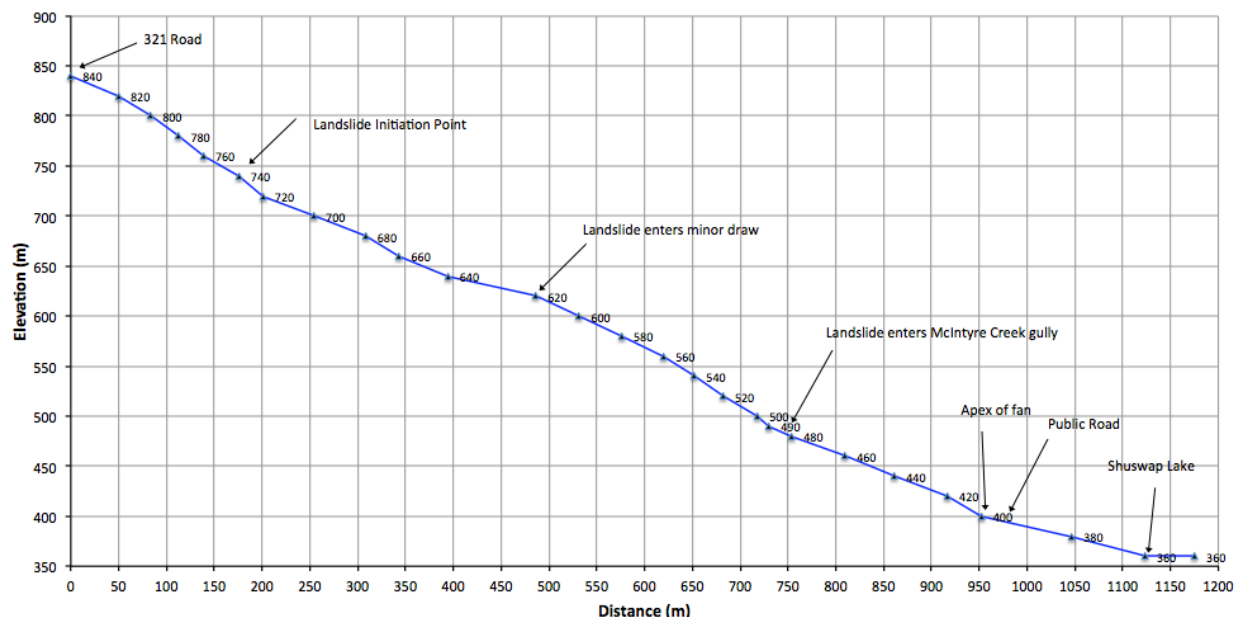


Figure 2 – Profile of McIntyre Creek debris flow path, based on TRIM map contours.

The debris flow immediately began deposition when it exited the box canyon at the apex of the alluvial fan. A large fraction of the debris arrested on the public road, where it accumulated to a maximum thickness of about 2 m and plugged a small stream culvert in the crossing. Most of the entrained logs were deposited at this point. The remainder of the debris was relatively muddy, and it travelled down the existing creek channel within the alluvial fan. Some deposition occurred in narrow levees along the draw, but the majority deposited in the lower section of the fan where two driveways obstructed the draw. The culverts in these driveways plugged and most of the remaining debris was deflected into a multi-fingered plume, including one that caused some damage to the residence at Civic 6084 [Figure 1]. A small amount of material continued down the main channel below the driveways and entered Shuswap Lake. Photographs are attached.

MoTI staff estimated about 650 to 950 m<sup>3</sup> of debris arrested on the public road, of which 400 to 600 m<sup>3</sup> was hauled away<sup>2</sup>. About 250 m<sup>3</sup> was placed in a clearing on the west side of the fan apex and sloped to a stable angle, and some was left in place within the channel. An additional 700 to 900 m<sup>3</sup> of debris was deposited on the fan below the public road. In total, an estimated 2000 +/- 400 m<sup>3</sup> of debris was deposited during the event.

<sup>2</sup> Electronic mail message from Peter Gooch (MoTI) to Kevin Turner, September 15, 2014.

## 4.2 Detached Earth Mass

Concurrent with the landslide on April 23, 2014, a 20 to 30 m long tension crack developed about 20 m uphill and slightly to the east of the initiation point. The crack lies within a thicker and rockier layer of colluvium present near the base of the bedrock cliff [Figure 1]. The slope at the tension crack is 70 to 75%. Tree cover is noticeably less dense in this area, with more broad leaf trees present. The earth mass displaced about 20 cm at its crown. Its total volume was initially estimated to be as high as 300 to 400 m<sup>3</sup>, but more detailed follow-up measurements suggest that the detached volume is probably about 100 m<sup>3</sup>. When initially investigated by provincial government agencies, there was substantial concern that the detached earth mass would release and cause another debris flow. To better assess the hazard, Westrek recommended that a monitoring system be established on the soil mass (Technical Memorandum 2) and this was authorized by the CSRD on May 15, 2014. The monitoring system was established on May 16, 2014, and the results are discussed in Section 5.2.

## 4.3 321 Road Condition

The debris flow initiated about 220 m down the slope from the 321 Road, which is under road permit to Canoe Forest Products (Canoe). The 321 Road crosses the slope above the landslide at elevation 850 m. Photos of the road and area are attached. The average slope between the road and the landslide initiation point is 60%. The terrain in this zone is largely bedrock controlled with thin surficial deposits present. The foliation of exposed bedrock dips steeply into the steep slope.

The landslide initiated directly below a cross-ditch<sup>3</sup> in the 321 Road, located at Wpt 090 [Figure 1]. This feature was likely constructed when the road was seasonally deactivated. The cross-ditch is located about 40 m down the grade from a switchback, and just inside the eastern edge of the McIntyre Creek drainage<sup>4</sup>. Photos of the road drainage configuration are attached.

Provincial government personnel observed that runoff was flowing down the wheel paths in the 321 Road on the day of the landslide (April 23). A small cut slope failure just above the switchback had blocked the ditch and this diverted some runoff onto the 321 Road surface<sup>5</sup>, which subsequently flowed down to a cross-ditch in the road at Wpt 090. Westrek determined that about 65 m of road and ditch was contributing runoff to this cross-ditch.

On April 26, 2014, Westrek estimated the discharge from the cross-ditch to be approximately 35-40 L/min ( $\pm 8$  Igpm). Westrek also observed that the discharge infiltrated into the ground 10 to 15 m below the 321 Road, and there is no direct surface flow path to the landslide initiation point. In comparison to photos by provincial government personnel on April 23, the discharge observed by Westrek on April 26 had abated noticeably. Provincial government personnel noted that the runoff tended to alternatively infiltrate and re-emerge farther down the slope than was observed by Westrek. The discharge from the cross-ditch was noticeably lower three days after the event, but neither provincial government personnel nor Westrek observed evidence of direct surface flow from the cross-ditch to the landslide initiation point at any time.

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<sup>3</sup> A cross-ditch is a drainage structure excavated through a road to convey ditch water across. It is usually installed as a measure to reduce the likelihood of drainage diversion when the use of a road is suspended, as it is considered less prone to malfunction than a culvert.

<sup>4</sup> The BC government's on-line data shows the switchback outside the eastern border of the McIntyre Creek drainage; however, this boundary is based on TRIM contours, which are relatively unreliable. The watershed boundary shown on the attached Figure 1 has been adjusted to include the area around the April 23, 2014 debris flow event.

<sup>5</sup> The greater portion of the flow from the ditch was flowing off the switchback.

## 4.4 Weather Conditions

Landslides usually have an associated hydrological factor that affects antecedent soil moisture conditions. Reconnaissance immediately following the debris flow indicated that the snowpack had recently melted from the surrounding area, as patchy snow remained in shadowed areas. Snow and weather data were gathered and analyzed to determine the significance of the weather.

Snow pack data was obtained from the nearest snow survey station at Anglemont, which is located about 17 km to the north and lies at elevation 1190 m). This site has been monitored almost continuously since 1956. The data are included in Appendix B. The data indicate that the snow pack was consistently above normal in 2014, but it was not extreme, e.g. the snow pack regularly varies from 85 to 125% of normal. On April 1, the snow pack was 126% of normal<sup>6</sup>, or 117% of average. Technical issues prevented the snow pack from being measured on May 1, but by May 16 it had reduced to 114% of normal or 79% of average<sup>7</sup>. Although not conclusive, snow pack depletion appeared to accelerate between April and mid-May, which would likely have resulted in elevated antecedent soil moisture levels, general surface runoff and/or stream flow at that time.

Weather data were obtained from three stations in the area: Environment Canada's *Salmon Arm CS* (elevation 351 m); *Salmon Arm Forestry Station* (elevation 527 m); and *Turtle Valley Forestry Station* (elevation 640 m). Climate normal data is not available at these stations, so normal data was obtained from Environment Canada's *Salmon Arm A* station. The data set is included in Appendix B.

The data indicates that the monthly precipitation (snow and rain) received at the *Salmon Arm CS* station was below the *Salmon A* normal for the 7 months preceding the debris flow, with the exception of March 2014 when it was slightly above normal. Unsettled weather during the week preceding the debris flow brought intermittent moderate-intensity rainfall to the area [Appendix B]. Five to six days before the debris flow, 16.6 to 17.8 mm of rain was recorded in the stations during a period with rising average temperatures. Recorded rainfall intensities were 1.4 to 4.3 mm/hr. Between 8.4 to 15.3 mm of rain with highly variable intensities (0.6 to 4.0 mm/hr) was recorded on the day prior to the event, and average temperatures had declined somewhat. Only about 1.3 to 2.4 mm of rainfall was recorded at the three stations on the day of the debris flow. This suggests that a specific rain event was likely not the cause of the debris flow, but the rapid snow pack ablation that was influenced by the preceding moderately heavy rainfall was likely a factor.

## 5 Summary of Activities During the Emergency Evacuation

### 5.1 Elimination of Cross-ditch 090 on the 321 Road

On April 26, 2014, Westrek recommended elimination of the cross-ditch (Wpt 090) above the landslide site and the restoration of the drainage at the 321 Road switchback as a precaution to reduce the volume of water that was being concentrated on the slope above the landslide. The forest licensee (Canoe) completed this work on April 29, 2014, which was reviewed by Westrek. As we understand it, Canoe evaluated the drainage conditions along the remainder of the 321 Road at that time but Westrek has not received any report on this work.

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<sup>6</sup> The "normal" value is the average value of a parameter over a fixed, usually 30-year, period. At present the normal period is 1981-2010. Average is the mean value over the entire record.

<sup>7</sup> The large variation between the "normal" and the "average" is related to the limited number of May 15 readings. Readings that are missing do not mean the snow pack was depleted, and this affects the average value calculation.

## 5.2 Detached Earth Mass

Westrek established a monitoring program on the detached earth mass immediately uphill from the landslide scarp on May 16, 2014. The system consisted of fourteen monitoring points as illustrated on the attached Figure 1 [Inset 2] and as summarized below (see attached photographs):

- **Eight reference points** were established on or adjacent to the detached earth mass: four on the detached mass below the tension crack; one below the projected tension crack extension on the east side; and three were positioned along the projected extension of the tension crack on the west side. The reference points consisted of 0.6-0.9 m long steel bars driven into the colluvial deposits and reinforced at the surface with rocks. All points were flagged and labelled.
- **Six target points** were established immediately above the detached mass for monitoring. Five target points were painted on the near-vertical bedrock outcrop(s) directly uphill, and the easternmost point was painted on the lower part of the trunk of a large Douglas fir tree.

The distance from the reference points to the target points was measured using a Leica laser rangefinder. Based on the manufacturer's specifications the measurement accuracy is typically  $\pm 1.5$  mm, which Westrek considered adequate for the intended purpose. The points were surveyed on five occasions after initial establishment; three times on a five-day interval as initially planned; once in early June after workers on the alluvial fan noticed an increase in stream turbidity; and once in late autumn to determine if movement occurred after a major storm event on July 23, 2014. The data are summarized in Appendix C.

The results indicated that the detached mass did not experience any significant movement during the monitoring period. A follow-up monitoring trip is planned for the spring of 2015.

## 5.3 Adjustment of Evacuation Order Boundaries

The Evacuation Order boundaries were adjusted on two occasions to allow driveway access to properties on the periphery of the alluvial fan. Westrek provided advice to the CSRD on these occasions, as summarized in Technical Memorandum 3 in Appendix D.

## 5.4 320.080 Road

The 320.080 Road leads to Opening 81 and crosses McIntyre Creek main and tributary channels at elevation 1230 m. Both channels are crossed via an armoured cross-ditch. The tributary creek is comparatively minor. Canoe's staff reviewed the condition of the crossings on May 22, 2014 and no issues or concerns were reported. Photographs provided by Canoe staff are included in Appendix E.

## 5.5 Temporary Works On the Fan

The CSRD retained Kerr Wood Leidal (KWL) to manage the construction of temporary works on the fan. The works were intended to provide a degree of temporary protection to the properties should another debris flow initiate as a result of a sudden release of the detached earth mass. Westrek assisted KWL during this task. The temporary works consisted of the following:

- Low berms were built across the upper part of two draws that were felt to be vulnerable to debris flows on the middle area of the fan, below the public road.
- The creek draw was deepened through the two driveways that previously provided access to Civic 6088 and the other properties to the west (Civic 6060 to 6084).

The temporary works were completed on June 10, 2014. A construction summary report was also prepared by KWL, dated June 2014 (Appendix F). This report includes Westrek's input.

## 5.6 Debris Flow Hazard Bulletin

The temporary works along the creek, along with the detached earth monitoring and weather forecast monitoring, were part of a risk reduction strategy to allow the property owners to return to their homes. Upon completion of the temporary works the CSRD rescinded the Evacuation Order and expired the State of Local Emergency on the Public Information Meeting on June 11, 2014. To assist the community with managing the on-going landslide risk, the CSRD and EMBC asked KWL and Westrek to develop an information bulletin to describe the general nature of debris flows and the potential triggering factors, and to outline steps that the residents could consider to manage their landslide risk individually. The information bulletin is attached in Appendix G.

Westrek and KWL met with available property owners in the community on July 31, 2014 to present the bulletin, answer questions, and provide clarifications. Westrek was advised that those residents and owners not present on July 31 had the information bulletin sent to them by registered mail.

## 5.7 Further Investigation of Debris Flow Hazard

Tasks 3 and 4 in the Technical Memorandum #2 work plan included initial investigative work within the watershed to characterize the volume of debris available within the channel that could potentially be mobilized during a future debris flow. The objective of this work was to help develop concepts for permanent protective measures for the properties on the fan.

Fieldwork to determine the potential yield rates within McIntyre Creek was initiated in late May. The two channels of McIntyre Creek are contained in deep draws on the steep slopes below the plateau. Some till and colluvium is typically present in the sidewalls in the upper reaches, and rocky colluvium is present in the channel in the lower reaches. Yield rates were estimated to be as high as 2.5 to 4 m<sup>3</sup>/m in the upper reaches of the main channel, but were 1.5 to 2.5 m<sup>3</sup>/m farther downstream. A short section below the confluence of the two streams had yield rates of 1.8 to 3.3 m<sup>3</sup>/m. Yield rates in the west tributary were generally lower, and estimated to be 0.5 to 1 m<sup>3</sup>/m.

The initial work suggests that the main channel and west tributary have a potential yields of 3000 m<sup>3</sup> and 1000 m<sup>3</sup>, respectively, for a total yield of 4000 m<sup>3</sup>. This is about twice as large as the 2014 debris flow. It does not include bulking by entrained logs and organic material, nor adjustments for material if a debris flow initiated on a slope and entered the channel, as occurred during the 2014 debris flow.

During the Public Information Meeting on June 11, 2014, the CSRD advised the owners present that, if the full costs of permanent protective measures were to be borne by the CSRD, the process to fund the works would be through the establishment of a Service Area Bylaw, which would be subject to additional taxation. The Service Area would only encompass the affected properties and would be established via a referendum<sup>8</sup>. The owners present at the meeting decided to consider their options after the preliminary work (i.e. Tasks 1 to 4 of the work plan) was completed, and then determine whether or not to proceed with the additional investigation on the alluvial fan and the development of conceptual risk mitigation measures (Tasks 5 and 6 of the work plan). If the community was to proceed with the development of a conceptual risk protection system, then the additional investigation work on the alluvial fan will have to be done at that time.

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<sup>8</sup> This is only a general summary of the process. Interested readers should refer to the statutes and regulations to obtain a more exact and comprehensive understanding of the legislation and its requirements.

## 6 Analysis and Assessment

The 2014 debris flow initiated as a small landslide in shallow deposits during a period of wet weather that coincided with snow pack ablation, which likely elevated antecedent soil moisture and created sensitive conditions. Other site factors include the very steep slopes; the presence of thin colluvial deposits overlying dense till or bedrock; and the characteristics of the upper fractured zone of the bedrock. The influence of the cross-ditch directly above the initiation zone was outside the scope of our services and has not been fully investigated by Westrek. This would require a great deal of work due to the complex terrain and the distance between the cross-ditch and the initiation zone.

The watershed has a ruggedness index of about 0.8, indicating it is susceptible to debris flows (Wilford *et al.*, 2004)<sup>9</sup>, and previous mapping indicates that the steep slopes are prone to landslides. Given its similarity to Hart Creek watershed, where at least two debris flows occurred in the past century, and the deposits on the alluvial fan that are likely from past debris flow(s)<sup>10</sup>, it is prudent to assume that the lots on the fan are potentially at risk from debris flows.

Based on the age of the trees along the channel, a debris flow as large or larger than the 2014 debris flow has probably not reached the lower part of the alluvial fan for at least 150 years. The 2014 event only affected the lower 200 m of the channel, which implies that a significant amount of material remains stored in the watershed that could be mobilized as an in-channel debris flow or, more likely, if a landslide from the adjacent slopes entered the channel as occurred in April 2014. Therefore, the debris flow hazard and the risk to the community remains the same as it was prior to 2014, i.e. the April 23 2014 event has not diminished the risk to the community. Future debris flows could have similar or even more severe results, i.e. the public road could be blocked, and one or more properties on the fan could be impacted. Figure 1 [Inset 1] shows that several of the houses or ancillary structures are within old channels, and these areas would be at the highest risk.

There does not appear to be a regulation or provincial policy to explicitly guide local governments when private property has been evacuated and it has subsequently been determined that a unacceptable landslide risk may exist. The only related guidance for landslide risk management is MoTI's criteria for land subdivision purposes, which is more of a planning tool. Their guidance states that the landslide risk must be mitigated if an area is not considered "safe for the use intended", which they indicate is the probability of a "damaging" event that exceeds "10% in 50 years" (or a return period of 1 in 475 years). Based on the work completed to date, the hazard level on the alluvial fan probably exceeds this criterion.

The MoTI guidance also implies that the risk of death to an individual is not to exceed 1:10,000, which is consistent with some international standards<sup>11</sup>. The risk to the people in the community has not yet been estimated but it likely approaches this value; therefore continued occupation of the alluvial fan should be carefully considered and managed until the risk is better understood and, if necessary, the residences with an unacceptable risk are adequately protected. The determination of the landslide hazard and risk on the alluvial fan requires a considerable level of investigation and engineering. The intent of Task 5 and 6 of the work plan is to better understand the hazard level and develop concepts for the necessary risk control measures.

<sup>9</sup> Wilford, D.J., M.E. Sakals, J.L. Innes, R.C. Sidle and W.A. Bergerud. 2004. *Recognition of debris flow, debris flood and flood hazard through watershed morphometrics*. Landslides. V1: pp. 61-66.

<sup>10</sup> Confirmation that these deposits are actually debris flow deposits has not yet been done.

<sup>11</sup> The risk of multiple deaths would have to be taken into account, and this may require even lower tolerances.



## 7 Risk Mitigation Options

If it is determined that an unacceptable landslide risk to the community exists and a decision is made to mitigate the risk to a level that is acceptable to government authorities, the community, and any other stakeholders (i.e. MoTI), several steps would be required:

- complete studies and surveys necessary to establish the desired level of safety, develop the risk mitigation strategy and prepare conceptual drawings and preliminary cost estimates;
- complete the detailed engineering of measures to achieve an adequate level of safety;
- establish ownership and responsibilities for the risk mitigation measures;
- acquire or secure any necessary land;
- carry out construction of the works; and
- commit to a maintenance program that includes basin cleaning or component replacement.

Outlined below is a conceptual risk management strategy for the community. Some of the risk mitigation measures will require works on private land, so portions of some lots may have to be transferred into common property or easements. An important consideration will be the appointment of an organization to assume responsibility for the operation and maintenance of the protection measures. Given all the complexities associated with this site, the planning, engineering and construction process is likely to require a few years. In the meantime, an interim risk management strategy should be implemented to protect the community.

### 7.1 Permanent Risk Mitigation Measures

Based on the limited investigation undertaken to date, options for risk mitigation could include one or more of the following measures.

#### Debris Flow Arresting Barrier

The shape and size of the bedrock canyon immediately above the apex of the fan and its proximity to the public road make this site very favourable for a flexible debris flow barrier. These barriers consist of high-tensile steel ring nets that are cable-stayed and anchored into the adjacent bedrock. They are fairly common in Europe and Japan, and are beginning to be adopted in Canada<sup>12</sup>. Their advantage is the minimal footprint they occupy, their efficiency in arresting debris flows, and the fact that they can be replaced if loaded. The design of this type of structure is relatively complex.

The canyon outlet is limited in size so a large enough barrier system to completely arrest a debris flow similar to the 2014 event is not likely feasible. Preliminary estimates indicate that a debris flow barrier (or two) could retain about 400 m<sup>3</sup> of debris at the outlet of the box canyon, i.e. a little less than the amount that arrested on the public road during the 2014 debris flow. There is a considerable amount of analysis required to model the debris flow loading and design the netting and restraining anchors. However, the barrier would reduce the energy of the remaining debris and this would allow less robust or smaller control structures to be built on the alluvial fan farther downstream.

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<sup>12</sup> Examples of debris flow nets built for protecting residential areas include Mosquito Creek in the District of North Vancouver [<http://www.dnv.org/article.asp?c=1031>]; and Cougar Creek near Canmore, AB [<http://www.canmore.ca/Canmore-Flood-Information/Frequently-Asked-Questions-about-Cougar-Creek/>]. Others have been built to protect highways (i.e. Gladwin Creek near Lytton) or along other linear infrastructure.

Debris Catchment Basin Above the Public Road

A significant amount of the April 23, 2014 debris flow arrested on the public road, which reduced the amount of debris that reached the distal edge of the fan. In the meeting on July 31, 2014, some residents stated that, prior to the debris flow, a small basin was present above the road and in their opinion the debris was never fully removed following the event. A small debris catchment basin could be constructed above the public road to further arrest material that gets past the debris flow barrier described above. Preliminary estimates indicate that a small basin could probably contain an additional 100 m<sup>3</sup> of material and this would assist in removing some additional energy from the debris flow. There are many constraints or issues associated with a structure in this location, so consultation and co-operation with MoTI as well as operational / maintenance agreements for this option. This will require some additional surveying and design to plan the works.

Works on the fan (below the public road)

Tertiary control of any remaining debris that advances below the public road would require the installation of permanent deflection / training berms along the McIntyre Creek draw. These structures could be built from a variety of materials but may require land purchase or easements and maintenance agreements to be established. This will be an onerous process as it will involve multiple landowners and possibly a subdivision process.

New or alternative driveway configurations and creek crossings to access Civic 6060, 6072, 6076, 6084 and 6088 may also have to be considered, but options are likely limited due to the constrained space and steep grades that are present in that area. Re-configuration of the driveway access on the east side of the creek may also have to be considered, so that debris that carries past the capacity of the structure(s) above the public road is unable to travel a significant distance down the driveways.

Preliminary Cost Estimate

The greatest level of protection will be obtained if each of the elements is incorporated as a system. Based on the information currently available, which is limited, the following costs have been estimated for the three components described above. The cost of the system would be dependent on the degree of landslide safety that is desired, which has not yet been determined. At this time, the costs are difficult to estimate because of the limited amount of information collected to date and the site complexities, i.e. the steep slopes and driveways, and complex lot boundaries. Users of this information should therefore be extremely cautious.

| Item                          | Component                         | Costs     | Engineering | Contingency | Sub-total        |
|-------------------------------|-----------------------------------|-----------|-------------|-------------|------------------|
| 1                             | Flexible debris flow barrier      | \$140,000 | \$30,000    | \$30,000    | \$200,000        |
| 2                             | Catchment basin above public road | \$40,000  | \$7,500     | \$7,500     | \$55,000         |
| 3                             | Protective works on the fan       | \$75,000  | \$15,000    | \$15,000    | \$105,000        |
| <b>Total (taxes excluded)</b> |                                   |           |             |             | <b>\$360,000</b> |

A considerable amount of investigation and analysis is still needed to more clearly understand the debris flow hazard and risks to the community. No allowance has been made for legal surveying, legal representation or the complex issue of subdivision or easement establishment that will likely be needed to fully protect the community on the alluvial fan. This project will require significant and, as yet, undetermined contingencies for these issues. Projects with many complexities like this are best done in a staged approach.

## 7.2 Interim Risk Mitigation Measures

Until a decision is made regarding protection of the community, Westrek recommends consideration of the following strategies:

- Carry out a re-survey of the detached earth mass in the spring of 2015 to determine if the detached earth mass appears to have moved following freshet. A re-evaluation can be undertaken at that time after examination of the results.
- Remind the residents to remain vigilant of the debris flow hazard on the McIntyre Creek fan, as outlined in the information bulletin dated July 30, 2014. The community should continue to monitor the weather forecast, taking into account the time of year. Special emphasis and attention should be paid to the period when the snow pack is ablating from the steep slopes.
- Over the next few years, until the debris flow track re-vegetates, sediment will erode during freshet and storms that will be transported down McIntyre Creek. Although a new culvert and shaped channel was built in the public road crossing following the debris flow, residents indicate that the basin above the road is smaller than it was before the event. A larger basin would be beneficial in this location: it would arrest some future sediment and it may even arrest or diminish the impacts of another small debris flow if one were to occur. The feasibility of constructing a larger basin should be checked with MoTI.
- The CSRD should consider any available development control processes to restrict or manage future development on the fan until the debris flow hazard and landslide risks are more clearly understood.

## 8 Closure

Please contact the undersigned if there are any questions concerning this report.

***Westrek Geotechnical Services Ltd.***

Per:   
Kevin Turner PEng  
Senior Geotechnical Engineer



Reviewed:  
Peter Weisinger PGeo  
Geoscientist

Attached: Figure 1 (Site Map)  
Photographs  
Appendix A – Interpretation and Use of Study and Report and Limitations of Liability  
Appendix B – Snow and Weather Data (April 2014)  
Appendix C – Detached Earth Mass Monitoring Data  
Appendix D – Photos of the Upper McIntyre Creek crossing (Canoe Forest Products)  
Appendix E – Technical Memorandum 3 (alteration of SOLE boundaries)  
Appendix F – Technical Memorandum 4 and KWL report on Temporary Works  
Appendix G – Information Bulletin to McIntyre Creek community



# **CONCEPT PLAN: SHUSWAP PARK & BOAT LAUNCH**

**July 9, 2015**

**Prepared by:  
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**Prepared for:  
Columbia-Shuswap Regional District**

## OVERVIEW

We propose the CSRD purchase the parcel associated with the former Herald Bay log sorting area and create a new waterfront/semi-waterfront park on the Salmon Arm of Shuswap Lake, BC. The overarching goals underlying the creation of this park are to:

- restore, protect, connect, and enhance the natural areas and water quality for the health and enjoyment of wildlife, ecosystems, and the public;
- increase the extent of protected natural lake shoreline in BC;
- minimize the potential adverse impacts of residential and recreational activities on the community and environment; and
- prevent additional high-density development on Shuswap Lake.

The proposed park area is located on a **19.5 ac** parcel located on the Salmon Arm of Shuswap Lake just east of **Herald Provincial Park**. The parcel is currently owned by [Federated Co-operatives Ltd.](#)<sup>1</sup> (FCL), and has been used for light industrial forestry activities for several decades. It can be divided into two key areas: a waterfront portion (where the light industrial activity took place) with ~**1,500 ft** of shoreline, and a semi-waterfront portion (natural forest). Currently, there is also a former log boom area associated with the parcel, maintained within a foreshore lease area of approximately **62.6 ac**. The parcel has been listed for sale at **\$2,995,000**. However, ***FCL has expressed interest in selling the parcel to the CSRD for a substantially reduced price, provided it is re-designated as a park.***

The proposed park area currently serves as a highly-trafficked wildlife corridor between upland areas and the lake, as an aquatic refugia for small mammals, birds, and fish, and one of the most coveted fishing areas on Shuswap Lake.

The creation of the park will require the purchase of the parcel, acquiring of existing environmental assessment reports, and potentially environmental remediation prior to land use re-designation, as well as park establishment and ongoing management efforts.

We are writing to request that the CSRD purchase and re-designate this parcel as a conservation park.

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<sup>1</sup> <https://www.coopconnection.ca/wps/portal/fclretail/FCLInternet/AboutUs/FCL/>

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## PURPOSE OF THE CONCEPT PLAN

This concept plan has been prepared to provide a high-level overview of the proposed acquisition and land use re-designation of the parcel located at 4990 Sunnybrae Canoe Point Road, Tappen, BC (referred to as “the parcel” herein). It is proposed that the parcel be re-designated as a **park** area.

The overarching goals of this plan are to:

- (1) protect the natural environment, water quality, ecological integrity and connectivity of the upland, riparian, shoreline, and adjacent aquatic area, and maintain and enhance existing natural areas (e.g., Herald Provincial Park) within and adjacent to the parcel for the health and enjoyment of wildlife and the public;
- (2) increase the protected extent of increasingly rare natural freshwater shoreline habitat on Shuswap Lake;
- (3) minimize potential adverse residential and recreational disruptions to the safety, peace, tranquility, and visual appeal of Shuswap Lake; and
- (4) prevent re-designation of the parcel to high-density residential land use.

This plan conforms to the local planning policies outlined in the Columbia Shuswap Regional District (CSRD) Electoral Area C Official Community Plan ([OCP<sup>2</sup>](#)) Bylaw No. 725. The OCP outlines objectives around maintenance of Shuswap Lake and watershed water quality, protection of people from contaminated water, maintenance and protection of shoreline habitats, directing development in existing settled areas and discouraging development outside these areas, discouraging residential development (unless co-located with an agricultural use) outside Village Centre and Secondary Settlement Areas, maintain nearshore areas of Shuswap Lake by focusing development away from the shoreline.

### Concept Plan Area

The parcel is located in CSRD Electoral Area C outside Village Centre and Secondary Settlement Areas. The parcel is currently designated as ‘Industrial’ (ID), with general land use identified as ‘Rural Resource’ (RSC). Under the OCP, “forestry, mineral and aggregate extraction, agriculture, and outdoor recreational uses are appropriate in the area designated Rural and Resource...[and] lands designated as Rural and Resource

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<sup>2</sup> <http://www.csrld.bc.ca/node/1272>

should be maintained as large land parcels, with minimum parcel sizes of 60 hectares (148 acres) for subdivision (s. 3.11.1)". The parcel has no associated land zoning at present.

The parcel is 19.5 ac (7.89 ha) in total and can be conceptually divided into two sections:

- (1) **waterfront** (approx. 6.0 ac to the South of Sunnybrae Canoe Pt. Rd.) with ~1,500 ft of shoreline; and
- (2) **semi-waterfront** (approx. 13.5 ac to the North).

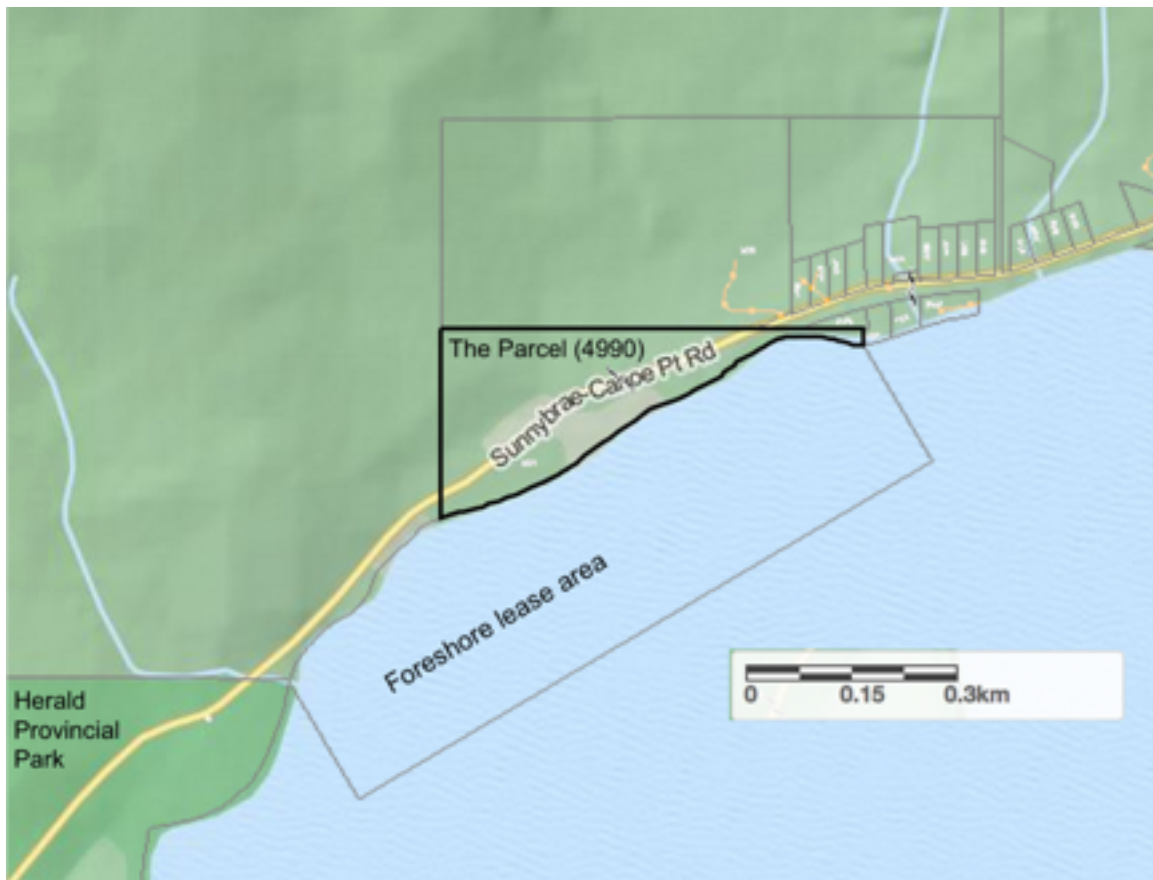
There is a foreshore lease (issued and managed by Ministry of Forests, Lands and Natural Resource Operations [FLNRO]) associated with the parcel (see Table 1 for details).

Additional property details (including legal description) are outlined in **Table 1** and **Map 1**.

**Table 1. Property details and legal description of the parcel.**

| Item                      | Description  |
|---------------------------|--|
| Address                   | 4990 Sunnybrae Canoe Pt. Rd.                       |
| PID                       | 013-671-502  |
| Roll                      | 78903868000  |
| Electoral Area            | Electoral Area C                                   |
| Local Area                | Canoe Point  |
| Ownership                 | Private (Federated Co-operatives Ltd.)             |
| Land Use                  | RSC – Rural Resource                               |
| Lakes Zoning              | FG1 – Foreshore General 1                          |
| Zoning                    | N/A – No Zoning                                    |
| OCP                       | ID - Industrial                                    |
| CSRD Bylaw                | 725  |
| GIS Lot Size              | 7.89 ha  |
| Taxable Value             | \$2,863,000  |
| Percent in ALR            | 0  |
| Legal Plan                | B6878  |
| Section                   | 21   |
| Township                  | 21   |
| Range                     | 9  |
| Meridian                  | 6  |
| Land District             | Kamloops Division Yale District                    |
| Freeform                  | Parcel A, Part SE ¼, Meridian W6, (DD148402F)      |
| Foreshore Lease (FL) Area | 25.33 ha   |
| FL Pricing                | 8% of taxable value                                |
| FL File #                 | 0199698  |
| FL Lessee                 | Federated Co-operatives Ltd.                       |
| FL Legal Description      | District Lot 5997, Kamloops Division Yale District |
| FL Purpose; Sub-purpose   | Industrial; Log Handling/Storage                   |
| FL Expiry                 | 00:00:00 05/15/2016                                |
| FL Term                   | 30 years   |

**Map 1. Location of the parcel (adapted from [CSRD Property Information map<sup>3</sup>](#))**



## EXISTING SITUATION

The parcel has been owned and (formerly) operated as an industrial site by Federated Co-operatives Ltd. for several decades. The owners primarily used the aquatic area adjacent to the site for log handling and storage, and formerly maintained a floating log boom adjacent to the parcel through a foreshore lease (through FLNRO).

### Regional Context

The CSRD has indicated that several "large" developers have expressed strong interest in purchasing and developing this lot as "high-density" residential. Wording in the OCP states that, in the parcel area, new residential development is generally discouraged unless co-located with

<sup>3</sup> <http://mapping.csr.bc.ca/Html5/?viewer=property>

an agricultural use (s. 3.4.1.1) and that new development should be compatible with surrounding residential uses. Further, preserving wildlife habitat and corridors is an objective outlined in the OCP. However, in a meeting with the CSRD, it was indicated that abiding by the OCP may not result in an outcome in agreement with these guidelines and, essentially, a high-density development is possible. Further, developers have been able to circumvent bylaws, as has been evidenced by several other high-density residential developments that have been completed on Shuswap Lake (e.g., West Beach Village, Carmel Cove<sup>4</sup>).

### Threats to Health and Safety

A major concern around the eventuality of increased residential development on this parcel is the impact it would have on public safety related to increases in both road and lake traffic. Sunnybrae Canoe Pt. Rd. is a notoriously winding, narrow, sidewalk- and shoulder-less rural road that is currently at or near traffic capacity. The turn-off from this road onto the Trans Canada Hwy sees high incidents of heavy trauma traffic accidents, several of which have been experienced first-hand by one of our group members (i.e., as a physician first responder). Further, increases in boat traffic, as has been dramatically observed on Shuswap Lake over the past decade, may result in greater numbers and severity of boating-related accidents.

Concerns around public health exist in relation to the potential development of this parcel. Lakefront developments can impact water quality through human sewage effluent discharged into the lake and connected groundwater supplies. Many residential areas on BC's lakes are seasonally occupied which, in traditional septic systems, leads to sterilization and subsequent system failure during the offseason. When residents return in high numbers, these systems no longer have the ability to remove potentially pathogenic organisms. Even with the highest level of sewage treatment, effluent is still rich in nitrogen, phosphorus, and endocrine-disrupting compounds, which are directly responsible for algal blooms and have significant negative consequences for human health.

### Reclamation

The waterfront portion of the parcel and associated lake area has been subjected to industrial use under current ownership. As such, an environmental assessment is required prior to land use re-designation (completed), and full site reclamation may be necessary. The OCP states that "resource extraction operations, including forestry and mining, are

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<sup>4</sup> <http://www.kamloopsnews.ca/the-mike-rink-story-1.1241083>

responsible for restoring the landscape upon completion of the operations" (s. 3.11.1.9). Therefore, site reclamation is the responsibility of the seller (Federated Co-operatives Ltd.) prior to the parcel changing hands (per the OCP). However, the transfer of this responsibility to the new owners may be negotiable as a condition of sale.

For more information regarding legislated reclamation regulations consult the BC Ministry of Environment (MoE) website<sup>5</sup>.

## PARK ESTABLISHMENT

The parcel can be re-designated as a park, either at the regional or provincial level. This will require purchase funds to be obtained. An application for land use re-designation must be made to the CSRD. As noted above, the extent of pre-purchase remediation required may be a negotiable condition of sale (i.e., if environmental assessment and/or remediation work is part of the park establishment efforts). If it is to be re-designated as a Conservation Park at the regional scale, the waterfront and semi-waterfront park area could be applied for re-designation as Parks and Open Spaces (PK, s.3.13, s.8.5). However, the park may be formed through other organizations (e.g., federal and/or provincial agencies, NGOs).

Aquatic coarse woody debris (i.e., floating and sunken pieces of wood) provides important habitat for aquatic species. The removal of such habitat has resulted in negative impacts on fish behaviour, growth rate, and abundance<sup>6</sup>. Rebuilding the log boom may provide a suitable environment for experimental habitat enhancement programs, which have been successful in increasing fish abundances in lakes<sup>7</sup>. Further, the log boom may limit boat traffic and human activities in the aquatic area adjacent to the parcel shoreline, which will protect against shoreline erosion (thereby facilitating shoreline restoration) and boom structures will provide unique habitat for fish, birds and wildlife. Options for rebuilding and maintaining the log boom, and/or experimental fish and wildlife habitat enhancement projects in the log boom area, could be explored through agency (e.g., FLNRO, MoE, Fisheries and Oceans Canada) and conservation partners, and potentially community and/or academic institutions.

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<sup>5</sup> <http://www.env.gov.bc.ca/epd/remediation/real-estate/index.htm>

<sup>6</sup> <http://www.mallardlakeassociation.com/resources/Fish%20Habitat.pdf>

<sup>7</sup> [https://www.bchydro.com/pwcp/pdfs/reports/pfwcp\\_report\\_no\\_299.pdf](https://www.bchydro.com/pwcp/pdfs/reports/pfwcp_report_no_299.pdf)

To facilitate and maintain riparian shoreline restoration efforts a covenant should specify that no houseboat parking would be permitted on any shoreline associated with the parcel.

Opportunities for the public to access and enjoy the park could be explored in consultation with agency and NGO partners, as well as local conservation organizations. Notably, several such organizations have expressed great interest in donating efforts to provide public access and connectivity to the adjacent Herald Provincial Park.

## ENVIRONMENTAL CONSIDERATIONS

An objective outlined in the OCP is to “identify significant fish and aquatic habitat, including spawning habitat and protect these areas from human encroachment.” The OCP states that this will be achieved through implementation of the Riparian Areas Regulation (RAR) guidelines, an *expectation* that landowners and developers will refer to the Department of Fisheries and Oceans – Land Development Guidelines for the Protection of Aquatic Habitat when constructing near any watercourse, and through Shuswap Watershed Mapping Project to assist in decision-making (s. 2.4, CSRD 2014).

The proposed park area is located within biogeoclimatic Interior Douglas-fir Shuswap moist warm zone (IDFmw1), which is characterized by frequent stand-maintaining fires. It serves an important purpose as a wildlife and habitat corridor, as it is connected to Interior Cedar-Hemlock (ICHmw2) zone at higher elevations, which is characterized by frequent stand-initiating events. Given the high potential and frequency of natural disturbances in these zones, the maintenance of this land-water connectivity corridor likely plays an important role in providing wildlife opportunities to disperse, seek refuge, and re-colonize following disturbance events.

### Aquatic Habitat

The [Shuswap Watershed Atlas](http://www.cmnbc.ca/atlas_gallery/shuswap-lake-watershed-atlas)<sup>8</sup> identifies the FIM Shore Type associate with the parcel as ‘Gravel’, and it is located near the sensitive ‘Stream Mouth’ habitat associated with Reinecker Creek. **According to the [FISS database](http://www.env.gov.bc.ca/fish/fiss/background.htm)<sup>9</sup>, Sockeye Salmon (*Oncorhynchus nerka*) have been observed spawning** in Margaret Creek.

<sup>8</sup> [http://www.cmnbc.ca/atlas\\_gallery/shuswap-lake-watershed-atlas](http://www.cmnbc.ca/atlas_gallery/shuswap-lake-watershed-atlas)

<sup>9</sup> <http://www.env.gov.bc.ca/fish/fiss/background.htm>



The former (removed spring 2014) log boom associated with the parcel has been anecdotally observed to be used by an increased abundance and diversity of species in comparison to adjacent lake areas. Some species observed feeding, rearing, and seeking refuge in the log boom area include Great Blue Heron, Common Loon, mink, and river otters. According to the Shuswap Watershed Atlas, the [FIM Aquatic Habitat Index Rating](#)<sup>10</sup> associated with the parcel is 'Low'; however, it is sandwiched between shoreline with ratings of 'High' (Herald Provincial Park) and 'Moderate' (residential properties immediately East and toward Paradise Point). The 'Low' rating for the parcel is likely due to past and current industrial activities on the parcel shoreline, which has altered the natural shoreline habitat. **Remediation of this shoreline could result in a significant improvement of this habitat rating.**

Fishing is of important recreational, cultural, and sustenance value to First Nations, community members and tourists who use Shuswap Lake. One of the most frequented fishing sites on the Salmon Arm was the former log boom area, which is indicative of a more abundance adult fish population in this habitat compared to other areas on this arm. Surveys with depth sounders have revealed the lake bottom associated with the log boom site to be largely covered with sunken logs, a common occurrence in long-operating log boom areas on lakes. Sunken large woody debris in lakes may provide important habitat for juvenile and adult lake fish<sup>11,12</sup>.

Following the removal of fixed-floating log rafts which had been left untouched in the log boom area for over a decade, there was marked decrease in the numbers and diversity of small mammal and waterbird species using the log boom area. Experimental floating wood structures have been associated with increases in fish abundance in large lake habitats (e.g., [https://www.bchydro.com/pwcp/pdfs/reports/pwfwcp\\_report\\_no\\_299.pdf](https://www.bchydro.com/pwcp/pdfs/reports/pwfwcp_report_no_299.pdf)). However, it should be noted that bird, mammal, and angler presence was still higher in the log boom area compared to adjacent areas even after raft removal (C. Price and S. Presh, *pers. comm.*). Unfortunately, to date, no surveys of fish or wildlife populations associated with the log

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<sup>10</sup> [http://www.kelowna.ca/CityPage/Docs/PDFs%5C%5CCouncil%5CMeetings%5CCouncil Meetings 2011%5C2011-07-25%5CItem 5.09 - Foreshore Inventory and Mapping \(FIM\) Update.pdf](http://www.kelowna.ca/CityPage/Docs/PDFs%5C%5CCouncil%5CMeetings%5CCouncil Meetings 2011%5C2011-07-25%5CItem 5.09 - Foreshore Inventory and Mapping (FIM) Update.pdf)

<sup>11</sup>

<http://www.ingentaconnect.com.proxy.lib.sfu.ca/content/umrsmas/bullmar/1989/00000044/00000002/art00007>

<sup>12</sup> [http://link.springer.com.proxy.lib.sfu.ca/chapter/10.1007/978-1-4612-0677-4\\_11#page-1](http://link.springer.com.proxy.lib.sfu.ca/chapter/10.1007/978-1-4612-0677-4_11#page-1)

boom area or log rafts have been conducted.

### **Riparian (waterfront) Habitat**

Although partially cleared and lightly used by forestry activities (e.g., log sorting and handling using heavy machinery) over the past several decades, the waterfront section of the parcel presents a unique opportunity to maintain and restore increasingly rare natural shoreline habitat, thereby increasing the total protected shoreline habitat in the province. Given that the parcel shoreline is adjacent to Herald Provincial Park further increases its value in preserving and connecting this shoreline habitat, which will facilitate movement of aquatic and terrestrial wildlife species between and within habitats.

### **Upland (semi-lakefront) Habitat**

The portion of the parcel located on the North side of Sunnybrae Canoe Pt. Rd. currently exists as natural forested habitat. There is no evidence of previous industrial, resource extraction, or any other type of alteration of this land away from its natural state.

The parcel currently serves as a wildlife corridor for terrestrial mammals moving between forested upland areas and the lake, such as otters, mink, deer, wolves, and black and Grizzly bears (C. Price and S. Presh, pers. comm.). Preserving wildlife habitat and corridors is an objective outlined in the OCP (s. 6.5). It also contains a groundwater aquifer, which serves as a water source for various wildlife species (C. Price and S. Presh, pers. comm.). Notably, a neighbouring ~40 ac parcel to the northeast has been privately purchased and is in the process of being re-designated as protected land, which will aid in the development of a wildlife corridor.



## **Summary of Emergency Response Activities and Initial Geotechnical Assessment of the 2017 Robinson Creek Debris Flow**

Sunnybrae – Canoe Point Road,  
Columbia Shuswap Regional District

***Prepared for:***

**Emergency Management BC / Shuswap Emergency Program**  
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September 27, 2017  
File No. 017-053

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# 1 Introduction

Around midnight on May 5, 2017, a debris flow<sup>1</sup> initiated in the upper reach of Robinson Creek, located about 11 kilometers northeast of Sunnybrae, BC (Figure 1, Tab 1). The debris flow descended almost 1000 m in elevation and travelled over 2 km to the north shore of the Salmon Arm of Shuswap Lake. It blocked the Sunnybrae – Canoe Point Road (the public road) and impacted residences located at address numbers 5921 and 5932, causing one fatality.

At the request of the Shuswap Emergency Program (SEP), in support of Emergency Management BC (EMBC) and the Columbia Shuswap Regional District (CSRD), Westrek Geotechnical Services Ltd. (Westrek) completed a rapid assessment of the landslide using helicopter and ground-based field reviews. Based on site observations and forecasted unsettled weather patterns, Westrek recommended immediate evacuation of residences located on the Robinson Creek fan, which included 5866, 5874, 5882, 5890, 5900, 5921, 5922, 5932, 5933, 5940, 5941, 5947, and 5948 Sunnybrae – Canoe Point Road. A map showing the properties is attached.

Westrek attended a public meeting on May 8, 2017, to summarize the information that had been collected at that time. Following improved weather conditions and supplementary aerial and field reconnaissance, Westrek provided advice to the CSRD to support the decision to rescind the Evacuation Order on May 15, 2017. Over the following weeks, Westrek attended meetings and provided geotechnical input to assist agencies in managing aspects of the response and recovery process. On May 29, 2017, Westrek assisted the RCMP and Kerr Wood Leidal (KWL) the recovery of the deceased person at 5921 Sunnybrae – Canoe Point Road.

Westrek submitted written correspondence during the course of the emergency response. These documents included:

- *Rapid Assessment and Recommendations for Evacuation Order, Robinson Creek Debris Flow, Sunnybrae – Canoe Point Road.* Memorandum to Shuswap Emergency Program, dated May 8, 2017.
- *Robinson Creek Debris Flow.* E-mail to Shuswap Emergency Program providing advice to support removal of the evacuation order, dated May 15, 2017.
- *Worker Safety Guidance during Excavation of Debris 5921 Sunnybrae – Canoe Point Road, near Sunnybrae, BC.* Memorandum to Kerr Wood Leidal, dated May 30, 2017.

This report summarizes the information that has been collected to date by Westrek. It is not intended to be a detailed landslide hazard or risk analysis for the properties on the Robinson Creek fan; rather it provides a general assessment of the site and includes recommendations for further work that will be needed to manage the landslide risk. The information provided in this report is considered preliminary in nature, and therefore, anyone using this report will need to verify its appropriateness for their own purposes.

The services provided by Westrek are subject to the terms and conditions set out in the *Interpretation and Use of Study and Report and Limitations*, which is attached in Appendix A and incorporated by reference.

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<sup>1</sup> Debris flow is a rapid landslide comprised of earth material, water and often organic material that flows in a defined channel.

## 2 Methods

Westrek personnel collected field information on May 6, 9, 15, and 29, 2017. Site observations were referenced to waypoints (Wpt) obtained using a handheld GPS receiver. The horizontal accuracy of the waypoints is typically 5 to 10 m, but it can be less in steep terrain. Unless otherwise noted, elevations referenced in this report are based on 1:20,000 scale terrain resource inventory (TRIM) maps. No topographic surveying or subsurface investigation has been undertaken to date. Laboratory testing was undertaken on one sample of the debris to determine its grain size distribution. No other investigation or testing was completed.

The following background information was used:

- 1:2000 scale and 1:800 scale orthophoto images annotated with the legal boundaries and civic numbers, provided by the CSRD dated May 6, 2017.
- Thompson, R.I. (compiler). *Geology – Sorrento, British Columbia*. Geological Survey of Canada. Open File 4383. NTS map sheet 82L/14. Scale 1:50,000.
- Geology map on-line database, BC Ministry of Energy and Mines, [<http://webmap.em.gov.bc.ca/mapplace/minpot/bcgs.cfm>], retrieved May 23, 2014.
- Terrain mapping: *Terrain Stability Mapping for the Salmon Arm Forest District – Bastion & Mount Ida / Canoe*, by EBA Engineering Consultants Ltd. and JM Ryder and Associates Terrain Analysis Inc. March 1998. Scale 1:20,000.
- Forest cover map – BC Ministry of Forests, Resource Inventory Branch. Map sheet 82L.085. Scale 1:20,000. Map updated in 1998.
- Forest cover information from the Province of BC's on-line iMap program, retrieved September 15, 2017.
- Weather data for Salmon Arm Fire Station, and Turtle Valley Fire Station for April and May 2017, gathered on line.
- Weather data for Salmon Arm weather station provided by Environment Canada, gathered on line.
- Snow survey data, Anglemont Snow Survey (F102), retrieved from obtained from the BC Web Mapping Service [<http://openmaps.gov.bc.ca/mapserver/base2>].
- Streamflow data for the BC River Forecast Centre on-line data server.
- Air photographs:
  - 15BCC07010, #92-93 (digital thumbnail only), 2007;
  - 15BCC01024, #043-045 (2001);
  - 15BCB97020, #135 (1997);
  - 30BCC94042, #017-019 (1994);
  - 30BCC1047, #87-89 and 138-139(1989);
  - 30BC78061, #047 (1978);
  - BC7647, #157-159 (1974);
  - BC2615, #2-4 (1959);
  - BC1292, #83-85 (1951); and
  - A368, #26-27 (1928).
- Google Earth™ imagery from 2004 and embedded geographic analysis applications.

### 3 Background Information

#### 3.1 Setting

Robinson Creek drains part of a small upland plateau overlooking the north shore of the Salmon Arm of Shuswap Lake. The plateau is bordered on the north side by Bastion Creek and on the west side by Knight Creek [Figure 1]. Robinson Creek is the middle of three similar creeks that drain off the south side of the plateau [Figure 2]. McIntyre Creek lies 0.6 km to the east and Hart Creek lies 0.5 km to the west.

The plateau is bedrock controlled and consequently the watershed boundary for Robinson Creek is somewhat uncertain, but an estimate is illustrated on Figure 2. Based on TRIM maps, the catchment rises to about elevation  $\pm 1600$  m is likely no wider than 0.6 km. The catchment area draining to the fan apex is about  $1.2 \text{ km}^2$ , of which  $0.55 \text{ km}^2$  is contributed by the plateau. The upper part of the catchment is moderately sloped and drains to the southeast. The terrain in the lower part of the catchment is irregular and is broken by sub-lineal ridges and depressions, with drainage generally to the south. The catchment drains over the plateau edge at elevation  $\pm 1380$  m. On the western side, the edge is defined by a near-vertical cliff, but the cliff diminishes towards the east where the edge is more rounded.

The TRIM mapping indicates that Robinson Creek has three small tributaries, none of which extend onto the plateau. The two main tributaries, named the east and west branches for this report, start just below the plateau edge and converge at elevation  $\pm 920$  m to form the main stem. The gradients of these streams are 75% to 85% ( $37^\circ$  to  $40^\circ$ ), respectively. The third tributary is lower on the steep slope and is small and also very steep. It starts below a rock cliff at elevation  $\pm 970$  m and merges with the main stem at elevation  $\pm 765$  m. All three streams are controlled by the bedrock structure and appear to have a cascade morphology. The average gradient of the stream channels from the plateau edge to the fan apex is  $\pm 60\%$  ( $\pm 31^\circ$ ).

The creek exits the watershed through a deep V-shaped gully and onto an alluvial fan at elevation  $\pm 520$  m. The upper fan is relatively narrow and steep, and appears to be confined on the east and west sides by bedrock ridges. At elevation  $\pm 410$  m, the fan spreads out rapidly and the slope gradient flattens. The lower part of the fan likely coalesces with the fans from Hart Creek and other draws that drain the steep slopes to the east and west. The public road crosses the lower part of the fan between elevation  $\pm 370$  to  $375$  m. The fan extends down to Shuswap Lake at elevation  $\pm 347$  m.

#### 3.2 Geology

Thompson (2004) indicates there are two main bedrock formations in the area. Bedrock on the plateau is mapped as the Sicamous Formation, comprised of grey re-crystallized limestone with black argillaceous partings. The steep slopes below the plateau are mapped as the Silver Creek Formation, comprised of biotite-muscovite-garnet schist, carbonaceous schist, micaceous quartzite, quartzite and minor marble. The contact between the two formations lies along the edge of the plateau. Other bedrock mapping sources indicates that the two formations are separated near the plateau edge by mudstone, siltstone, shale and fine-clastic sedimentary rocks of the Mount Ida Assemblage.



The terrain mapping indicates the steep slopes in the upper part of Robinson Creek are comprised of steep bedrock with minor colluvium<sup>2</sup> and thin till<sup>1</sup>. These slopes are rated as “unstable” and noted as a potential source area for rockfall. Although this rating is specifically defined for forestry operations, it provides an indication of the landslide hazard in the area.

Air photo review indicates that the steep slopes below the plateau are stepped, which suggests they were formed by ancient bedrock slope failures or by differential weathering of the foliated bedrock, or both. Relief is very high. Thick colluvial slopes are present below the cliffs, and the toe slopes along the lake are comprised of coalesced fans from the main creeks and several draws that are present in the lower part of the valley.

### 3.3 Development and Landslide History

On the earliest (1928) air photos there are three short, discontinuous erosion or landslide scars visible in each of the three tributary creek channels [Figure 3]. They appear to be associated with small rock or debris slides that triggered debris movement in the channels. Despite the very high creek gradient, these debris flows arrested in the channels a relatively short distance downstream. The erosion scars slowly re-vegetated but remain visible on the recent air photos.

The only other natural landslide of note in the area occurred in Hart Creek prior to 1928, when a debris flow initiated in the channel in the upper steep slopes. It travelled down to the lake and left a prominent landslide track along the path [Figure 3].

The forest cover map indicates that a large wildfire occurred on the plateau between 1929 and 1939. It burned a significant portion of the Hart Creek catchment on the plateau, but only a minor portion of the plateau draining into Robinson Creek. No obvious impact on its channel was noted in the early air photos.

The public road was extended north across the Robinson Creek area sometime between 1951 and 1959. The first houses in the area were built below the road between 1959 and 1974, and by 1978, the lots above the road were fully built up.

The absence of a defined stream channel for Robinson Creek on the fan is notable in the air photos. Possible evidence of a short channel section on the upper fan is visible on the 1974 air photos, but no obvious channel was visible on the lower part of the fan on any of the air photos.

Forestry development on the plateau within the Robinson Creek catchment started in 1983, when Opening 26 was clear-cut logged (Figure 2). The canopy opening within the catchment was about 0.25 km<sup>2</sup>. Opening 80 was logged in 2001 and it included the timber between Opening 26 and the edge of the cliff. Only about 0.05 km<sup>2</sup> lies in the Robinson Creek catchment. Both these blocks are accessed by a narrow forestry road from the north. No effect on the creek channels were noted on the air photos subsequent to this development.

Another debris flow occurred in Hart Creek just prior to 1994. Like the 1928 event, it initiated in the upper part of the channel and it travelled down to the lake. Conversations with local residents suggest that another debris flow occurred in Hart Creek in 1997, with the same outcome, but this has not been corroborated from other sources.

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<sup>2</sup> Colluvium is a surficial deposit emplaced primarily by gravity (erosion) processes, such as slope wash, creep, landslides, or rockfall. Till is a non-stratified deposit emplaced by glacial activity.

### 3.4 Weather Synopsis

Weather data was analyzed to determine the antecedent conditions leading to the flood and landslide events throughout the area in 2017<sup>3</sup>. Environment Canada weather data from Salmon Arm indicated that most of 2016 was much drier than normal, but it was followed by a relatively wet autumn (see data table attached in Tab 2). The data shows that September 2016 had about average rainfall, October received about twice the average amount, and November was slightly below average. December was very cold and dry and these conditions persisted throughout the first months of 2017.

The snow survey station nearest to Robinson Creek is at Anglemont (elevation 1190 m). The snow pack at Anglemont was well below normal over most of the winter, and reached a peak near the beginning of April. Depressed average temperatures delayed snow pack ablation and by May 1 it was slightly above average. Snow survey results at Silverstar, which has a similar elevation as the upper watershed, shows a similar pattern (see snow survey graphs in Tab 2).

Very cold temperatures and below normal precipitation persisted throughout January and February 2017. The precipitation in March was twice the recorded average and in April it was almost 2.5 times the average. This weather pattern likely created high soil antecedent moisture levels and raised groundwater levels. The severe temperatures and low snow cover may have allowed deeper frost penetration and affected runoff patterns during the early freshet period.

An unsettled weather system moved through the area on May 2 and 3, 2017. Temperatures were cool and total daily rainfall over the period was 6.0 mm at the Turtle Valley Forestry station and 4.2 mm in Salmon Arm Forestry Station (see attached data and graphs in Tab 2). Environment Canada's station at Salmon Arm recorded 9.9 mm of rain. This was followed by a frontal system that moved inland on May 4 and brought mild temperatures and heavy rainfall showers over a 2-day period. Rainfall appears to have been showery and locally intense. Nearby forestry weather stations recorded hourly rainfall of 4.5 to 8.2 mm/hour, which is significant. The total rainfall in this period was 12.8 mm in Turtle Valley, 25.0 mm at Fintry, and 34.5 mm in Salmon Arm Forestry station. At the Salmon Arm Environment Canada station, 22.8 mm of rain was recorded<sup>4</sup>.

The elevated temperatures and heavy rain likely caused a rapid depletion of the snow pack, which induced an extreme peak flow in the local streams. Peak flow data from three nearby streams (Chase Creek, Coldstream Creek, and Salmon River) is attached in Tab 2. Not only was the peak flow in this period near the maximum ever recorded in these stations, it occurred 2 to 3 weeks earlier than usual. Analysis to determine the statistical significance of the peak flow, i.e. its return period, has not been carried out at this point.

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<sup>3</sup> Very simple analysis was undertaken using readily available data. This information should only be used for general information purposes not be used for any other statistical or engineering purposes.

<sup>4</sup> The various agencies use different time references for their daily summaries, so a direct comparison between data sets for each date requires a review of the actual data, which has not been done at this time.

## 4 The May 5, 2017 Debris Flow

The following sections are a summary of site observations made following the May 5, 2017 debris flow. The section is subdivided into four discrete areas including the plateau, the initiation zone, the transport zone, and the debris fan. Photographs from the air are provided in Tab 3 [Photos 1 to 6].

### 4.1 Conditions on the Plateau

On the morning of May 6, 2017, Westrek observed between 0.5 and 0.75 m of snow cover within the logging block (Opening 80) near the edge of the plateau. An estimated 0.3 to 0.4 m of snow was present in the mature forest above the landslide site. By May 15, 2017, the snow pack in the logging block had reduced to about 0.3 m and was patchy [Photo 7]. The snow pack in the mature forest had also depleted but to a lesser extent, and was probably 0.2 to 0.3 m.

The forestry road from Opening 26 to Opening 80 crosses rolling / ridged, bedrock-controlled terrain. It is narrow and has minor cuts and fills, and generally there was no ditch [Photo 8]. No significant runoff along the forestry road and no drainage diversions were observed.

The lower slopes in Opening 80 were checked, and there was no evidence that the east branch of Robinson Creek extended up onto the plateau [Figure 4].

The west side of the catchment drains southwards into a small bowl-shaped landform on the west side of Opening 26 [Figure 4]. Surface runoff in this area drains through this feature and into a broad, flat-bottomed draw that eventually drains into the west branch of Robinson Creek. A small stream with a poorly defined channel was present in the draw, starting at Wpt 66. The base of the draw was benched in places and the gradient gradually increases downstream. The stream infiltrated into the draw floor at Wpt 64. At about 15 m below at Wpt 039, the draw drains over a distinct break where the slopes increase from 35% to 65%. The slope break is about 50 m above the debris flow initiation zone. The draw narrows and becomes significantly deeper below this, and bedrock is more prominent on the southeast sidewall.

### 4.2 Initiation Zone

The landslide initiated within the base of a bedrock crevice / gully within the upper reach of the west branch of Robinson Creek, just below the edge of the plateau [Figure 4]. The initiation point co-ordinates were Z11 349515E 5632745N, and the elevation was  $\pm 1340$  m.

Immediately above the debris flow initiation point, the draw slopes at 75% to 85%. The forest floor in the base of the draw was frozen on May 6, but by May 15 it had thawed. The scarp was about 6.5 m wide and about 2.5 m high [Photo 9]. The initiation zone widened to 12 m on the right (west) bank about 20 m downstream from the scarp, where a slope failure occurred in the gully sidewall deposits. In total, the initiation zone was an estimated 35 to 40 m long but the length is somewhat arbitrary. Initiation volume was likely 300 to 500 m<sup>3</sup>.

The landslide initiated in the thick layer of colluvium in the floor of the draw. The colluvium consisted of platy, angular rubble and block sized fragments with some sand and minor silt. Fragment size was generally less than 250 mm on the intermediate axis. The colluvium was interpreted to be material that had weathered from the adjacent bedrock cliffs [Photo 10]. The left bank of the crevice exposed weak schistose bedrock cliffs, which were 30 to 60 m high and

near-vertical to overhung. Water was dripping down the rock face. Bedrock was also exposed above the right side of the draw as well, but the cliffs are not as high or prominent.

Tension cracks were noticed in the colluvium along the right sidewall near the scarp on May 15, 2017 [Photo 11], indicating some subsequent slope movement had occurred in the sidewall colluvium after the initial failure.

A small stream was flowing from the coarse angular colluvial deposits in the base of the initiation zone about 15 m downstream from the scarp [Photo 12]. This flow constituted the majority of the flow observed downstream in the west branch. Bedrock was exposed in the base of the initiation zone below this point.

### 4.3 Transport Zone

The transport zone below the scarp was not traversed due to safety concerns and lack of accessibility. Observations made from the air are summarized below.

The draw containing the west branch has long, relatively straight and steep reaches, and it likely follows a major bedrock structure discontinuity. Bedrock appears to be present along most of the channel in this reach, but erosion along the channel and side walls as the debris flow descended resulted in the entrainment of additional material.

A small stream was discharging from the east branch gully: as noted above, this stream was not present in Opening 80, so it appears to be fed by a spring emerging from the bedrock below the plateau edge. Below the confluence, the channel changes direction regularly and significant super-elevation occurred as the debris flow travelled around bends during its descent. A few sidewall failures were noted along the gully, which contributed additional material.

### 4.4 Debris Deposition

Fan deposition began at approximate elevation  $\pm 520$  m (Wpt 87), about 1.2 km from the initiation zone. A large debris lobe formed behind a logjam about 130 m below the apex [see Figure 5 and Photos 13-14]. The deposit was about 60 m across and its surface sloped at 23% to 26% ( $13^\circ$  to  $15^\circ$ ). Debris thickness of up to 3 to 4 m was deposited upstream of the logjam. This deposition appeared to deflect the debris flow to the west at this location.

Below the logjam, the debris plume was relatively narrow (15-20 m) along the narrow portion of the upper fan [Photo 15]. The channel had incised 3 to 4 m into the debris or pre-event fan deposits in this section, and had a deep V-shape or in some cases box-like morphology. Classic debris flow levees were present along the debris margins. The levees were usually 1 to 2 m higher than the adjacent terrain, but in a few areas the levees were only about 0.5 m high.

Channel incision decreased to 1.5 to 3 m in the middle part of the fan. At elevation  $\pm 400$  m, or about 500 m below the fan apex, the debris flow split into two lobes, just above the 5921 Sunnybrae – Canoe Point Road property [Figure 5]. A minor lobe travelled southwest and arrested just above the public road and the 5890 and 5900 Sunnybrae – Canoe Point Road properties. The main lobe turned slightly east and flowed through the 5921 Sunnybrae – Canoe Point Road property, destroying the residence and killing its occupant. Channel incision reduced to 0.5 to 1.5 m through this area. Minor debris deposited on the 5933 Sunnybrae – Canoe Point Road property, but there was no damage to primary structures [Photos 16-19].

A large fraction of the main debris flow lobe arrested on the public road, where it spread out into a 90 m wide deposit that reached an estimated thickness of 3 to 4 m [Photo 20]. The remainder of the debris flow continued below the public road and covered a large part of the 5932 Sunnybrae – Canoe Point Road property [Photo 21-23]. Debris passed through the primary residence and caused severe structural damage. The stream now flows beneath this residence. Some metre-scale boulders were noted immediately downstream of the primary residence but it is not certain if they were part of the debris flow or had been placed there when the property was developed [Photo 22]. Debris also impacted an ancillary residence on the lakeshore, and shifted it off its foundation [Photo 23].

Debris also deposited on the 5922 Sunnybrae – Canoe Point Road property but there was no damage to the residential structure there.

#### 4.5 Other Information

The angle-of-reach of the debris flow was measured to be  $28^{\circ}$  (53%). About 15% of the fan was covered by the debris flow. A preliminary estimate of the total debris deposition on the fan was 15,000 to 25,000 m<sup>3</sup>.

The debris was coarse grained and sandy. A grain size distribution test on the 75 mm minus fraction of this material indicated it consisted of 38% angular to sub-angular gravel-sized material, 46% sand, and 16% fines, interpreted to be mainly silt. The grain size distribution curve is attached in Tab 4. An additional 10%-20% angular to sub-angular sized fragments between 150 and 250 mm were also present in the deposit.

Field traverses to date have identified a number of old, discontinuous draws or levees throughout the fan, but little indication of the former stream channel. If a stream channel existed in the upper part of the fan, it was likely covered by the recent debris flow. It appears likely that the stream formerly infiltrated in the upper part of the fan, and that a channel has not existed in the lower part of the fan for many years.

### 5 Discussion and Assessment

The May 5, 2017 debris flow initiated as an in-channel debris flow in a bedrock crevice just below the edge of the plateau. Once mobilized, the debris flow entrained additional material from the channel in its descent to the fan. Debris deposited along most of the fan and a new stream channel formed that now extends down to the lake.

Debris flows require three main components to initiate: sufficient material to form a mass capable of maintaining momentum, a steep channel confined in a gully, and sufficient water to saturate the mass. Thick deposits of rubbly colluvium had accumulated in the channel, likely from weathering and shallow rock slides from the bedrock cliffs above. The channel gradient was more than sufficient for in-channel debris flow initiation. The triggering factor appears to be the rain-on-snow event that was coincident with elevated antecedent soil moisture and groundwater levels caused by the above-average precipitation in the fall of 2016, which significantly increased the susceptibility of the site to landslide initiation. The frozen ground present in the sheltered draw just above the scarp may have also contributed to the susceptibility to debris flow initiation, i.e., it may have confined drainage and increased pore pressures within the sediments buried in the channel.

The influence of the two logging blocks near the edge of the plateau is uncertain. Opening 26 has been re-generating for over 30 years and there would be some appreciable but, as of yet, undetermined hydrological recovery. Very little of Opening 26 lies within the Robinson Creek catchment. There was no obvious diversion of runoff by the forestry road accessing these blocks<sup>5</sup>. The influence of the two openings on the local groundwater regime cannot even be speculated at this time and it would require a detailed hydrogeological analysis to understand. Unlike surface runoff, groundwater flow does not necessarily correspond with landforms or topographic expression, and watershed boundaries can be irrelevant. Hydrogeological studies are extremely complex and can often only make general conclusions.

Air photo interpretation and previous mapping and studies confirm that these slopes have been built by landslide processes that extend back to the last glacial period. These processes include periodic debris flows and rock slope failures, and have resulted in the formation of a relatively large fan at the outlet of the gully. Debris flows will occur again in the Robinson Creek gully, once the channel has accumulated sufficient material and the conditions are again right for initiation. There is also the possibility that a debris flow could initiate in another tributary channel or side gully, or that there could be other hazards like rockslides that impact the slope below. The effect of climate change on the magnitude and frequency of such events is uncertain.

There does not appear to be a policy framework to explicitly guide government agencies when private property has been evacuated and/or it has subsequently been determined that an unacceptable landslide risk may exist. The only related guidance for landslide risk management is the BC Ministry of Transportation and Infrastructure's criteria for land subdivision. It states that the landslide risk must be mitigated if an area is not considered "safe for the use intended", which they indicate is the probability of a "damaging" event that exceeds "10% in 50 years" (or a return period of 1 in 475 years). Their guidance also implies that the probability of death to an individual is not to exceed 1:10,000, which is consistent with a number of international landslide risk standards<sup>6</sup>. Based on the work completed to date, the current landslide hazard and risk on the Robinson Creek fan probably exceeds these criteria. Therefore, continued inhabitation of the Robinson Creek fan (and adjacent areas) should be carefully considered and cautiously managed until the risk is better understood.

The risk to specific properties on the fan has not been determined and would require further study. Such studies require a significant level of investigation and analysis and the entire fan and the steep slope above must be considered, i.e. not just individual properties. It also requires the establishment of an acceptable level of risk to the stakeholders. It can be difficult to gain consensus on an acceptable level of risk and implement risk management strategies when an area is already developed, because of the complexity and costs associated with assessing the hazard and risk, engineering the risk mitigation strategy, securing land and constructing the measures, and assigning responsibility for operations and maintenance.

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<sup>5</sup> Drainage interception, diversion and concentration is a recognized cause of landslides in gentle-over-steep conditions, which describe the plateau morphology at this site. Refer to Paddington, S. (2004). *The characterization of drainage related landslides on gentle over steep forest terrain in the interior of British Columbia*. Thesis for the Master of Science in the Department of Earth Sciences, Simon Fraser University.

<sup>6</sup> The risk of multiple deaths would need to be taken into account, which requires lower tolerances. Societal risk tolerances are typically established by governments.

For the Robinson Creek fan, there may be a few options available for risk mitigation should the current level of risk be considered unacceptable. These include either a debris catchment basin, creek channel enhancement, or a flexible catchment fence that can arrest the design debris flow. The benefits, constraints and costs of these options would be part of an more comprehensive engineering study.

To some degree, the residents on the Robinson Creek fan have the benefit of time to consider this, as the recent debris flow hazard has cleared the channel and reduced the potential debris flow magnitude in the near future. However, material will accumulate in the channel as the bedrock cliffs weather and the steep gully sidewalls erode and slough, and over time the debris flow hazard will again build. Time frames for this are decades or possibly even centuries, and there are many factors that control it, but at some point, another debris flow event can be expected as the cycle repeats.

Over the next few years or decades, the residents on the fan can also expect elevated sediment transfer through the new channel during storms or significant runoff, as the newly recruited sediment is transported through the creek system. Avulsions may occur that cause the channel to migrate laterally to other parts of the fan. This could occur without warning. The presence of multiple abandoned gullies or channels throughout the fan is an indication of its geomorphological history and the generally unstable nature of these landforms. Avulsions may also affect the new stream crossing on the public road. All stakeholders on the fan should consider a stream channel enhancement program to address this hazard.

There have been a number of recent landslide on the steep slopes along this part of the lake. A month before the Robinson Creek debris flow, a landslide occurred about 8 km to the west (4500 block of Sunnybrae – Canoe Point Road). A debris flow in McIntyre Creek occurred in 2014, which only affected the lower part of the channel. There have been at least two debris flows and possibly a third one in the Hart Creek in the past century, although the third one has not been verified. Other localized slope stability issues have also occurred. Westrek is not aware of any studies that have looked into these events on a regional basis to determine common causal factors and issues, but such information would be beneficial to a landslide hazard and risk analysis for this area.

In summary, there are a number of issues that have to be considered as a result of this event. Westrek has provided several recommendations for consideration in the following section.

## 6 Recommendations

The following is recommended:

1. This report should be provided to the residents on the Robinson Creek fan for their information. They should be advised to remain vigilant of the debris flow hazard, and continue to monitor weather forecasts and patterns, taking into account the time of year, e.g. special attention should be paid to the period when the snow pack is ablating from the plateau. They should also be made aware that the new channel may not be stable and it could migrate to other parts of the fan with little warning. It would be beneficial for the stakeholders to set up a channel monitoring program to help detect changes.



2. The recent landslides along this area of the lake should be investigated by the relevant government agencies and stakeholders to determine if there are common factors and issues. This study would assist in managing the risk to the various stakeholders along this part of the lake.
3. A more comprehensive landslide risk analysis should be completed on the Robinson Creek fan by the relevant government agencies and stakeholders. If the risk to the stakeholders is confirmed to be unacceptable, then either risk mitigation measures should be considered to reduce landslide risk to an acceptable level, or consideration should be given to the permanently evacuating these properties and making the area uninhabitable. As the cost of a such a risk analysis can be significant, consideration should be given to coupling the study area to include the entire section of inhabited lakeshore from Sunnybrae to Bastion Creek, as there are similar landslide risk concerns to address.
4. The CSRD should consider development of a planning and control processes to restrict or manage future development on the Robinson Creek fan until the debris flow hazard and landslide risk is clearly understood. This should be extended to include the entire steep slope along this side of the lake from Sunnybrae to Bastion Creek.
5. The Ministry of Transportation and Infrastructure should consider the observations and comments in this report when designing the new crossing for Robinson Creek beneath the Sunnybrae – Canoe Point Road. Design of the new crossing may have to consider a channel upgrading project that extends up the fan to increase its capacity and stability, and the hydraulic capacity of the crossing should consider the sediment and debris passage that is likely to be an issue. The new crossing is likely to require a higher level of maintenance in the first few years as sediment moves through the channel system.
6. The Ministry of Forests, Lands, and Natural Resource Operations and Rural Development should investigate this landslide to assess if logging on the plateau may have had an influence on the debris flow initiation, and make recommendations as appropriate.

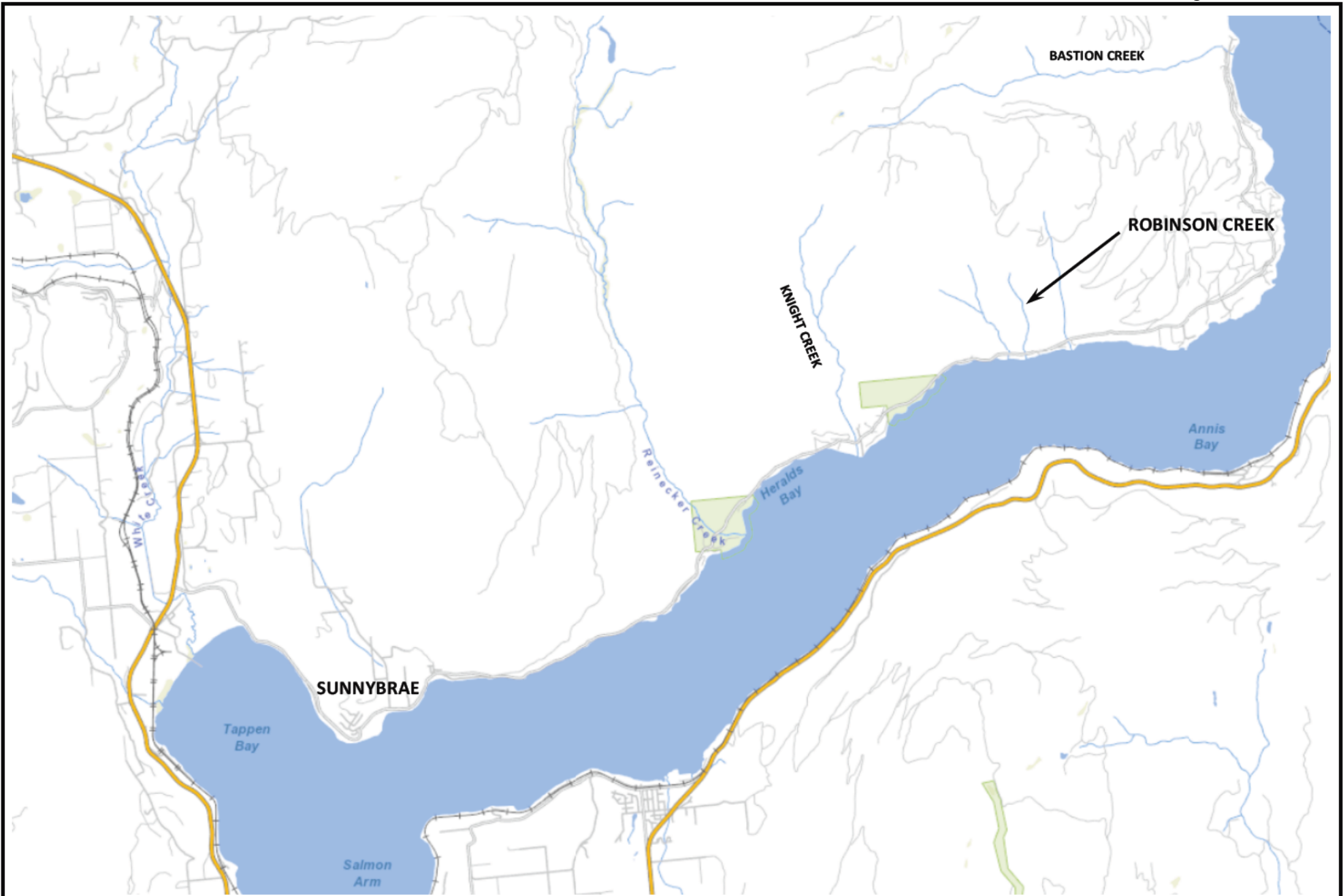
## 7 Closure

*Westrek Geotechnical Services Ltd.*

Per:   *Sept 27, 2017*  
Kevin Turner PEng  
Senior Geotechnical Engineer

Reviewed by:  
Greg Reid PEng PGeo  
Senior Geological Engineer

TAB 1



**SITE LOCATION MAP**  
**ROBINSON CREEK DEBRIS FLOW**

Source: Map BC (BC gove me map se v ce)

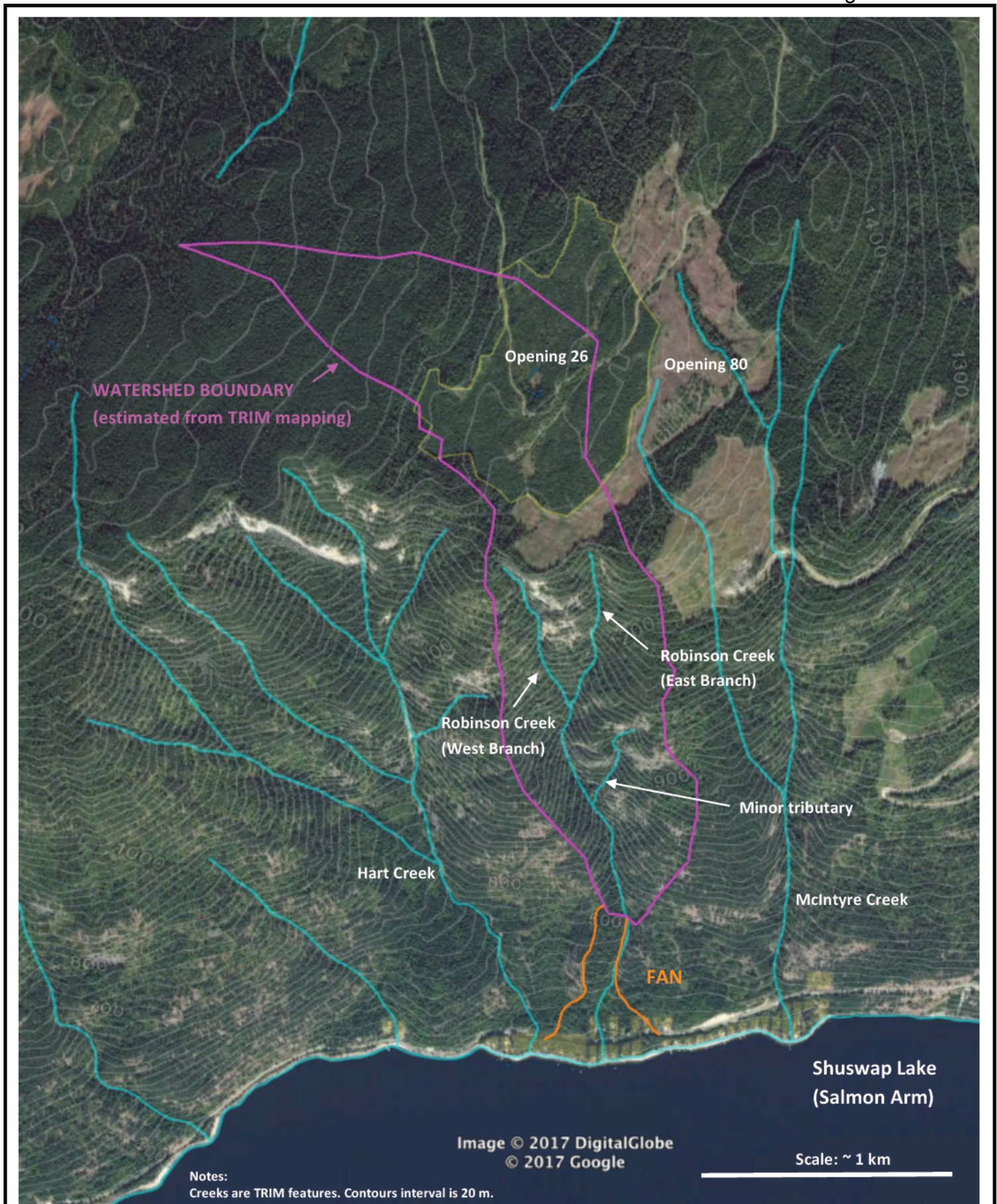
Scale: 1:10,000

North is to the top

Project: 017-053

**FIGURE 1**





## WATERSHED MAP ROBINSON CREEK

Source: Google Earth™ imagery from 2012

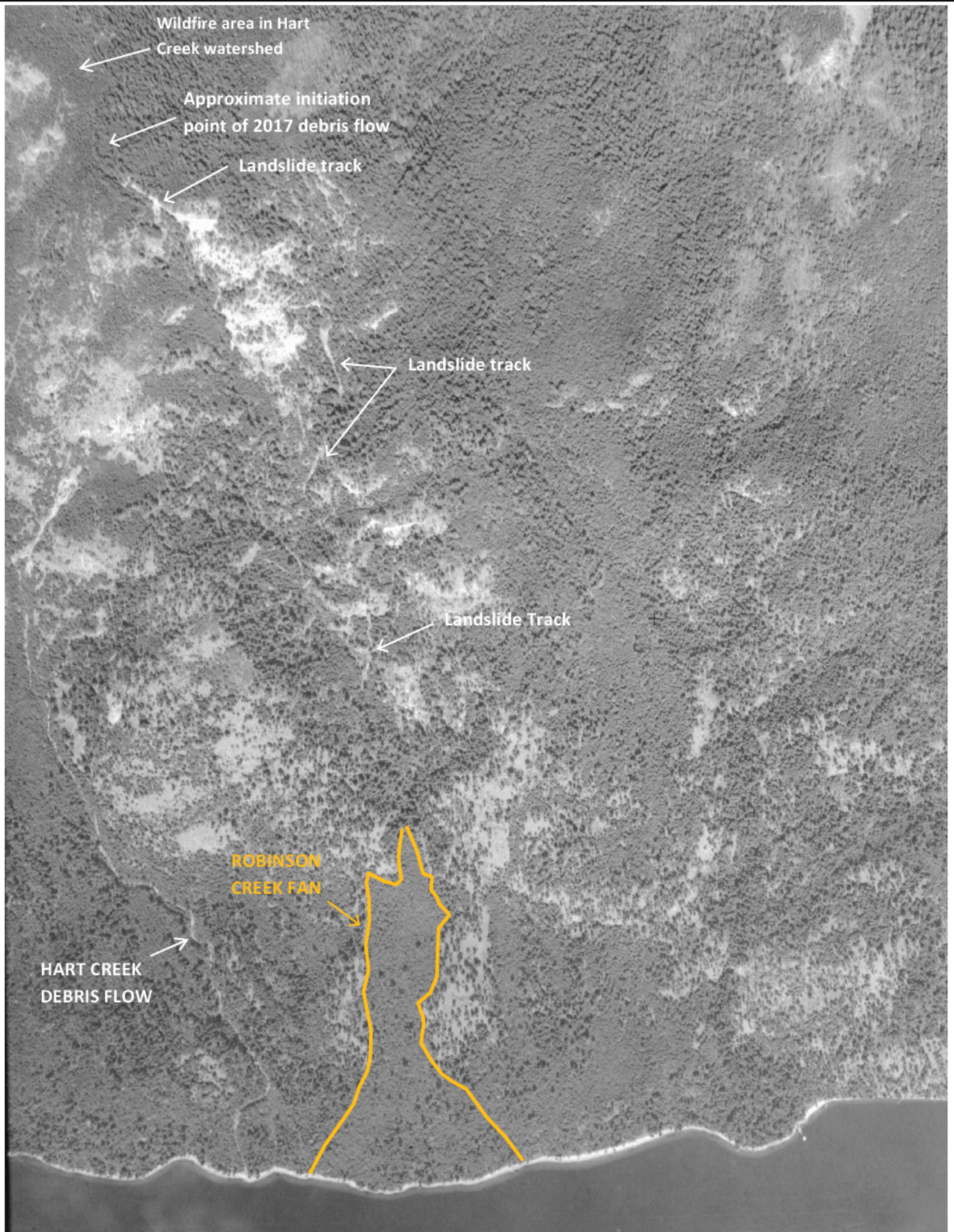
Scale: As noted

North is to the top

Project: 017-053

**FIGURE 2**





**1928 AIR PHOTO  
ROBINSON CREEK DEBRIS FLOW**

Source: National Air Photo Library, Photo A368-107

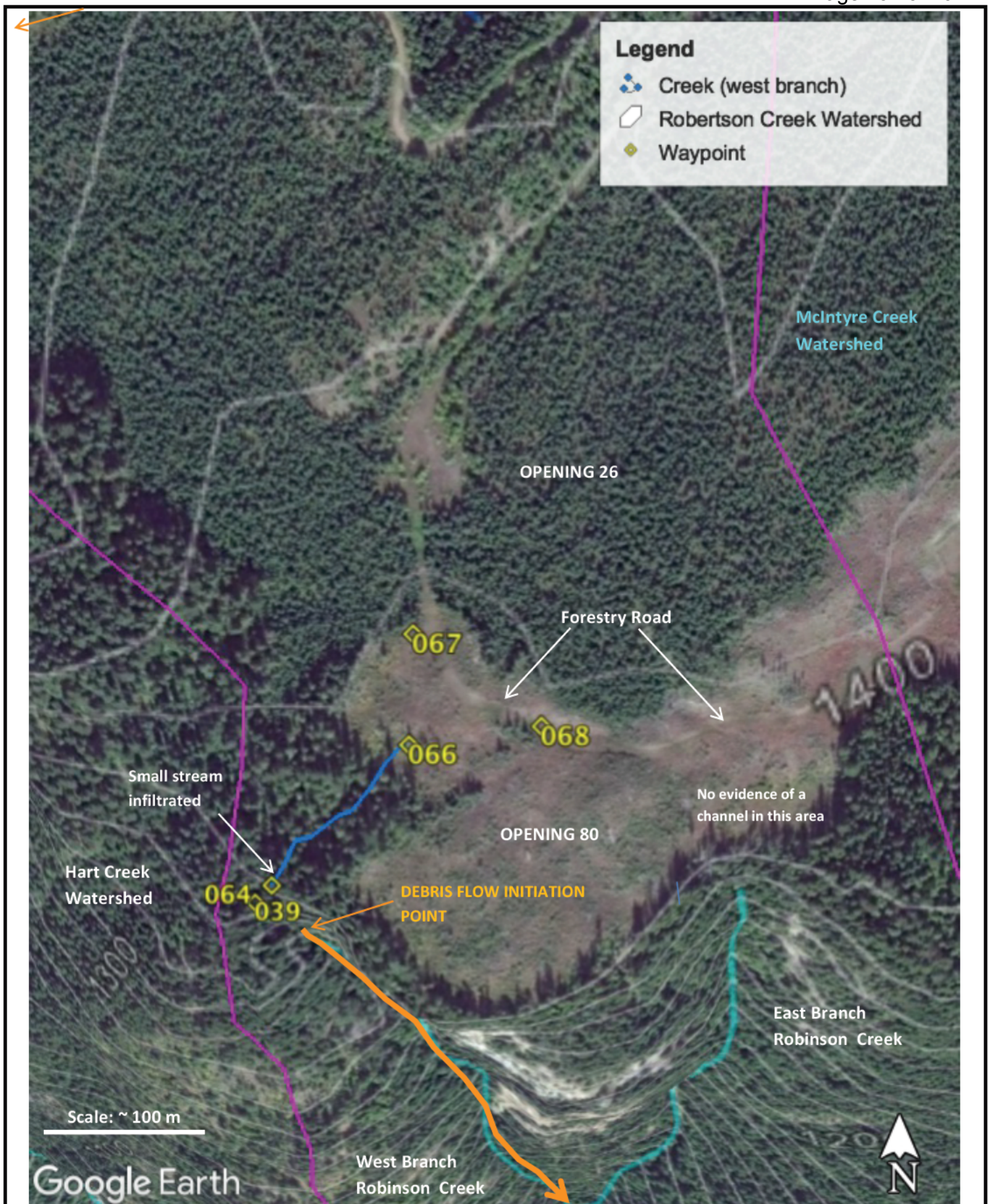
Scale: Not to scale

North is to the top

Project: 017-053

**FIGURE 3**





### SITE PLAN MAP - PLATEAU ROBINSON CREEK DEBRIS FLOW

Source: Google Earth™ Image of 2022 Collection Date = 2020

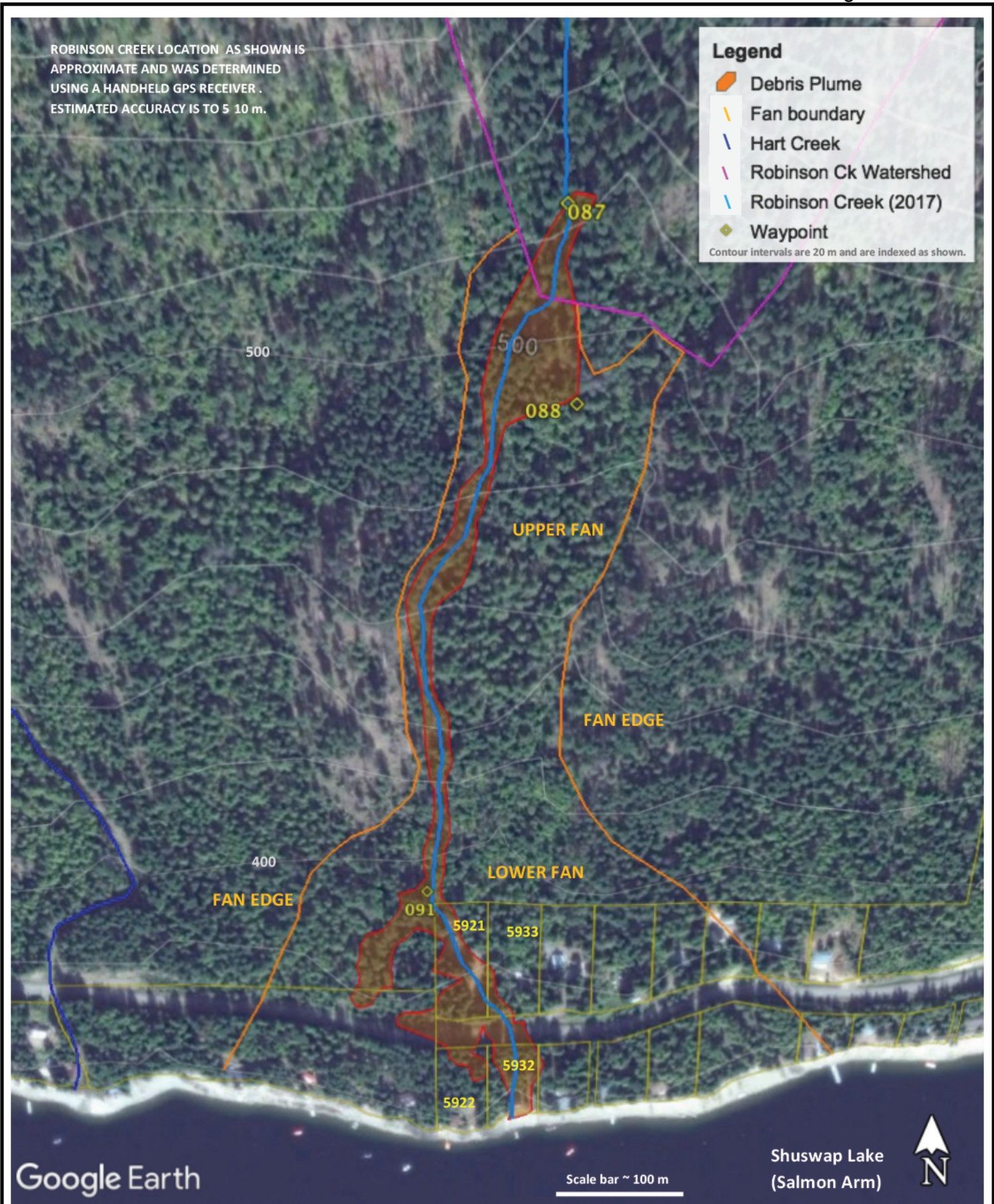
Scale: As noted

North is to the top

Project: 017-053

**FIGURE 4**





# **SITE PLAN MAP – DEBRIS AND FAN** **ROBINSON CREEK DEBRIS FLOW**

Source: Google Earth™ Image of 2012 Contour Interval = 20 m

Scale: As Noted

North is to the top

Project: 017-053

**FIGURE 5**



TAB 2

## ENVIRONMENT CANADA

## SALMON ARM WEATHER STATIONS

PAGE 1 OF 1

| Station | Year | Jan   | Feb  | Mar   | Apr  | May  | Jun   | Jul   | Aug   | Sep   | Oct   | Nov   | Dec   | Total |
|---------|------|-------|------|-------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1166945 | 1911 |       |      |       |      |      |       |       |       |       |       |       |       |       |
|         | 1912 |       |      |       | 26.7 | 9.6  | 22.1  | 50.9  | 71.9  | 19.0  | 13.5  | 53.2  | 46.5  |       |
|         | 1913 | 80.0  | 22.9 | 13.0  | 13.2 | 31.9 | 69.1  | 46.5  | 19.8  | 44.2  | 46.7  | 33.4  | 19.9  | 440.6 |
|         | 1914 | 91.3  | 36.8 | 25.1  | 22.7 | 24.4 | 36.2  | 19.4  | 8.1   | 41.1  | 30.5  | 64.9  | 29.1  | 429.6 |
|         | 1915 | 54.7  | 11.4 | 24.4  | 48.9 | 89.2 | 64.7  | 65.0  | 12.7  | 18.5  | 33.6  | 29.4  | 76.2  | 528.7 |
|         | 1916 | 21.5  | 57.9 | 39.4  | 19.4 | 27.6 | 48.2  | 72.8  | 25.4  | 8.1   | 4.8   | 39.9  | 57.9  | 422.9 |
|         | 1917 | 92.3  | 39.4 | 39.5  | 60.1 | 27.6 | 43.5  | 1.8   | 32.9  | 35.9  | 35.8  | 27.3  | 92.9  | 529.0 |
|         | 1918 | 165.2 | 46.8 | 11.2  | 9.0  | 15.9 | 37.1  | 20.1  | 71.4  | 5.3   | 64.9  | 52.4  | 45.6  | 544.9 |
|         | 1919 | 52.1  | 58.6 | 43.3  | 21.6 | 27.0 | 16.2  | 17.8  | 12.0  | 39.4  | 38.3  | 79.3  | 71.4  | 477.0 |
|         | 1920 | 61.8  | 11.7 | 44.6  | 41.3 | 28.6 | 70.5  | 9.6   | 45.1  | 66.8  | 71.4  | 61.0  | 73.6  | 586.0 |
|         | 1921 | 79.8  | 56.4 | 20.4  | 21.8 | 27.0 | 44.5  | 9.2   | 21.6  | 32.1  | 35.6  | 85.9  | 37.3  | 471.6 |
|         | 1922 | 60.2  | 54.7 | 50.4  | 29.3 | 18.1 | 1.5   | 7.5   | 38.6  | 52.0  | 67.3  | 15.2  | 81.4  | 476.2 |
|         | 1923 | 77.3  | 28.3 | 29.4  | 20.3 | 55.9 | 127.6 | 19.4  | 32.8  | 19.8  | 25.3  | 40.6  | 85.7  | 562.4 |
|         | 1924 | 73.7  | 24.8 | 6.6   | 7.2  | 7.2  | 28.0  | 21.6  | 54.5  | 41.3  | 29.5  | 53.9  | 92.5  | 440.8 |
|         | 1925 | 112.1 | 53.9 | 15.5  | 12.4 | 16.8 | 23.3  | 9.4   | 27.9  | 10.5  | 21.8  | 16.6  | 77.7  | 397.9 |
|         | 1926 | 82.2  | 23.5 | 5.6   | 10.1 | 28.9 | 14.7  | 1.5   | 19.4  | 25.2  | 22.5  | 42.9  | 67.8  | 344.3 |
|         | 1927 | 51.6  | 35.8 | 14.0  | 12.0 | 53.2 | 24.9  | 36.1  | 68.9  | 56.4  | 42.8  | 78.7  | 61.5  | 535.9 |
|         | 1928 | 19.1  | 11.4 | 44.8  | 35.1 | 19.0 | 54.5  | 8.6   | 6.6   | 1.3   | 19.4  | 66.5  | 27.2  | 313.5 |
|         | 1929 | 30.5  | 2.6  | 23.3  | 47.2 | 24.5 | 82.2  | 14.5  | 34.1  | 32.4  | 39.1  | 21.8  | 63.3  | 415.5 |
|         | 1930 | 38.2  | 60.1 | 23.2  | 29.3 | 51.6 | 37.1  | 5.9   | 17.8  | 22.9  | 72.9  | 51.2  | 20.0  | 430.2 |
|         | 1931 | 51.2  | 20.5 | 30.2  | 22.3 | 19.2 | 73.7  | 7.4   | 10.6  | 46.7  | 47.1  | 52.7  | 70.0  | 451.6 |
|         | 1932 | 48.8  | 36.8 | 62.9  | 53.6 | 31.7 | 33.6  | 25.8  | 29.5  | 20.0  | 57.3  | 83.9  | 54.7  | 538.6 |
|         | 1933 | 42.0  | 33.1 | 59.6  | 7.3  | 38.8 | 33.6  | 24.4  | 15.7  | 52.6  | 101.5 | 37.1  | 77.7  | 523.4 |
|         | 1934 | 45.1  | 6.6  | 57.1  | 11.9 | 28.6 | 13.0  | 28.3  | 11.4  | 88.3  | 35.6  | 74.1  | 77.8  | 477.8 |
|         | 1935 | 95.3  | 28.7 | 34.0  | 19.6 | 34.3 | 43.4  | 108.9 | 12.6  | 25.6  | 47.2  | 37.4  | 48.0  | 535.0 |
|         | 1936 | 111.1 | 69.4 | 59.4  | 52.0 | 25.5 | 57.8  | 12.7  | 23.1  | 49.5  | 15.0  | 17.0  | 101.2 | 593.7 |
|         | 1937 | 63.2  | 97.0 | 19.8  | 72.0 | 29.7 | 62.0  | 39.4  | 29.4  | 12.3  | 24.1  | 113.5 | 70.4  | 632.8 |
|         | 1938 | 44.3  | 58.3 | 19.7  | 10.8 | 13.9 | 43.9  | 36.9  | 26.8  | 37.9  | 32.1  | 46.8  | 114.3 | 485.7 |
|         | 1939 | 75.4  | 39.2 | 24.5  | 4.2  | 42.2 | 87.2  | 12.3  | 5.8   | 25.7  | 46.6  | 22.1  | 103.5 | 488.7 |
|         | 1940 | 53.5  | 74.5 | 113.2 | 18.9 | 55.1 | 14.8  | 30.2  | 10.7  | 13.5  | 56.6  | 43.7  | 59.8  | 544.5 |
|         | 1941 | 37.8  | 49.6 | 10.8  | 12.9 | 71.9 | 85.2  | 46.1  | 31.9  | 90.2  | 31.8  | 43.9  | 48.1  | 560.2 |
|         | 1942 | 12.0  | 10.9 | 8.2   | 25.9 | 78.3 | 48.4  | 123.0 | 29.1  | 22.3  | 42.5  | 11.5  | 25.0  | 437.1 |
|         | 1943 | 27.6  | 11.2 | 16.6  | 21.0 | 27.6 | 49.4  | 28.3  | 22.6  | 8.8   | 69.9  | 19.9  | 57.0  | 359.9 |
|         | 1944 | 40.1  | 58.0 | 27.0  | 38.2 | 33.9 | 27.3  | 25.4  | 49.9  | 64.2  | 35.2  | 72.4  | 33.3  | 504.9 |
|         | 1945 | 93.5  | 42.8 | 28.4  | 36.1 | 15.2 | 33.4  | 39.2  | 26.0  | 49.0  | 84.6  | 79.5  | 68.8  | 596.5 |
|         | 1946 | 114.2 | 51.5 | 21.4  | 31.4 | 34.9 | 67.5  | 11.5  | 32.5  | 36.4  | 44.2  | 76.8  | 57.7  | 580.0 |
|         | 1947 | 60.1  | 37.5 | 30.8  | 31.5 | 33.0 | 70.7  | 49.4  | 31.2  | 20.8  | 96.5  | 53.6  | 61.3  | 576.4 |
|         | 1948 | 27.9  | 72.6 | 32.2  | 72.6 | 99.2 | 19.7  | 61.2  | 68.8  | 38.4  | 32.0  | 68.3  | 54.6  | 647.5 |
|         | 1949 | 22.1  | 87.6 | 26.7  | 18.1 | 46.4 | 49.8  | 39.5  | 32.7  | 17.3  | 48.2  | 27.5  | 92.1  | 508.0 |
|         | 1950 | 42.0  | 43.9 | 39.4  | 37.2 | 32.1 | 16.0  | 37.4  | 17.1  | 9.9   | 78.2  | 63.1  | 78.4  | 494.7 |
|         | 1951 | 73.2  | 75.5 | 56.9  | 15.7 | 21.0 | 9.2   | 36.8  | 31.8  | 32.2  | 96.5  | 45.8  | 116.0 | 610.6 |
|         | 1952 | 62.3  | 24.6 | 15.5  | 22.7 | 20.5 | 59.6  | 17.1  | 4.3   | 8.4   | 7.3   | 9.9   | 106.2 | 358.4 |
|         | 1953 | 42.9  | 45.2 | 29.8  | 46.5 | 16.5 | 112.2 | 24.6  | 87.6  | 19.2  | 33.1  | 54.3  | 67.4  | 579.3 |
|         | 1954 | 93.5  | 28.6 | 41.6  | 28.0 | 70.7 | 44.5  | 49.5  | 86.9  | 21.2  | 16.4  | 107.6 | 46.4  | 634.9 |
|         | 1955 | 49.5  | 37.0 | 27.5  | 11.4 | 35.7 | 41.0  | 56.0  | 11.2  | 23.6  | 57.2  | 75.0  | 82.8  | 507.9 |
|         | 1956 | 77.8  | 23.1 | 33.9  | 9.3  | 13.1 | 67.2  | 31.5  | 48.8  | 29.3  | 58.2  | 65.0  | 94.6  | 551.8 |
|         | 1957 | 58.8  | 26.4 | 57.3  | 25.7 | 41.5 | 96.1  | 25.8  | 82.8  | 10.2  | 34.1  | 36.0  | 40.7  | 535.4 |
|         | 1958 | 90.7  | 86.2 | 37.8  | 52.2 | 28.5 | 46.2  | 15.7  | 20.9  | 64.5  | 38.1  | 64.0  | 64.0  | 608.8 |
|         | 1959 | 64.7  | 40.7 | 20.5  | 13.8 | 45.1 | 64.3  | 25.6  | 57.4  | 128.0 | 63.1  | 43.2  | 22.3  | 588.7 |
|         | 1960 | 64.5  | 52.3 | 17.3  | 28.9 | 73.3 | 35.2  | 3.3   | 73.0  | 31.0  | 34.9  | 42.1  | 52.7  | 508.5 |
|         | 1961 | 23.2  | 59.4 | 36.7  | 35.1 | 46.3 | 44.7  | 80.2  | 36.6  | 30.5  | 72.9  | 32.6  | 62.3  | 560.5 |
|         | 1962 | 59.5  | 6.9  | 21.6  | 32.5 | 29.8 | 34.3  | 34.0  | 46.3  | 32.9  | 49.0  | 45.8  |       | 392.6 |
|         | 1963 | 27.2  |      | 43.7  | 70.0 | 15.5 | 38.7  | 33.9  | 40.6  | 34.2  | 19.5  | 69.5  | 50.9  | 443.7 |
|         | 1964 | 92.8  | 29.0 | 43.2  | 9.2  | 32.6 | 64.1  | 72.4  | 62.1  | 85.1  | 8.6   | 45.9  | 57.4  | 602.4 |
|         | 1965 | 80.1  | 48.5 | 9.0   | 31.5 | 27.4 | 29.1  | 15.2  | 107.1 | 28.4  | 19.1  | 43.8  | 68.1  | 507.3 |
|         | 1966 | 79.9  | 22.2 | 24.2  | 36.8 | 44.2 | 69.3  | 66.8  | 33.6  | 13.8  | 32.2  | 42.6  | 69.6  | 535.2 |
|         | 1967 | 79.7  | 18.6 | 34.1  | 21.3 | 20.8 | 26.7  | 8.1   | 15.2  | 20.2  | 124.4 | 36.7  | 70.0  | 475.8 |
|         | 1968 | 63.9  | 31.6 | 37.5  | 13.5 | 31.7 | 33.4  | 17.1  | 60.5  | 33.5  | 45.8  | 43.6  | 97.7  | 509.8 |
|         | 1969 | 110.4 | 21.7 | 24.6  | 47.7 | 21.4 | 44.3  | 39.0  | 22.9  | 94.6  | 32.1  | 60.2  | 56.5  | 575.4 |
|         | 1970 | 71.6  | 15.0 | 28.0  | 16.3 | 26.5 | 21.5  | 29.7  | 24.4  | 41.1  | 50.6  | 66.5  | 57.6  | 448.8 |
|         | 1971 | 88.5  | 55.5 | 47.7  | 22.9 | 42.0 | 73.1  | 24.5  | 26.2  | 26.6  | 59.4  | 71.6  | 153.8 | 691.8 |
|         | 1972 | 78.3  | 41.2 | 81.9  | 38.6 | 29.7 | 35.7  | 65.1  | 20.2  | 81.2  | 25.9  | 33.4  | 60.7  | 591.9 |
|         | 1973 | 17.0  | 80.8 | 33.4  | 4.8  | 17.9 | 55.9  | 8.9   | 12.5  | 31.3  | 68.1  | 93.0  | 61.0  | 484.6 |
|         | 1974 | 76.2  | 45.5 | 54.2  | 40.3 | 52.3 | 13.6  | 47.5  | 18.5  | 10.2  | 4.9   | 69.8  | 101.1 | 534.1 |
|         | 1975 | 94.2  | 84.1 | 20.0  | 15.8 | 30.0 | 50.9  | 21.3  | 46.6  | 9.7   | 86.3  | 76.4  | 45.8  | 581.1 |
|         | 1976 | 68.0  | 20.6 | 27.2  | 23.3 | 44.9 | 54.8  | 38.6  | 142.5 | 16.1  | 32.1  | 13.8  | 35.1  | 517.0 |
|         | 1977 | 24.5  | 40.2 | 28.2  | 13.3 | 25.0 | 30.5  | 55.9  | 32.2  | 45.6  | 23.0  | 96.1  | 106.7 | 521.2 |

Data in red was missing and was compiled by averaging previous data for that month.

Page 1

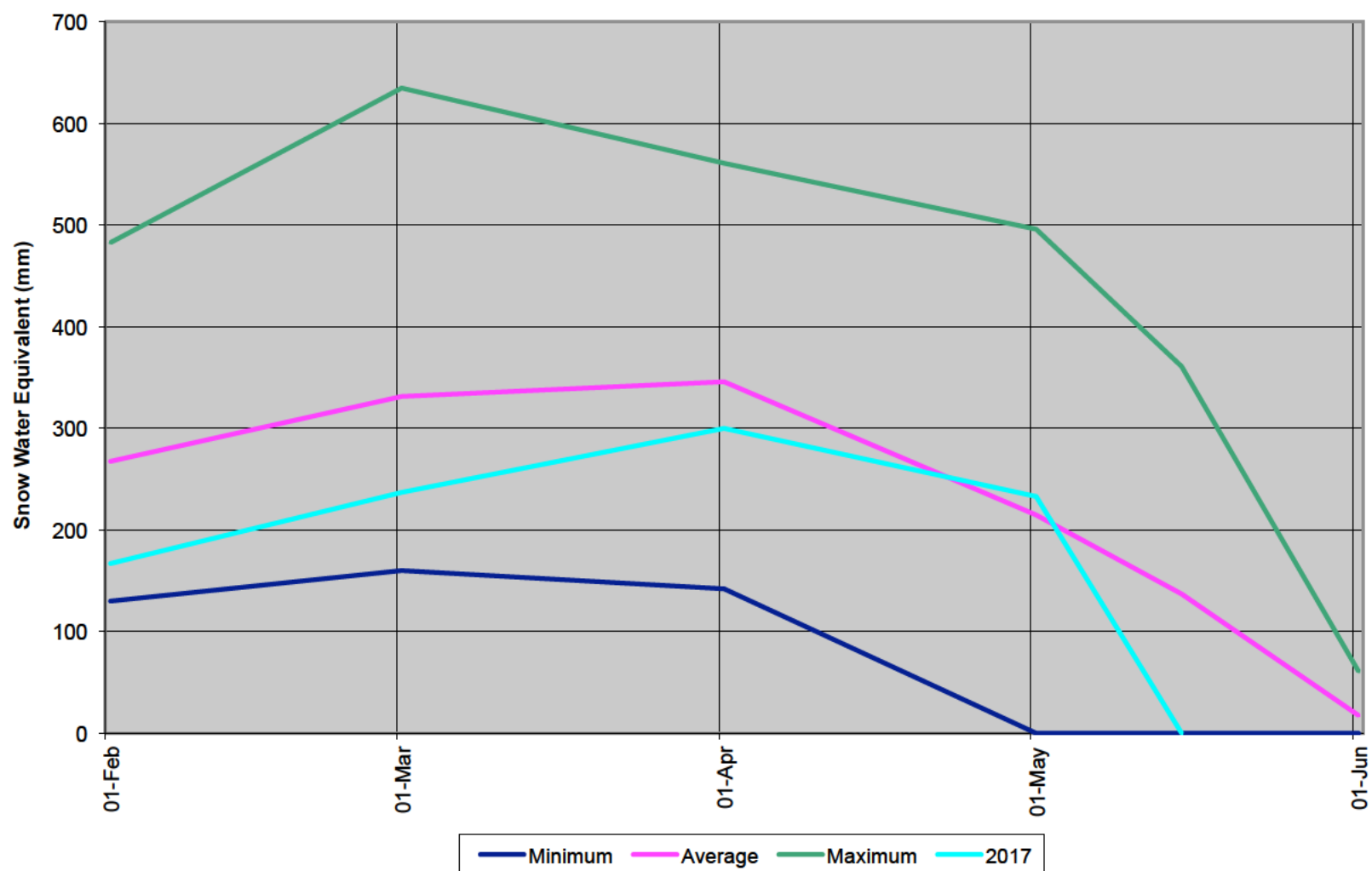
## ENVIRONMENT CANADA

## SALMON ARM WEATHER STATIONS

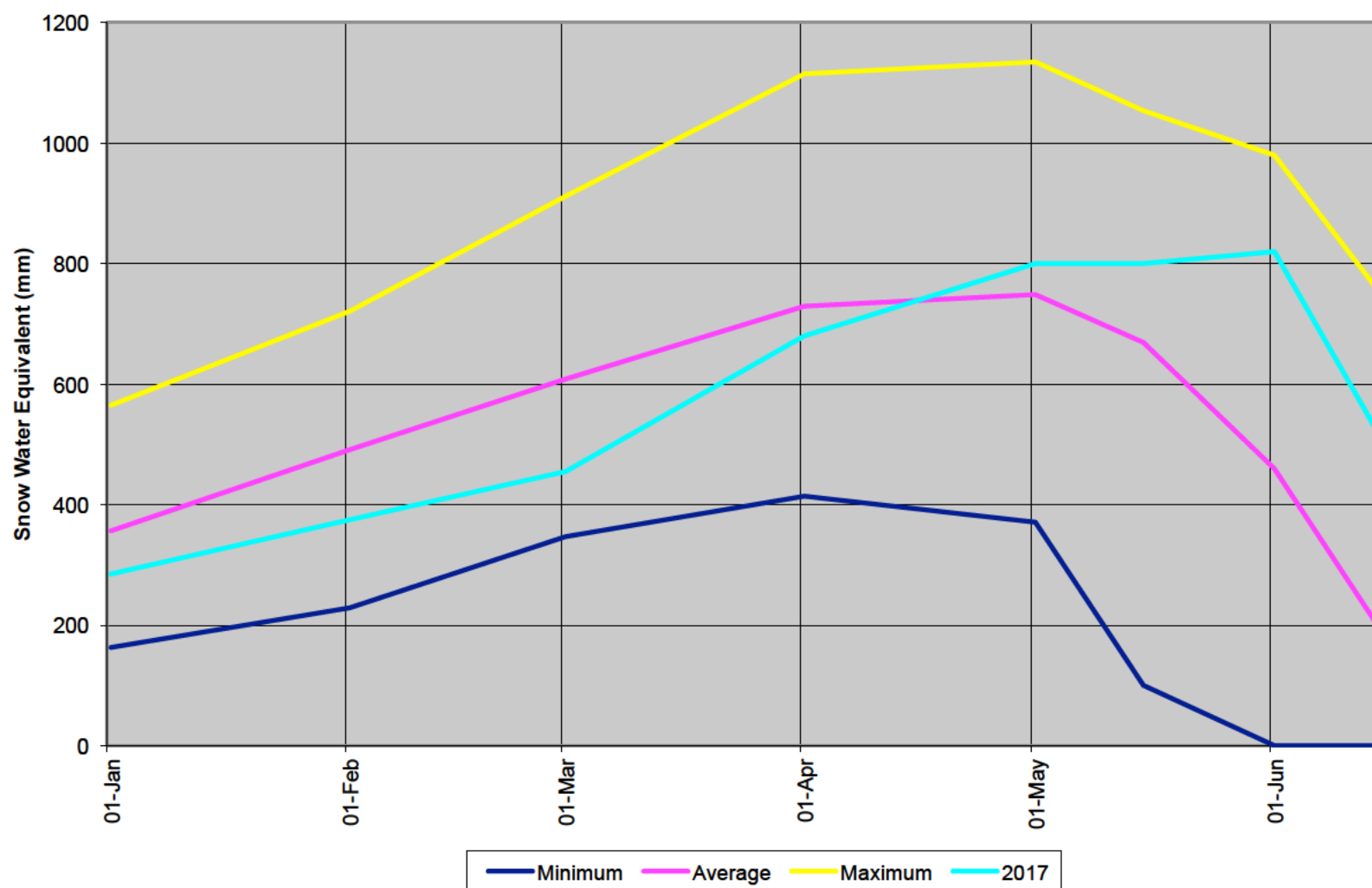
PAGE 1 OF 1

| Station | Year    | Jan   | Feb  | Mar   | Apr  | May   | Jun   | Jul   | Aug   | Sep   | Oct   | Nov   | Dec   | Total |
|---------|---------|-------|------|-------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1166R45 | 1978    | 55.6  | 21.0 | 21.3  | 41.7 | 67.3  | 31.1  | 22.9  | 62.6  | 71.8  | 30.5  | 39.3  | 19.5  | 484.6 |
|         | 1979    | 30.1  | 46.6 | 14.5  | 39.9 | 25.8  | 19.2  | 13.2  | 34.4  | 40.8  | 55.8  | 11.2  | 30.6  | 362.1 |
|         | 1980    | 23.8  | 46.8 | 15.8  | 40.0 | 58.8  | 83.6  | 41.7  | 35.6  | 52.4  | 32.6  | 63.2  | 75.0  | 569.3 |
|         | 1981    | 12.8  | 52.6 | 14.4  | 43.7 | 65.8  | 70.6  | 95.0  | 32.8  | 47.2  | 85.8  | 55.0  | 69.3  | 645.0 |
|         | 1982    | 125.6 | 44.2 | 25.0  | 24.8 | 36.4  | 58.8  | 93.8  | 36.5  | 35.9  | 32.4  | 87.7  | 73.0  | 674.2 |
|         | 1983    | 73.1  | 95.3 | 75.2  | 56.2 | 23.3  | 71.9  | 127.2 | 14.0  | 30.6  | 30.5  | 111.0 | 58.3  | 766.6 |
|         | 1984    | 49.7  | 19.0 | 52.4  | 25.9 | 85.1  | 58.1  | 20.3  | 28.3  | 34.3  | 41.2  | 102.0 | 54.0  | 570.3 |
|         | 1985    | 12.0  | 30.0 | 12.4  | 30.2 | 51.3  | 41.5  | 22.8  | 41.0  | 67.5  | 86.3  | 32.2  | 49.6  | 476.8 |
|         | 1986    | 43.5  | 46.4 | 48.2  | 60.9 | 47.9  | 87.6  | 69.1  | 3.8   | 79.4  | 21.4  | 54.6  | 54.0  | 616.8 |
|         | 1987    | 44.6  | 29.0 | 37.6  | 36.3 | 26.6  | 17.9  | 58.4  | 34.4  | 22.2  | 12.2  | 52.8  | 78.1  | 450.1 |
|         | 1988    | 17.0  | 48.5 | 40.6  | 80.8 | 53.3  | 87.1  | 48.5  | 48.1  | 87.8  | 49.2  | 94.9  | 51.0  | 706.8 |
|         | 1989    | 43.0  | 34.0 | 51.3  | 28.5 | 98.7  | 56.6  | 50.4  | 75.9  | 50.8  | 46.4  | 55.4  | 64.4  | 655.4 |
|         | 1990    | 87.5  | 27.5 | 32.2  | 21.4 | 73.2  | 122.4 | 48.6  | 82.4  | 3.8   | 72.4  | 85.8  | 90.4  | 747.6 |
|         | 1991    | 52.0  | 34.8 | 25.6  | 43.4 | 52.8  | 43.8  | 29.8  | 72.6  | 13.4  | 23.6  | 96.0  | 15.4  | 503.2 |
|         | 1992    | 115.0 | 27.6 | 25.4  | 43.5 | 23.8  | 47.0  | 49.0  | 13.8  | 65.0  | 47.4  | 122.8 | 138.0 | 718.3 |
|         | 1993    | 95.0  | 6.0  | 47.4  | 70.6 | 51.2  | 60.6  | 57.2  | 30.8  | 15.4  | 54.0  | 55.6  | 65.6  | 609.5 |
|         | 1994    | 62.3  | 40.5 | 32.9  | 30.5 | 38.4  | 49.5  | 36.6  | 69.8  | 21.6  | 66.0  | 80.0  | 72.2  | 600.3 |
|         | 1995    | 96.8  | 33.8 | 58.2  | 48.9 | 20.0  | 63.2  | 33.0  | 63.2  | 36.7  | 84.0  | 124.1 | 65.7  | 727.6 |
|         | 1996    | 57.6  | 51.0 | 37.6  | 55.8 | 119.6 | 32.6  | 34.6  | 31.0  | 114.2 | 118.2 | 156.2 | 148.2 | 956.6 |
|         | 1997    | 81.0  | 50.0 | 51.6  | 47.0 | 71.1  | 69.8  | 150.0 | 21.2  | 97.2  | 75.2  | 47.8  | 58.8  | 820.7 |
|         | 1998    | 95.2  | 32.4 | 47.8  | 36.8 | 11.6  | 51.0  | 7.6   | 7.2   | 22.4  | 61.8  | 101.0 | 114.8 | 589.6 |
|         | 1999    | 63.2  | 40.5 | 50.2  | 34.6 | 71.9  | 99.4  | 58.2  | 60.0  | 37.0  | 59.8  | 87.6  | 90.7  | 753.1 |
|         | 2000    | 86.0  | 39.0 | 89.6  | 36.8 | 77.4  | 61.0  | 51.3  | 29.5  | 24.1  | 50.2  | 26.4  | 89.0  | 660.3 |
|         | 2001    | 42.0  | 19.0 | 29.5  | 39.0 | 67.2  | 80.1  | 61.0  | 34.9  | 18.7  | 83.0  | 57.3  | 145.5 | 677.2 |
|         | 2002    | 60.0  | 37.0 | 25.0  | 41.7 | 87.5  | 52.2  | 11.2  | 9.5   | 19.6  | 16.6  | 46.4  | 58.6  | 465.3 |
|         | 2003    | 85.3  | 8.7  | 42.3  | 58.0 | 51.4  | 83.3  | 5.9   | 5.2   | 41.6  | 62.8  | 49.0  | 54.0  | 547.5 |
|         | 2004    | 87.0  | 13.0 | 15.5  | 28.9 | 81.3  | 68.2  | 21.0  | 70.5  | 51.3  | 40.2  | 58.0  | 68.3  | 603.2 |
|         | 2005    | 63.7  | 39.6 | 20.6  | 31.2 | 54.3  | 101.9 | 19.0  | 25.7  | 38.9  | 102.2 | 55.4  | 29.2  | 581.7 |
| 116FRMN | 2006    | 63.5  | 30.0 | 22.6  | 47.0 | 55.2  | 54.0  | 18.3  | 14.7  | 37.0  | 18.5  | 126.6 | 74.3  | 561.7 |
|         | 2007    | 63.7  | 39.5 | 41.2  | 13.2 | 19.4  | 94.6  | 25.4  | 59.4  | 49.0  | 74.0  | 58.8  | 68.1  | 606.3 |
|         | 2008    | 63.7  | 39.5 | 22.8  | 15.8 | 59.2  | 28.8  | 15.6  | 33.8  | 12.4  | 51.6  | 58.8  | 68.1  | 470.1 |
|         | 2009    | 63.7  | 39.5 | 15.6  | 16.0 | 33.0  | 10.6  | 20.4  | 36.5  | 37.8  | 48.0  | 58.8  | 68.1  | 447.9 |
|         | 2010    | 63.7  | 39.5 | 33.7  | 31.5 | 46.2  | 50.6  | 29.2  | 28.0  | 67.0  | 25.4  | 15.6  | 68.1  | 498.5 |
|         | 2011    | 63.7  | 39.5 | 33.7  | 34.2 | 54.2  | 57.8  | 52.0  | 13.4  | 15.4  | 35.2  | 22.2  | 19.2  | 440.5 |
|         | 2012    | 27.5  | 33.6 | 36.1  | 33.0 | 23.3  | 94.4  | 30.0  | 14.0  | 2.8   | 44.0  | 59.3  | 71.7  | 469.7 |
|         | 2013    | 27.5  | 8.7  | 31.1  | 36.6 | 50.8  | 95.3  | 0.7   | 21.4  | 38.2  | 3.5   | 55.1  | 45.2  | 414.1 |
|         | 2014    | 35.4  | 25.5 | 47.8  | 35.7 | 40.0  | 31.5  | 50.9  | 35.5  | 42.3  | 50.3  | 62.8  | 69.7  | 527.4 |
|         | 2015    | 86.6  | 41.1 | 23.9  | 9.3  | 21.8  | 85.5  | 27.6  | 13.4  | 35.5  | 30.2  | 47.7  | 90.7  | 513.3 |
|         | 2016    | 124.4 | 47.0 | 41.1  | 7.7  | 35.4  | 32.0  | 35.1  | 15.5  | 44.8  | 85.3  | 59.6  | 41.9  | 569.8 |
|         | 2017    | 18.3  | 43.2 | 68.1  | 74.2 | 76.3  | 12.4  |       |       |       |       |       |       | 292.5 |
|         | Maximum | 165.2 | 97.0 | 113.2 | 80.8 | 119.6 | 127.6 | 150.0 | 142.5 | 128.0 | 124.4 | 156.2 | 153.8 | 956.6 |
|         | Average | 63.1  | 39.1 | 34.2  | 31.5 | 41.4  | 51.8  | 36.3  | 35.7  | 37.4  | 47.1  | 57.9  | 67.3  | 539.9 |
|         | Minimum | 12.0  | 2.6  | 5.6   | 4.2  | 7.2   | 1.5   | 0.7   | 3.8   | 1.3   | 3.5   | 9.9   | 15.4  | 292.5 |

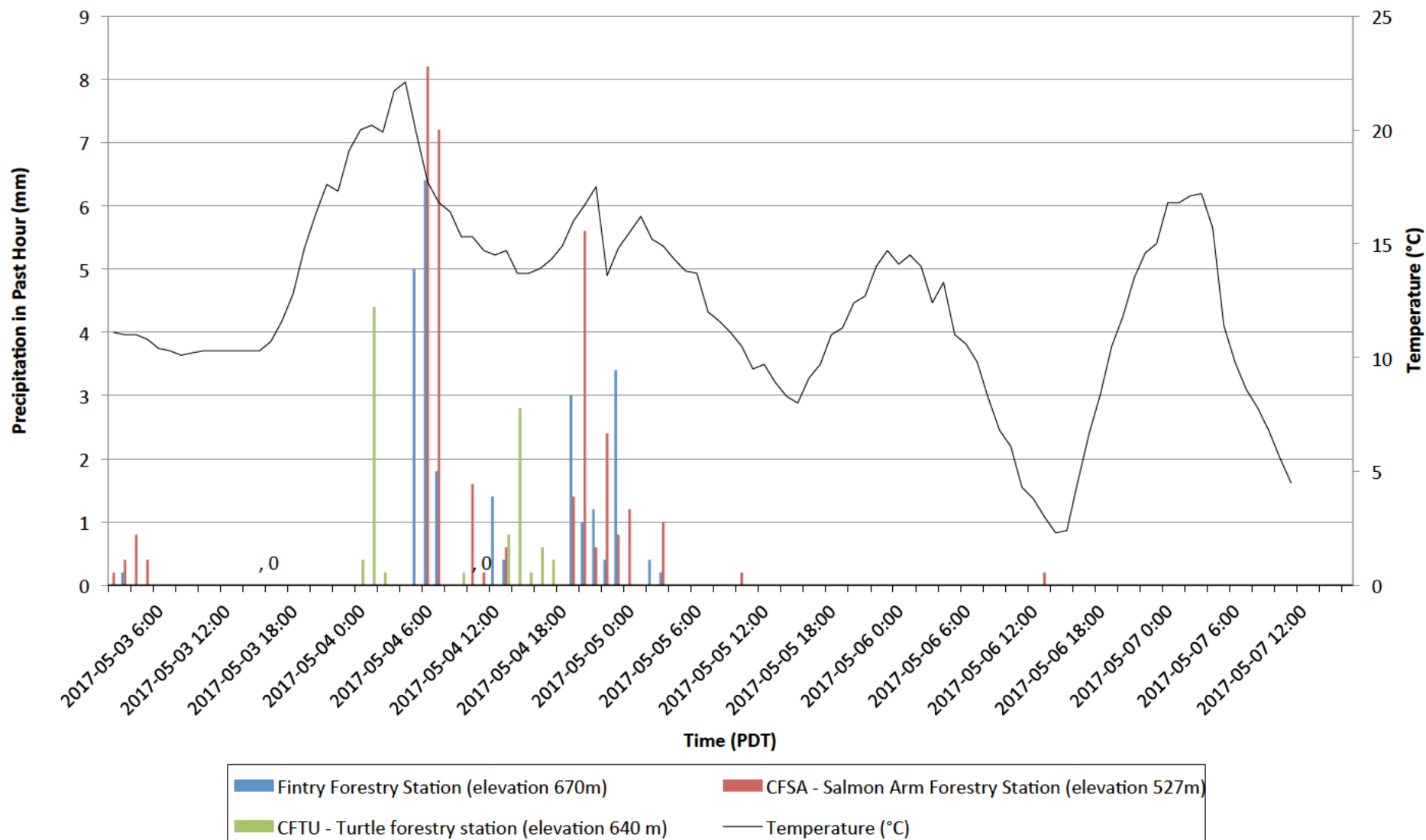
Anglemont (Sta 1F02)  
Snow Water Equivalent (1956 to 2017)



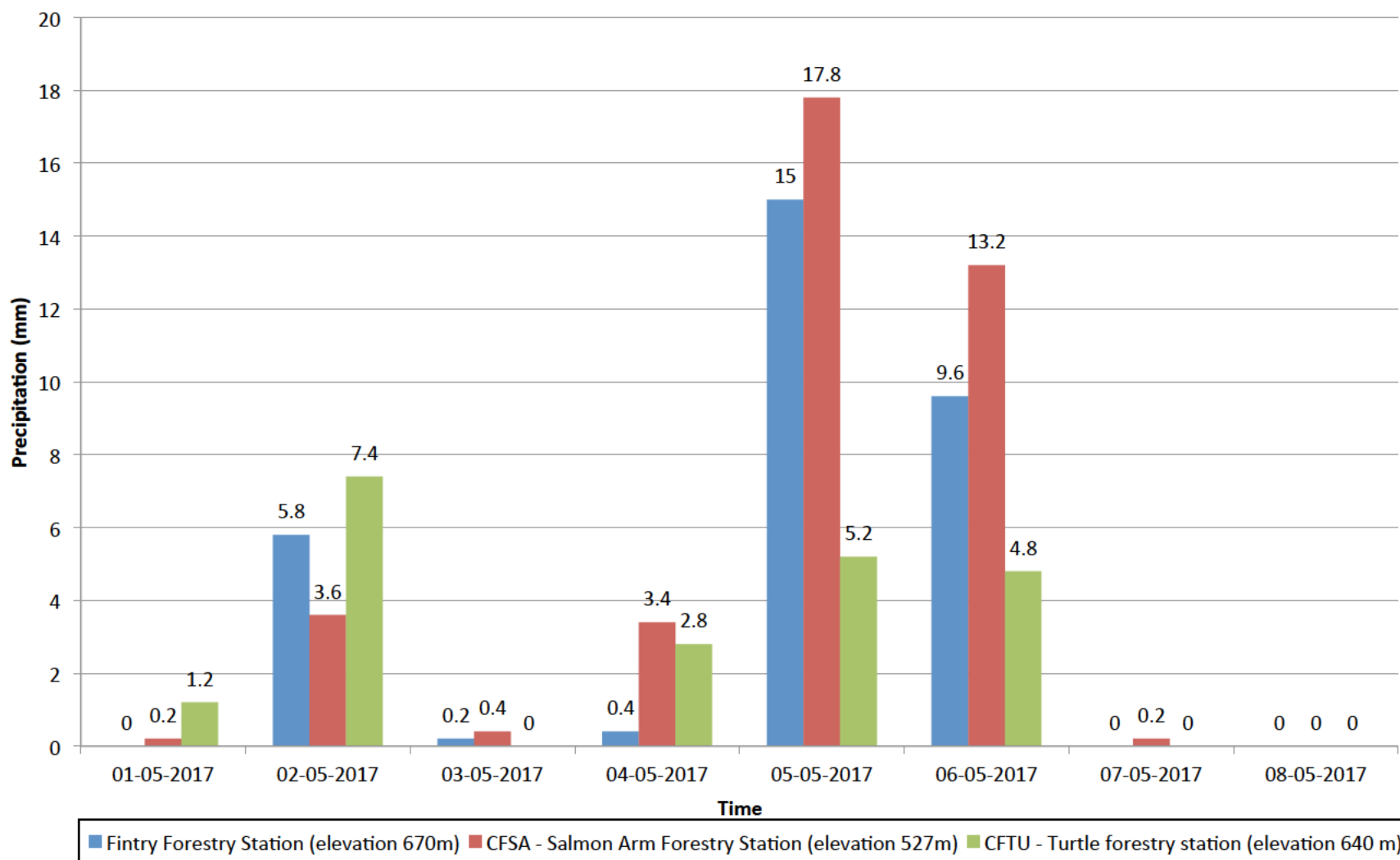
**Silverstar (Sta 2F10)**  
**Snow Water Equivalent (1959 to 2017)**



## Hourly Precipitation and Temperature - May 5-6, 2017



## Daily Precipitation







Government  
of Canada

Gouvernement  
du Canada

Home → Environment and natural resources → Weather, Climate and Hazard → Past weather and climate → Historical Data

## Daily Data Report for May 2017

SALMON ARM CS

BRITISH COLUMBIA

|                    |                 |                   |                  |                   |          |
|--------------------|-----------------|-------------------|------------------|-------------------|----------|
| <u>Latitude:</u>   | 50°42'10.800" N | <u>Longitude:</u> | 119°17'26.440" W | <u>Elevation:</u> | 350.50 m |
| <u>Climate ID:</u> | 116FRMN         | <u>WMO ID:</u>    | 71218            | <u>TC ID:</u>     | WSL      |

|             | <u>Max<br/>Temp<br/>°C</u><br> | <u>Min<br/>Temp<br/>°C</u><br> | <u>Mean<br/>Temp<br/>°C</u><br> | <u>Heat Deg<br/>Days</u><br> | <u>Cool Deg<br/>Days</u><br> | <u>Total<br/>Rain<br/>mm</u><br> | <u>Total<br/>Snow<br/>cm</u><br> | <u>Total<br/>Precip<br/>mm</u><br> | <u>Snow on<br/>Grnd<br/>cm</u><br> | <u>Dir of<br/>Max Gust<br/>10's deg</u> | <u>Spd of<br/>Max Gust<br/>km/h</u><br> |
|-------------|--------------------------------|--------------------------------|---------------------------------|------------------------------|------------------------------|----------------------------------|----------------------------------|------------------------------------|------------------------------------|---|---|
| DAY         |                                |                                |                                 |                              |                              |                                  |                                  |                                    |                                    |   |   |
| <u>01</u> ‡ | 13.3                           | 2.2                            | 7.8                             | 10.2                         | 0.0                          | <u>M</u>                         | <u>M</u>                         | 0.0                                |                                    | 34                                      | 32                                      |
| <u>02</u> ‡ | 16.8                           | 2.7                            | 9.8                             | 8.2                          | 0.0                          | <u>M</u>                         | <u>M</u>                         | 0.0                                |                                    |   | <31                                     |
| <u>03</u> ‡ | 11.3                           | 7.7                            | 9.5                             | 8.5                          | 0.0                          | <u>M</u>                         | <u>M</u>                         | 9.9                                |                                    |   | <31                                     |
| <u>04</u> ‡ | 23.6                           | 10.1                           | 16.9                            | 1.1                          | 0.0                          | <u>M</u>                         | <u>M</u>                         | 0.0                                |                                    |   | <31                                     |
| <u>05</u> ‡ | 18.0                           | 11.2                           | 14.6                            | 3.4                          | 0.0                          | <u>M</u>                         | <u>M</u>                         | 22.8                               |                                    |   | <31                                     |
| <u>06</u> ‡ | 15.6                           | 7.9                            | 11.8                            | 6.2                          | 0.0                          | <u>M</u>                         | <u>M</u>                         | 0.0                                |                                    | 18                                      | 35                                      |
| <u>07</u> ‡ | 17.5                           | 1.8                            | 9.7                             | 8.3                          | 0.0                          | <u>M</u>                         | <u>M</u>                         | 0.0                                |                                    |   | <31                                     |
| <u>08</u> ‡ | 13.1                           | 2.2                            | 7.7                             | 10.3                         | 0.0                          | <u>M</u>                         | <u>M</u>                         | 0.2                                |                                    |   | <31                                     |
| <u>09</u> ‡ | 19.2                           | 5.0                            | 12.1                            | 5.9                          | 0.0                          | <u>M</u>                         | <u>M</u>                         | 0.0                                |                                    |   | <31                                     |
| <u>10</u> ‡ | 23.1                           | 9.8                            | 16.5                            | 1.5                          | 0.0                          | <u>M</u>                         | <u>M</u>                         | 0.0                                |                                    |   | <31                                     |
| <u>11</u> ‡ | 16.8                           | 7.9                            | 12.4                            | 5.6                          | 0.0                          | <u>M</u>                         | <u>M</u>                         | 11.3                               |                                    |   | <31                                     |
| <u>12</u> ‡ | 15.2                           | 7.1                            | 11.2                            | 6.8                          | 0.0                          | <u>M</u>                         | <u>M</u>                         | 3.1                                |                                    |   | <31                                     |
| <u>13</u> ‡ | 16.5                           | 3.2                            | 9.9                             | 8.1                          | 0.0                          | <u>M</u>                         | <u>M</u>                         | 0.0                                |                                    |   | <31                                     |

|  |      |      |      |       |      |          |          |      |    |     |
|--|------|------|------|-------|------|----------|----------|------|----|-----|
| <u>14</u> ±  | 14.7 | 6.6  | 10.7 | 7.3   | 0.0  | <u>M</u> | <u>M</u> | 0.0  |    | <31 |
| <u>15</u> ±  | 13.8 | 2.9  | 8.4  | 9.6   | 0.0  | <u>M</u> | <u>M</u> | 9.9  | 36 | 46  |
| <u>16</u> ±  | 13.5 | 7.0  | 10.3 | 7.7   | 0.0  | <u>M</u> | <u>M</u> | 6.6  |    | <31 |
| <u>17</u> ±  | 20.1 | 4.0  | 12.1 | 5.9   | 0.0  | <u>M</u> | <u>M</u> | 0.2  |    | <31 |
| <u>18</u> ±  | 19.1 | 8.5  | 13.8 | 4.2   | 0.0  | <u>M</u> | <u>M</u> | 0.4  |    | <31 |
| <u>19</u> ±  | 21.7 | 5.4  | 13.6 | 4.4   | 0.0  | <u>M</u> | <u>M</u> | 0.0  |    | <31 |
| <u>20</u> ±  | 26.2 | 8.2  | 17.2 | 0.8   | 0.0  | <u>M</u> | <u>M</u> | 0.0  |    | <31 |
| <u>21</u> ±  | 28.2 | 7.3  | 17.8 | 0.2   | 0.0  | <u>M</u> | <u>M</u> | 0.0  |    | <31 |
| <u>22</u> ±  | 27.5 | 9.1  | 18.3 | 0.0   | 0.3  | <u>M</u> | <u>M</u> | 0.0  |    | <31 |
| <u>23</u> ±  | 30.7 | 11.1 | 20.9 | 0.0   | 2.9  | <u>M</u> | <u>M</u> | 0.0  | 1  | 80  |
| <u>24</u> ±  | 15.1 | 7.5  | 11.3 | 6.7   | 0.0  | <u>M</u> | <u>M</u> | 0.0  | 31 | 54  |
| <u>25</u> ±  | 23.4 | 5.9  | 14.7 | 3.3   | 0.0  | <u>M</u> | <u>M</u> | 0.0  |    | <31 |
| <u>26</u> ±  | 24.7 | 5.8  | 15.3 | 2.7   | 0.0  | <u>M</u> | <u>M</u> | 0.0  |    | <31 |
| <u>27</u> ±  | 27.6 | 8.0  | 17.8 | 0.2   | 0.0  | <u>M</u> | <u>M</u> | 0.0  |    | <31 |
| <u>28</u> ±  | 28.9 | 9.2  | 19.1 | 0.0   | 1.1  | <u>M</u> | <u>M</u> | 0.2  |    | <31 |
| <u>29</u> ±  | 29.3 | 10.7 | 20.0 | 0.0   | 2.0  | <u>M</u> | <u>M</u> | 0.0  |    | <31 |
| <u>30</u> ±  | 29.6 | 12.3 | 21.0 | 0.0   | 3.0  | <u>M</u> | <u>M</u> | 0.0  | 34 | 35  |
| <u>31</u> ±  | 24.3 | 14.8 | 19.6 | 0.0   | 1.6  | <u>M</u> | <u>M</u> | 11.7 |    | <31 |
| <b>Sum</b>   |      |      |      | 137.1 | 10.9 | <u>M</u> | <u>M</u> | 76.3 |    |     |
| <b>Avg</b>   | 20.6 | 7.2  | 13.9 |       |      |          |          |      |    |     |
| <b>Xtrm</b>  | 30.7 | 1.8  |      |       |      |          |          |      | 1  | 80  |
| Summary, average and extreme values are based on the data above. |      |      |      |       |      |          |          |      |    |     |

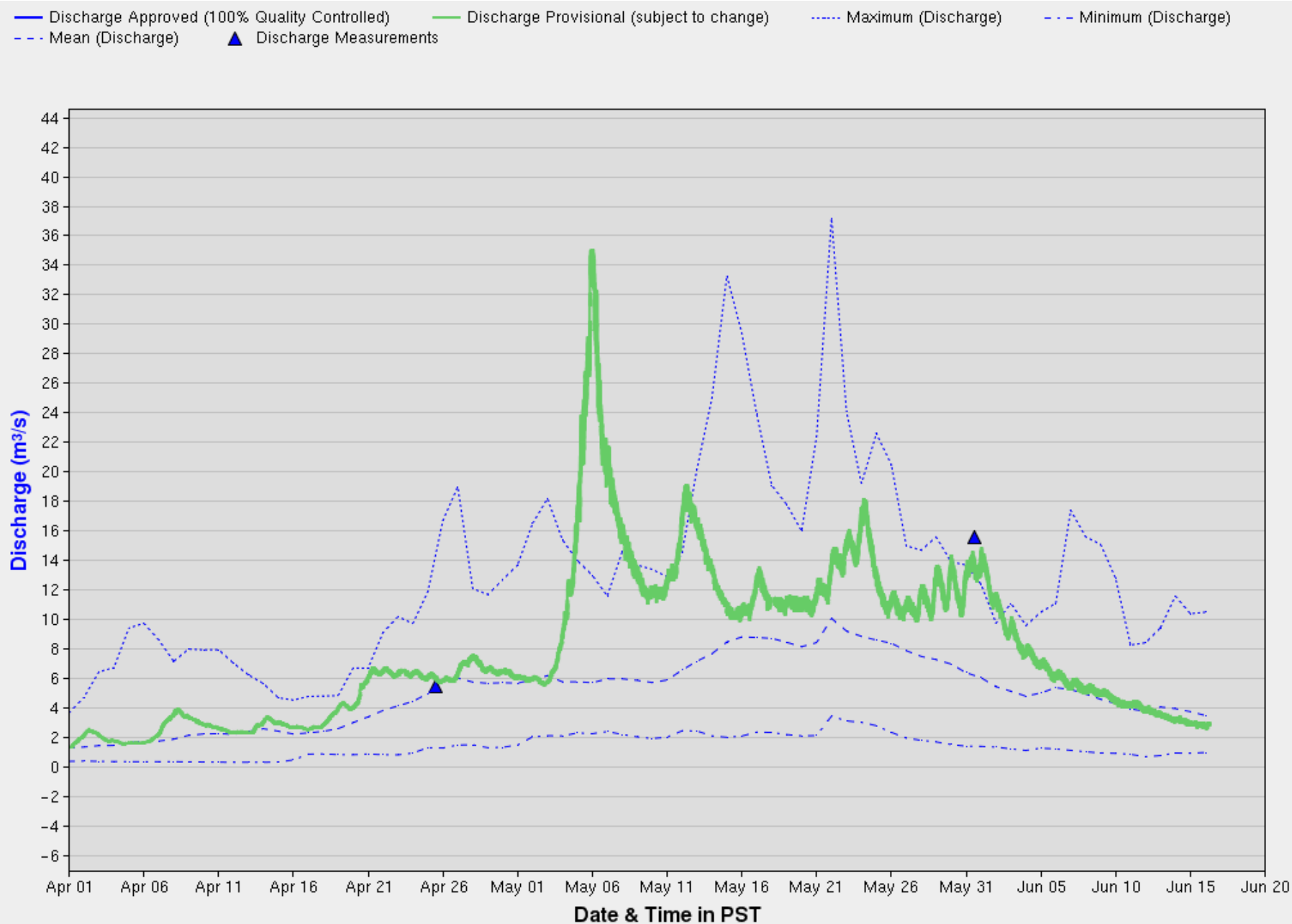
## Legend

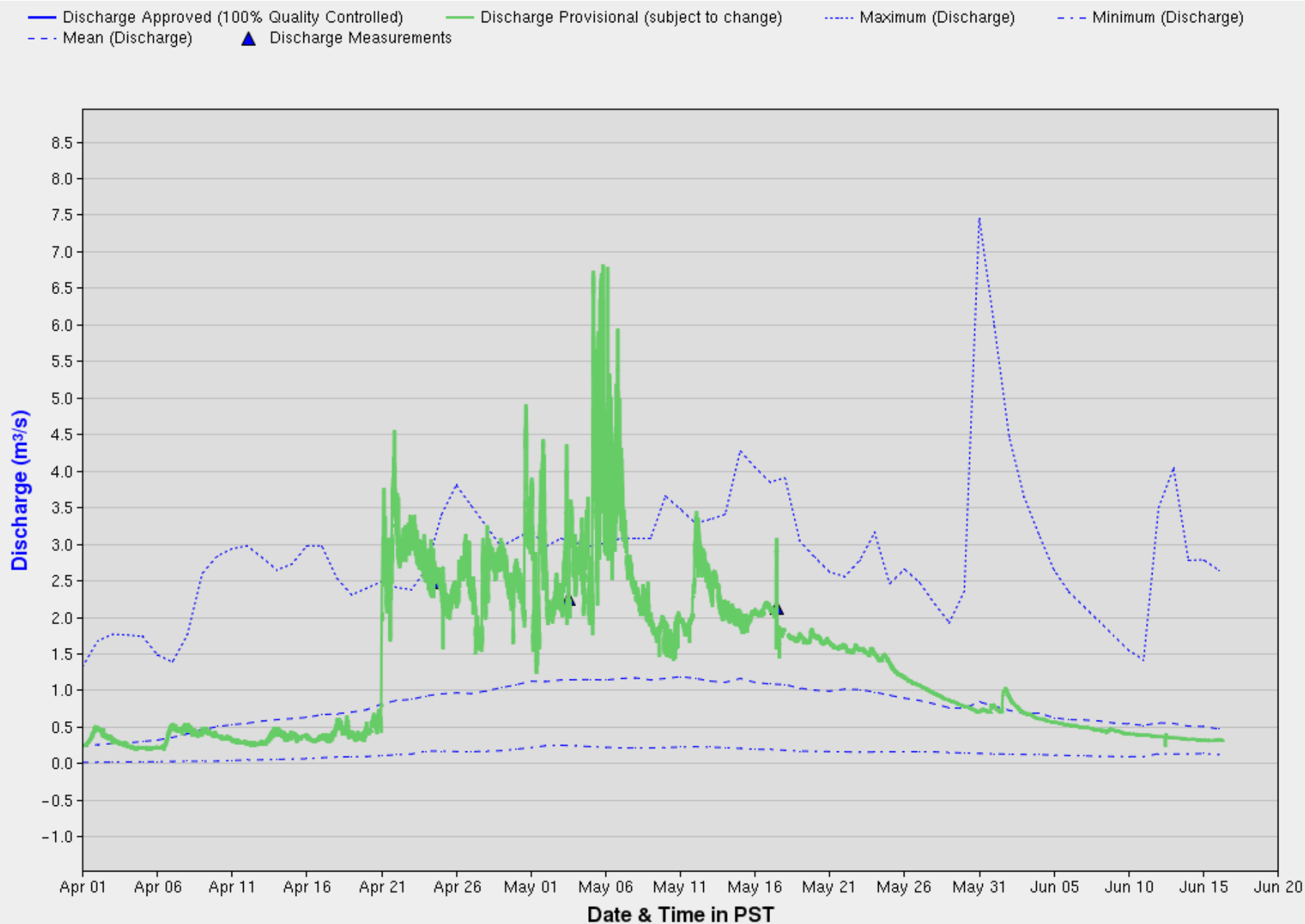
- A = Accumulated
- C = Precipitation occurred, amount uncertain
- S = More than one occurrence
- T = Trace
- Y = Temperature missing but known to be

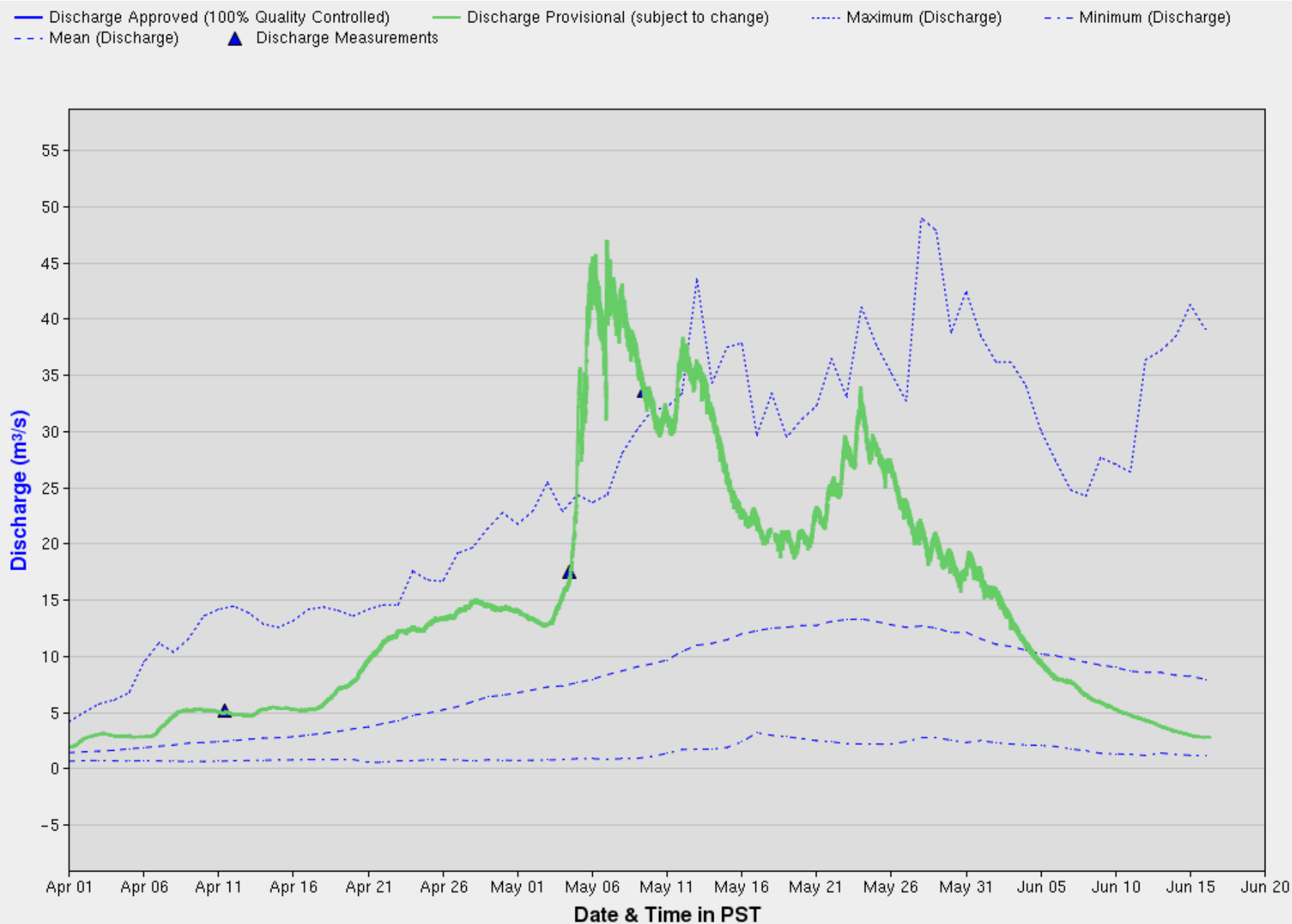
- E = Estimated
- F = Accumulated and estimated
- L = Precipitation may or may not have occurred
- M = Missing
- N = Temperature missing but known to be > 0
- < 0
- [empty] = No data available
- ^ = The value displayed is based on incomplete data
- † = Data for this day has undergone only basic quality checking
- ‡ = Partner data that is not subject to review by the National Climate Archives

**Date modified:**

2016-08-09





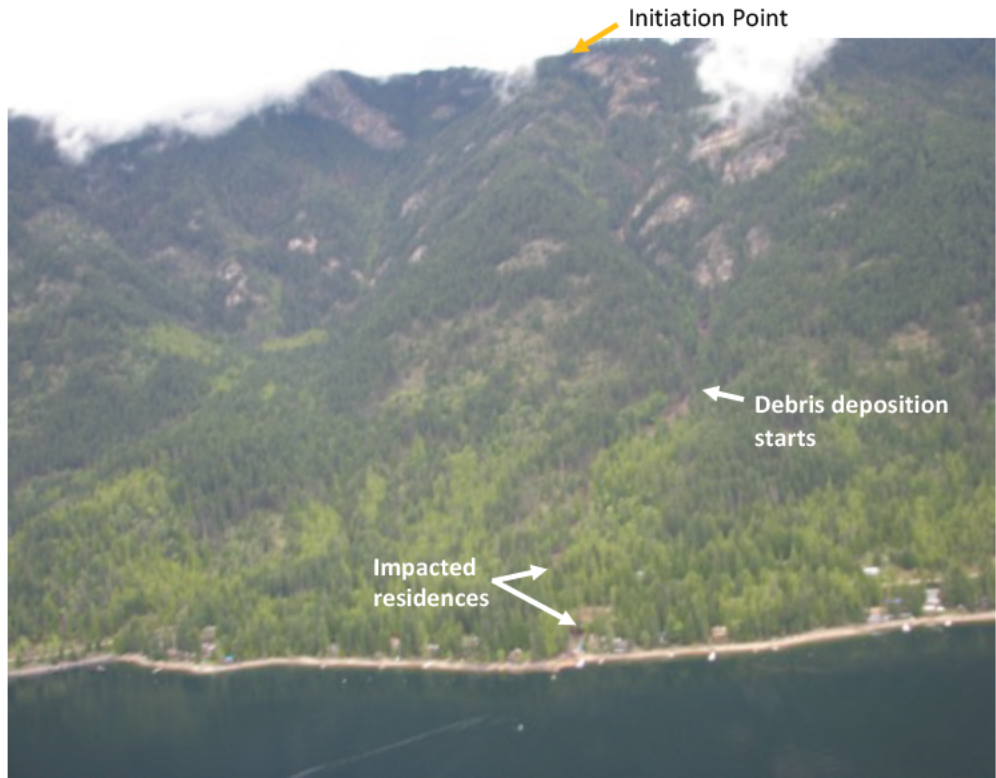


TAB 3



ROBINSON CREEK DEBRIS FLOW

SITE PHOTOGRAPHS



**Photo 1** – View north of the Robinson Creek drainage on the morning of May 6, 2017, showing the extreme relief and the key features.



**Photo 2** – View northwest into the bedrock crevice / draw showing the debris flow initiation point (orange arrow), taken May 6, 2017.



**Photo 3** – View of the steep gully channel in the upper part of the west branch of Robinson Creek, taken May 6, 2017.



**Photo 4** – View downstream (south) of the upper part of the logjam and debris deposit, just downstream of the fan apex. This deposit may have deflected the debris away from the east side of the fan.



**Photo 5** – View downstream of the residence on 5921 Sunnybrae – Canoe Point Road that was destroyed on May 6, 2017. The debris flow bifurcated as shown and a small lobe of debris travelled through the trees to the right.



**Photo 6** – View southwest of the debris that covered the Sunnybrae – Canoe Point Road. The impacted residence at 5932 Sunnybrae – Canoe Point Road is visible below the road.



ROBINSON CREEK DEBRIS FLOW

SITE PHOTOGRAPHS



*Photo 7 – View northeast over the two logging blocks on the plateau. This photo was taken on May 15 after a lot of the snow had melted in the opening. The initiation point is noted.*



*Photo 8 – Typical view of the forestry road in Opening 80, taken May 15, 2017.*



*Photo 9 – View up to the scarp taken on May 15, 2017. Note the bedrock present on the right side of the photo, which extends up a high cliff to the plateau edge. A stream emerges from the rubble below the person. Tension cracks were observed to the left behind the tree (Photo 11).*



*Photo 10 – View downstream from the scarp showing the transition between the initiation zone and the debris flow translation zone in the very steep gully below. Sidewall slope failures are visible in the right side of the photo. The photo was taken on May 6, 2017.*



*Photo 11 – This photo shows tension cracks that had formed in the colluvium on the right bank near the scarp. Photo was taken on May 15, 2017.*



*Photo 12 – View of the coarse angular fragments in the gully channel, in the lower part of the initiation zone. The gradation on the shovel is 10 cm. A spring was emerging from the coarse sediment. Photo was taken on May 15, 2017.*



ROBINSON CREEK DEBRIS FLOW

SITE PHOTOGRAPHS



**Photo 13** – View upstream at the large accumulation of debris arrested by the large log jam at Wpt 088 (see also Photo 4). The debris deposit was about 60 m wide at this location. Photo was taken on May 29, 2017.



**Photo 14** – View downstream at the large accumulation of debris arrested by the large log jam at Wpt 088 (see Photo 4). This caused the creek to turn to the west. Photo taken on May 29, 2017.



**Photo 15** – View downstream of the typical creek channel eroded into the new debris and possibly old fan deposit. Location is in the upper part of the fan. Note the over-steep sidewalls. Photo taken on May 29, 2017.



**Photo 16** – View upstream showing the typical debris deposit and levees in the lower part of the fan. The photo was taken on May 6, 2017.



**Photo 17** – View east of a deposit of debris along the west margin in the lower part of the fan near Wpt 091. The shovel reference is about 1.3 m high. Photo was taken on May 6, 2017.



**Photo 18** – View of the topical debris flow deposit in the minor southwest lobe below Wpt 091. Photo was taken on May 6, 2017.



ROBINSON CREEK DEBRIS FLOW

SITE PHOTOGRAPHS



*Photo 19 – View downstream from the upper part of the 5921 Sunnybrae – Canoe Point Road property near Wpt 091, showing the approximate original location of the residence and the destroyed structure. A minor lobe of debris travelled to the southwest as indicated by the orange arrow.*



*Photo 20 – View east along the public road on May 6, 2017. The debris piled to the right was present prior to the debris flow (see also Photo 24).*



*Photo 21 – View downstream of the primary residence on the 5932 Sunnybrae – Canoe Point Road, showing debris piled up against the north wall. The debris flow passed through and around the residence, and the stream (blue arrow) now flows under the structure.*



*Photo 22 – View east on the downhill side of the primary residence on the 5932 Sunnybrae – Canoe Point Road property, showing the stream flowing out from beneath the structure. The large boulders may have passed through the residence, but this is unconfirmed.*



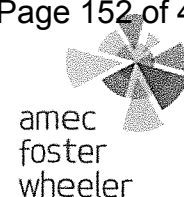
*Photo 23 – View northeast of the ancillary residence on the 5932 Sunnybrae – Canoe Point Road. Debris passed through and may have been displaced the building. The creek now passes along the west side of the structure (foreground).*



*Photo 24 – View of the typical fan material that was piled up on the public road shoulder from a local excavation. It shows the gradation of the material. A gradation analysis on the minus 75 mm fraction of the debris deposit is attached in Tab 4.*



TAB 4



# GRAIN SIZE DISTRIBUTION

Westrek Geotechnical Services Ltd  
101- 1285 Dalhousie Drive  
Kamloops, BC  
V2C 5Z5

Project No: KX13690  
Date: May 26, 2017

Attn: Jeffrey Pizio / Kevin Turner

Project Name: Robinson Creek Debris Flow

Test No.: 17- 054-3

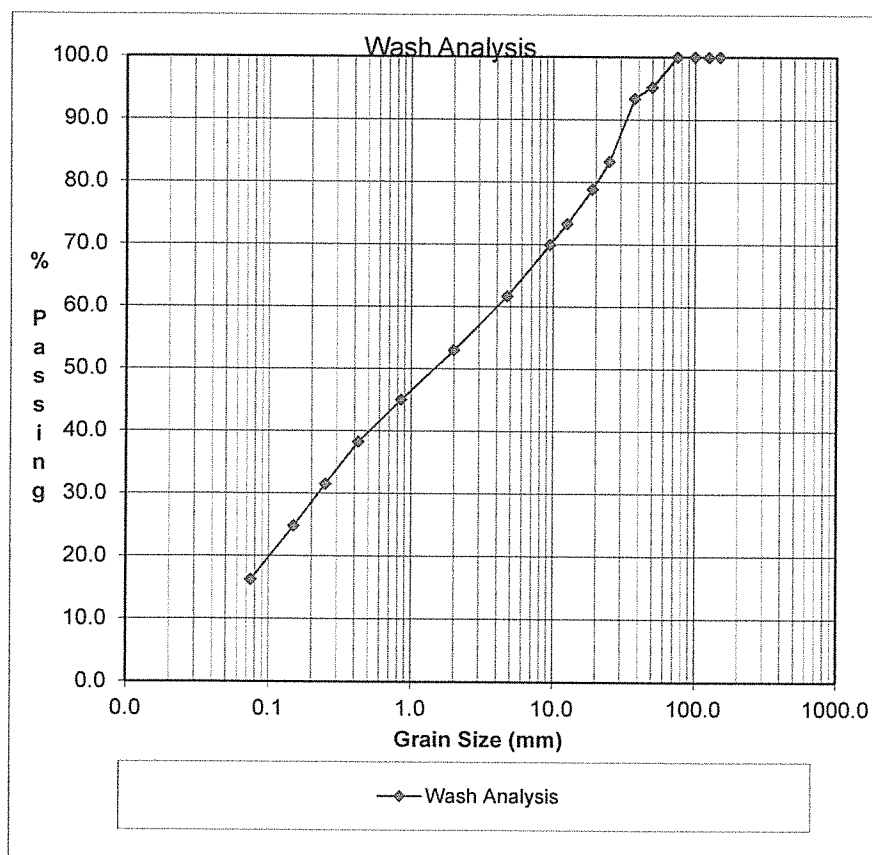
Source: Debris on road (South) @ 0.3m

Sample Type:

Date Rec'd : May 17, 2017

By: Client

Date Tested: May 25, 2017



| Wash Sieve Analysis |                  |                 |        |       |
|---------------------|------------------|-----------------|--------|-------|
| Sieve Size(mm)      | Percent Retained | Percent Passing | Limits |       |
|                     |                  |                 | Upper  | Lower |
| 150.0               | 0.0              | 100.0           |        |       |
| 125.0               | 0.0              | 100.0           |        |       |
| 100.0               | 0.0              | 100.0           |        |       |
| 75.0                | 0.0              | 100.0           |        |       |
| 50.0                | 4.8              | 95.2            |        |       |
| 37.5                | 1.8              | 93.4            |        |       |
| 25.0                | 10.1             | 83.3            |        |       |
| 19.0                | 4.5              | 78.8            |        |       |
| 12.5                | 5.6              | 73.3            |        |       |
| 9.5                 | 3.3              | 69.9            |        |       |
| 4.75                | 8.2              | 61.7            |        |       |
| 2.000               | 8.7              | 53.0            |        |       |
| 0.850               | 8.0              | 45.0            |        |       |
| 0.425               | 6.8              | 38.2            |        |       |
| 0.250               | 6.8              | 31.5            |        |       |
| 0.150               | 6.7              | 24.8            |        |       |
| 0.075               | 8.6              | 16.2            |        |       |
| PAN                 | 16.2             |                 |        |       |

Sieve Mass (g): 4710.8

|        |        |
|--------|--------|
| Gravel | 38.3 % |
| Sand   | 45.5 % |
| Fines  | 16.2 % |

## COMMENTS

Amec Foster Wheeler Environment & Infrastructure

Per: B. Shearer

Reporting of these test results constitutes a testing service only.  
Engineering interpretation or evaluation of the test results is provided only on written request.

August 10<sup>th</sup>, 2018  
 CSRD  
 555 Harbourfront Dr. NE,  
 PO Box 978, Salmon Arm, BC  
 V1E 4P1

Re: DP Submission – DP No. 725-133

Dear Sirs:

We received notification from you on 8/8/2018 of a proposed development of a waterfront parcel in Heralds Bay between Heralds Park and Paradise Point and wish to offer our comments, questions and concerns as we live, on the Lake, within 100m of the proposed development. In general we find the application devoid of many pertinent details and not in compliance with the existing CSRD regulations per the following:

- 1) It is our understanding that the applicant has proposed 14 water front lots on the approximate 1900 feet of lakefront. The applicants proposed plan would add considerable boat traffic on the Lake and more traffic congestion on our already busy Sunnybrae Canoe Point Road. This is significantly more development than the CSRD Community Plan Bylaw No. 725 accepts which “allows new water development if it is residential in nature and a maximum density of 1 unit/4.94 acres.” Per this Bylaw less than 4 lakefront properties could be built.
- 2) We understand there is a proposed park on the East end of the development. We believe that a park is unnecessary considering how close the proposed development is to Heralds Park.
- 3) Living within 100m to the proposed development, we are concerned that the proposed park will incur many parties at night by nonresidents, as it most likely would not be supervised and access controlled. It would also facilitate parking along this stretch of shore for many houseboats. This would be very disturbing for our nearby neighbours and us due to the partying and associated noise. We do not want another “beer bottle bay” close to us! Also the park could give unrestricted access for nonresident people to walk down on the beach allowing them to walk in front of the lakefront homes that is especially disconcerting at night.
- 4) What is the plan for each of the lots? Will they have their own water source and their own septic system or is there going to be a community system? Will the access to the new homes from Sunnybrae Canoe Pt. Rd, be individual or shared? Will there be a shared community dock (preferred by the CSRD) or individual docks allowed for each of the approved properties?
- 5) In light of the recent slide events along Sunnybrae Canoe Pt. Rd. will there be a requirement for a geotechnical assessment of this area?
- 6) What is the plan to clean up the bottom of the lake where the Co-op had their log boom for many years and where many logs sunk and we still believe remain on the bottom?
- 7) Is there going to be future residential development allowed above the new relocated road?

For all of the above stated concerns and the lack of definitive information we are not in favour of reconsidering the previous decision, made by the CSRD Manager of Development Services, to deny the Permit Application No. 725-133. We support the decision to deny the application based on the lack of compliance with the Community Plan Bylaw No. 725 and other reasons and concerns as stated above.

Sincerely

[Redacted Signature]



I have the following concerns about this development:

Since this land was used by a logging operation, is the soil contaminated? It may need remediation before any development is considered.

14 waterfront residential lots is too high-density for this 19-acre property. In the future, could the owners subdivide the property further?

Sunnybrae-Canoe Point Road is the only access. It is a narrow & dangerous road, already overcrowded during the summer.

This area serves as a wildlife corridor. What will the impact be on the waterfowl, loons, otters, bears, deer, & others that use this undeveloped shore?

A thorough independent study of the impact on the environment needs to be made;

How will the sewage be handled?

Is there an adequate source of water?

Will air quality be affected if each residence uses wood-burning heat?

What are the owner's plans for the remainder of the property? Will there be a high-density residential development added there later?

Submitted by  
Address

**DP Submission #725-133**

To: CSRD Director of Development Services and CSRD Board of Directors

RE: DP No. 725-133

I am a permanent resident in this area. I wish to oppose this application. I wish to support the decision of the Manager of Development Services regarding DP 723-133.

The following are some of my concerns. There are more.

\* It is very important to stay within the OCP Guidelines. These have been very carefully and thoughtfully put together to help protect this area now and in the future. This proposal goes against these guidelines and the area is zoned industrial, not residential.

\* Traffic density on Sunnybrae-Canoe Point Road is already excessive and often dangerous, especially with the milder weather which tends to bring out more people and animals, tame and wild, frequenting the road. This narrow, winding road with hills has many areas of rock cuts, narrow shoulders and at times, steep embankments sometimes with houses and the lake below adding to the danger.

The additional trucking that would support the needs of the development in question's construction needs could be very detrimental to the road structure itself while increasing the hazards to others using the road.

\*I have serious concerns about the toxicity of the soil there where logging has gone on for many years with much heavy duty equipment and fuel et al in use.

\* What about septic issues and drinking water issues?

\*What about slope stability? What role has logging impacted and will impact mud debris slides along this road? So much destruction has already occurred, including the tragic death of Roy Sharp, a much loved and respected member of our community. If logging roads feeding into the Totem Resort direction of Sunnybrae Canoe-Point Road are closed...for how long, and what about the impact from logging which may be continuing on the White Lake side of Sunnybrae? Will there be an environmental assessment made on the hillside as relates to stability of the land above this road before any new residential applications can even be considered?

\*A new park is included in this application agreement. This could easily result in excessive partying on the land and in the lake. Noise contamination extends far beyond the source disturbing this quiet neighbourhood. Damage inflicted from carelessness/thoughtlessness might well increase. Supervision of this area would be costly and police are already stretched beyond their limits. With marijuana now being legalized, we, in this area might be inflicted with that very unpleasant odour drifting over our neighbourhood as well as other associated problems including more dangerous use of the road which already is a challenge.

Thank you for your consideration of this letter expressing some of my concerns.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

**Email:** [REDACTED]

To whom it may concern;

**Re: DP submission 725-133**

We are concerned about the proposed development noted above for the following reasons;

1. the current zoning is for industrial use. The application is for residential use. Application has not been made to change the zoning, thereby not meeting the classification of the current zoning or for the proposed residential zoning.
2. The Official Community Plan (OCP) has recommended a maximum of 3 five acre lots on this site. This plan was recommended for the safe and reasonable use of this parcel of land. The work done to provide this report should be respected.
3. Due to the previous industrial use, has consideration been given to clean up of possible contaminants on this site that could affect land, water and fish habitat.
4. The proposed increase to fourteen units will have a significant impact on the access road. This will affect not only the current inhabitants but also the wildlife in the area.
5. The proximity of this proposed development to the Provincial park (Herald Park) will cause conflict in the use of this area due to the current high volume of visitors in the summer months at this Park.
6. The new proposed development will require the relocation of the existing road. Has a Geotech survey been undertaken to determine the stability of the land for this proposed new roadway?
7. Other smaller issues but none the less important, would be septic disposal, water use, docking and mooring issues for boats.

We would like these concerns to be considered in the evaluation of this application process as we support the Manager of Development and the OCP.

[REDACTED]

**Jennifer Sham**

---

**From:** Loreen Matousek  
**Sent:** August 13, 2018 8:42 AM  
**To:** Jennifer Sham  
**Cc:** Planning Public Email address  
**Subject:** FW: DP SUBMISSION - NO. 725-133 NOTICE OF RECONSIDERATION

For you as well.

**Loreen Matousek**  
 Clerical Assistant  
 Development Services  
**Columbia Shuswap Regional District**  
 T: 250.833.5930 | TF: 1.888.248.2773  
 E: [lmousek@csrd.bc.ca](mailto:lmousek@csrd.bc.ca) | W: [www.csrd.bc.ca](http://www.csrd.bc.ca)



Please consider the environment before printing this e-mail

This e-mail is CONFIDENTIAL. If you are not the intended recipient, please notify me immediately and delete this communication, attachment or any copy. Thank you.

---

**From:** [REDACTED]  
**Sent:** Saturday, August 11, 2018 10:28 AM  
**To:** Planning Public Email address <Plan@csrd.bc.ca>  
**Subject:** DP SUBMISSION - NO. 725-133 NOTICE OF RECONSIDERATION

DP SUBMISSION - NO. 725-133

Greetings,

My name is [REDACTED], and I am a property owner residing at [REDACTED]  
 [REDACTED] for the past 11 years.

I was very pleased to hear the first refusal of this Application, "because it is not supported in the CSRD Electoral Area C official Community Plan Bylaw #725. Now seeing the property owners have file a Notice to Reconsider, I felt it is imperative to express my views on this Development Project.

Firstly, I cannot believe the recent Purchaser's of the subject property, did not seek approval for the proposed 14 UNIT Development, from the CSRD and Ministry of Forestry & Lands, prior to I what am sure was a substantial financial investment to these Investors.

When Federated Co-op ceased operation of the "Log Boom" and listed the property for sale, it of course became a topic of many discussions with property owners beyond Herald's Park along Sunnybrae Canoe Point Road, of what will happen with this property once sold. Majority of us would have liked to see the BC Province Parks purchase it, as boundaries onto existing Provincial Park. I guess that was not in their budget.


My main concern is to the Wildlife Corridor and Riparian Area/Fish Habitat which is on or runs through the piece of land. By approving this request, it will interfere with this natural flow of nature causing habitat fragmentation, no area to facilitate the re-establishment of the wildlife population which then may be reduced or even eliminated. If they lose their habitat and the ability to move to various regions in order to survive, we and many generations to come will not be able to partake in the natural beauty, life, and activities their presence they provide to us now and many generations to come. This is clearly laid out In SECTION 6 of Bylaw 725 - RESPECTING OUR SENSITIVE ENVIROMENTS.

My next comment is clearly covered in Section 3 of Bylaw 725 -GROWING GRADUALLY AND WISELY The subject property is located in the Secondary Settlement Areas, and certainly does not adhere to 3.4.1 Policies .3 and almost borderlines as a Residential Resort located on the Waterfront ! I can only imagine 14 new buoys, and 14 new docks in that Bay, we would be kissing our wildlife goodbye. So much for the Vision Statement... “Looking forward 100 years, the vast majority of the South Shuswap will remain rural, with productive agriculture, extensive forests, rugged terrain, and natural shorelines”...I will seriously consider selling my property if this is approved, in order to reside in a quiet rural area which would have to be elsewhere.

I could go on & on, but SECTION 1 PLAN VISION & FRAMEWORK and the 9 Sustaining Principles clearly support this DP Submission No 725-133 should be refused again. I have great respect and appreciate the time, commitment and well researched data which went into our Community Plan, and feel it must be followed and upheld. In the event further consideration is given to their proposal I strongly feel a Public Hearing would be required.

Thank you for your time and will be looking forward to see the decision.

Regards



**Jennifer Sham**

---

**From:** Loreen Matousek  
**Sent:** August 13, 2018 8:51 AM  
**To:** Jennifer Sham  
**Cc:** Planning Public Email address  
**Subject:** FW: DP Submission - No. 725-133

This one as well.

**Loreen Matousek**  
 Clerical Assistant  
 Development Services  
**Columbia Shuswap Regional District**  
 T: 250.833.5930 | TF: 1.888.248.2773  
 E: [lmatousek@csrd.bc.ca](mailto:lmatousek@csrd.bc.ca) | W: [www.csrd.bc.ca](http://www.csrd.bc.ca)



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---

**From:** [REDACTED]  
**Sent:** Sunday, August 12, 2018 9:50 PM  
**To:** Planning Public Email address <Plan@csrd.bc.ca>; jsham@csrd.bc.ca  
**Subject:** DP Submission - No. 725-133

I have property in Herald's Bay. In reading and discussing the above-noted permit application in the Herald Bay area for the old Canoe Coop lands I have some views. I am totally objecting to the change of the road thru that property. No roads can be changed unless everyone along the road get the same opportunity and that is a firm "no". Secondly, each cottage and/or house should have 150 feet x 200 feet for each lot. That would give each home a good space. 14 homes seems excessive. Good luck and I hope the situation is handled for the good of all residents in the area. Thank you for your time.

[REDACTED]

**Jennifer Sham**

---

**From:** Loreen Matousek  
**Sent:** August 14, 2018 8:19 AM  
**To:** Jennifer Sham  
**Cc:** Planning Public Email address  
**Subject:** FW: Re NOTICE OF RECONSIDERATION OF DEVELOPMENT PERMIT NO. 725-133

Here is another one for you.  
 I have put into CV.

**Loreen Matousek**  
 Clerical Assistant  
 Development Services  
**Columbia Shuswap Regional District**  
 T: 250.833.5930 | TF: 1.888.248.2773  
 E: [lmousek@csrd.bc.ca](mailto:lmousek@csrd.bc.ca) | W: [www.csrd.bc.ca](http://www.csrd.bc.ca)



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---

**From:** [REDACTED]  
**Sent:** Tuesday, August 14, 2018 8:14 AM  
**To:** Planning Public Email address <Plan@csrd.bc.ca>  
**Subject:** Re NOTICE OF RECONSIDERATION OF DEVELOPMENT PERMIT NO. 725-133

We as property owners at [REDACTED] are opposed to the reconsideration of this plan because of the following points:

1. The property is zoned industrial.
2. The development does not fit in with the quiet beauty of the area.
3. The development will result in increased traffic on an already busy windy rural road.
4. The development will result in increased boat traffic pollution on the lake.
5. The site has toxic contaminates from when it was used as a booming ground.
6. The development will interfere with an existing wildlife corridor.
7. The site does not provide enough room to create a proper riparian zone set back.

Regards

[REDACTED]



**Jennifer Sham**

---

**From:** Laura Janssen  
**Sent:** August 14, 2018 3:54 PM  
**To:** Jennifer Sham  
**Cc:** Planning Public Email address  
**Subject:** FW: re-devopment scheme on SBCPR

**Categories:** CityView Planning Attachment

I think this is regarding 725-133?

Laura

---

**From:** [REDACTED]  
**Sent:** Tuesday, August 14, 2018 8:30 AM  
**To:** Planning Public Email address <Plan@csrd.bc.ca>  
**Cc:** [REDACTED]  
**Subject:** re-devopment scheme on SBCPR

To whom it may concern,

I am a permanent resident, living 15 minutes down this No Exit, lake-shore, country road off the TransCanada Highway. This re-development will totally turn the SBCPR into a crazy zone of traffic, not only in the process of build these homes, but for the owners' creating a housing estate, where there needs to be no such urban development on a country 'lane' against the shore line where wild life need access and the pollution from the past booming ground, both on the shore and the lake front beaches is obvious and will need much remediation. This is crazy, and the developers need to think again and make their money and pull the millionaires into a less environmentally friendly town setting.

Traffic on Sunnybrae Canoe Point Road is already very heavy in the summer time, there is little room on the narrow, unguarded lake shore and cliff side boundaries for the large camping vans and large boats on trailers as it is. It is a beautiful drive, with views to die for, but when chased by work trucks, logging trucks, motorbikes and lines of cars and holiday makers rushing to get to the parks, it is quite dangerous and there are places where the corners are sharp, and the road surface is not cambered well. Walking groups, dog walkers, cyclists and others, already have to be very watchful, staying at high alert for traffic in both directions on the narrow roadway with no sidewalks.

Nearby Herald Park is a large area where many people already enjoy the facilities for launching their boats and spending a day on the beach. Why allow an influx of people into the area who may not appreciate the quiet beauty of Sunnybrae?

From a concerned Sunnybraian,

[REDACTED]

DP Submission #725-133 [REDACTED]

To: CSRD Manager of Development Services & CSRD Board of Directors:  
Re: Application DP No. 725-133

We are permanent residents of this area. We are the owners of [REDACTED] and our address is [REDACTED]. We wish to oppose this application. We wish to support the decision of the Manager of Development Services regarding DP 723-133.

The following are some of our concerns:

- 1.) We are aware that it is very important to stay within the OCP Guidelines. These have been carefully prepared to help protect this area now and in the future and this proposal goes against these guidelines. The area in question is zoned Industrial, not residential. New waterfront property as designated in the OCP would allow for a maximum of 1 home per 4.94 acres which would only then be 3 residences, not 14 for this property.
- 2.) Traffic density on Sunnybrae-Canoe Point Road is already excessive and often dangerous. The road is winding, with narrow shoulders, some rock cliffs, and partially as well as unprotected drop offs into the lake or down cliffs. Especially in the warmer months many people, including children, like to frequent the road on foot or bike, sometimes with their pets, and wild animals use it at random anytime. The construction vehicles that would have to be used to support this development would put a heavy strain on this road's structure as well as on the safety of the road users.
- 3.) What is being done about the toxicity of the soil on the site where so much heavy equipment machinery have been used over many years and prior to regulations being in place?
- 4.) What about septic issues?
- 5.) What about drinking water issues?
- 6.) We are concerned that the new park which would be added on the East end of this development might bring unwanted partying and the resultant noise contamination which extends much further than the source. This park would be unsupervised and thus more damage could be inflicted from carelessness. With marijuana now legalized, and alcohol readily available at the Tappen Coop, we might be inflicted with that very unpleasant marijuana odour drifting over our neighbourhood, destruction of property, and more dangerous driving on this hazardous road etc.
- 7.) Logging above Sunnybrae and impacts related to mud and debris slides along this road are very much a concern. Many of us in this community grieve the death of Roy Sharp when his home was wiped out by a slide in recent years. Recent mud slides have caused much destruction to properties along the road as well. What is the policy for logging above Sunnybrae-Canoe Point Road, from this side and from the White Lake side? Will there be an environmental assessment made with adequate stipulations before any applications can even be considered?
- 8.) More traffic would be entering and exiting Sunnybrae Canoe Point Road at the Trans Canada Highway which is already dangerous and there is no firm date when this serious situation will be rectified.

Regards,

[REDACTED]  
[REDACTED]



# BOARD REPORT

**TO:** Chair and Directors

**File No:** DVP900-05  
PL20180119

**SUBJECT:** Electoral Area C: Development Variance Permit No. 900-05 (Finz Resort)

**DESCRIPTION:** Report from Dan Passmore, Senior Planner, dated July 24, 2018.  
2001 Eagle Bay Road, Blind Bay.

**RECOMMENDATION:** THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 900-05 for the following:

- Lot 1, Sections 17 and 20, Township 22, Range 10, W6M, KDYD, Plan EPP51931;
- District Lot 6021, Kamloops Division, Yale District, being that portion of Crown Land in Shuswap Lake adjacent to the above-noted property and tenured to Finz Resort Inc.; and,
- District Lot 5974, Kamloops Division, Yale District, being that portion of Crown Land in Shuswap Lake adjacent to the above-noted property and tenured to Finz Resort Inc.;

varying Lakes Zoning Bylaw No. 900, as follows:

Section 4.13.2(c) : Minimum setback of a floating or fixed dock from the side *parcel* boundaries of that *waterfront parcel*, projected onto the *foreshore* and water from 5 m (16.4 ft) to 3.15 m (9.84 ft);

be approved for issuance this 16<sup>th</sup> day of August, 2018.

## SHORT SUMMARY:

The subject property is located in the Blind Bay area of Electoral Area C at 2001 Eagle Bay Road. Finz Resort would like to replace the existing group moorage facility with a new dock, which is proposed to be situated 3.15 m from the north side property line, whereas Lakes Zoning Bylaw No. 900 requires 5 m.

---

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

---

## BACKGROUND:

REGISTERED OWNER:  
Finz Resort Inc.

ELECTORAL AREA:  
C

CIVIC ADDRESS:  
2001 Eagle Bay Road, Blind Bay

**LEGAL DESCRIPTION:**

- Lot 1, Sections 17 and 20, Township 22, Range 10, W6M, KDYD, Plan EPP51931
- District Lot 6021, Kamloops Division, Yale District, being that portion of Crown Land in Shuswap Lake adjacent to the above-noted property and tenured to Finz Resort Inc.; and,
- District Lot 5974, Kamloops Division, Yale District, being that portion of Crown Land in Shuswap Lake adjacent to the above-noted property and tenured to Finz Resort Inc.

**SURROUNDING LAND USE PATTERN:**

North: Residential

South: Residential

East: Vacant Crown Land

West: Shuswap Lake

**ZONING:**

FC3 – Foreshore Commercial 3 – Special Regulation

**POLICY:****Electoral Area C Official Community Plan Bylaw No. 725**

This parcel is located within the Electoral Area C Official Community Plan Bylaw No. 725 area that establishes Development Permit Areas. A Development Permit is not required for a Commercial Marina Dock.

**Lakes Zoning Bylaw No. 900**

Foreshore Commercial 3

**4.13.2 Regulations (b) Site Specific Density:**

- For the surface of the lake adjacent to Lot 1, Sections 17 and 20, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP51931, the maximum number of berths is 110, none of which can be used to berth a houseboat. {Finz Resort}

**4.13.2 Regulations (c) Location and Siting**

The minimum setback of a *floating or fixed dock, private mooring buoy or boat lift* is as follows:

- 5 m (16.4 ft) from the side *parcel* boundaries of that *waterfront parcel*, projected onto the *foreshore* and water.
- 6 m (19.69 ft) from a Foreshore Park (FP) zone or *park side parcel* boundaries projected onto the *foreshore* and water.

**FINANCIAL:**

There are no financial implications to the CSRD with this application.

**KEY ISSUES/CONCEPTS:**

The CSRD Board at their December 1, 2017 regular meeting adopted Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21, which amended the site specific density for the Finz marina dock from 55 berths to a maximum of 110. Plans submitted with the new dock design indicated a setback from the north side parcel line of 3.15 m, but the bylaw requirement is a 5 m setback. As a result the owner has applied for this Development Variance Permit to reduce the side setback for the dock from 5 m to 3.15 m.

**SUMMARY:**

Development Services staff are recommending DVP900-05 be issued for the following reasons:

- The neighbouring property owner to the north who will be most impacted by the proximity of the dock to his property does not have an issue with the proposed variance;
- The public had no concerns with respect to the setback in relation to BL900-21 for the expanded dock facility; and,
- The reduced proximity to the north property line moves the dock as far as possible from neighbouring property owners water intake lines, which encroach into the Finz Resort Crown Tenure described as DL 5974.

**IMPLEMENTATION:**

If the Board issues DVP 900-05, the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development (MFLNRORD) will be advised and a permit to construct the replacement dock facility can be issued by that Ministry, in accordance with the plans which were submitted to the CSRD for the approval of Bylaw No. 900-21. The documentation will be forwarded to Land Title Office for registration on the title of the subject property.

**COMMUNICATIONS:**

Property owners and tenants in occupation within 100 m of the subject property were given notification a minimum of 10 days prior to the CSRD Board of Directors considering this application. All interested parties have had an opportunity to provide comments regarding this application prior to the Board meeting.

**DESIRED OUTCOMES:**

Endorse staff recommendation and approve issuance of DVP900-05.

**BOARD'S OPTIONS:**

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

**LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Electoral Area C Official Community Plan Bylaw No. 725
2. Lakes Zoning Bylaw No. 900

**Report Approval Details**

|                      |  |
|----------------------|--|
| Document Title:      | 2018-08-16_Board_DS_DVP900-05_Finz.docx      |
| Attachments:         | - DVP900-5.pdf<br>- Maps_Plans_DVP900-05.pdf |
| Final Approval Date: | Jul 30, 2018                                 |

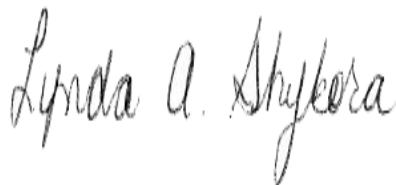
This report and all of its attachments were approved and signed as outlined below:

**No Signature - Task assigned to Corey Paiement was completed by workflow administrator Tommy Test**

**Corey Paiement - Jul 27, 2018 - 2:44 PM**



**Gerald Christie - Jul 30, 2018 - 9:13 AM**



**Lynda Shykora - Jul 30, 2018 - 1:48 PM**



**Charles Hamilton - Jul 30, 2018 - 2:02 PM**



## DEVELOPMENT VARIANCE PERMIT NO. 900-5

1. OWNER: Finz Resort Inc.  
2001 Eagle Bay Road  
Blind Bay, BC V0E 1H1
2. This permit applies only to the land described below:
  - a) Lot 1, Sections 17 and 20, Township 22, Range 10, W6M, KDYD, Plan EPP51931  
PID: 029-706-955;
  - b) District Lot 6021, Kamloops Division, Yale District, being that portion of Crown Land in Shuswap Lake adjacent to the above-noted property and tenured to Finz Resort Inc.; and,
  - c) District Lot 5974, Kamloops Division, Yale District, being that portion of Crown Land in Shuswap Lake adjacent to the above-noted property and tenured to Finz Resort Inc.
3. Lakes Zoning Bylaw No. 900, Section 4.13.2(c) is hereby varied as follows:
  - a) Minimum setback of a floating or fixed dock from the side *parcel* boundaries of that *waterfront parcel*, projected onto the *foreshore* and water from 5 m (16.4 ft) to 3.15 m (10.33 ft),  
as shown on Schedule B.
4. This permit is NOT a building permit.

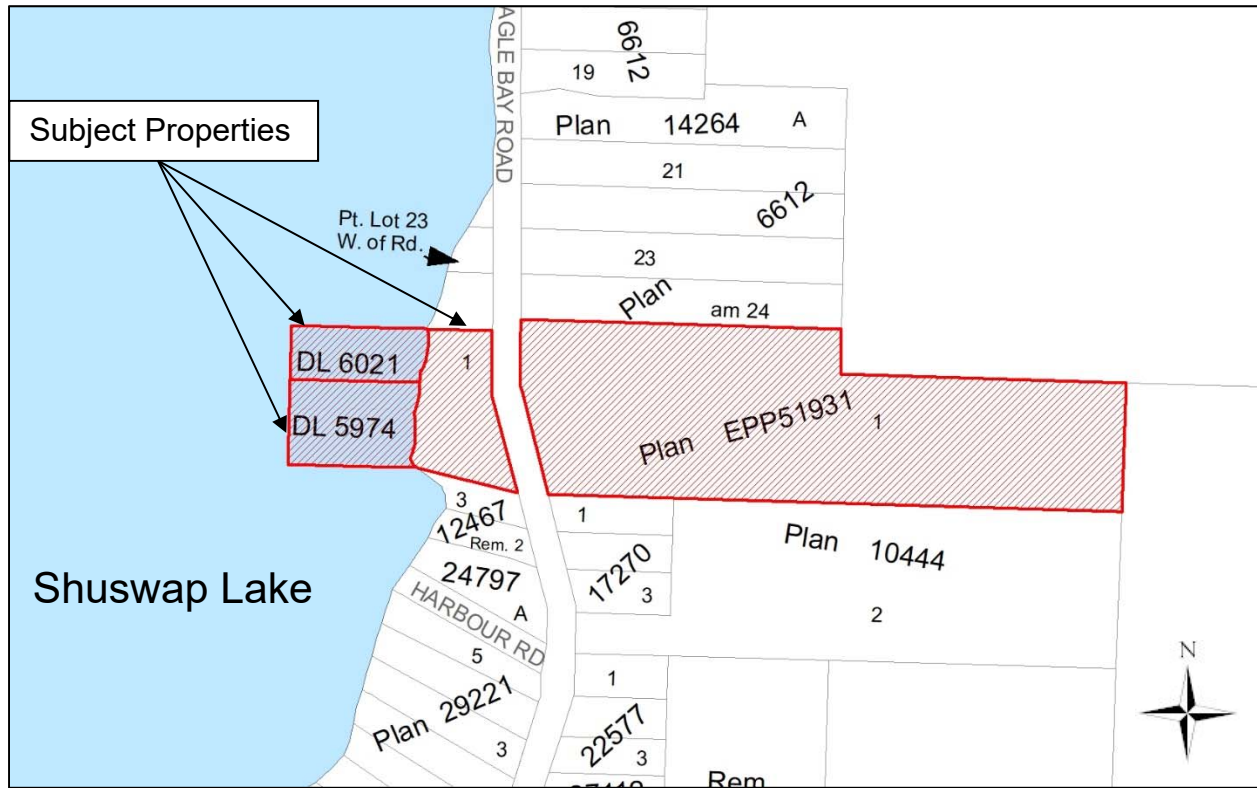
AUTHORIZED FOR ISSUANCE BY RESOLUTION of the Columbia Shuswap Regional District Board on the    day of                      , 2018.

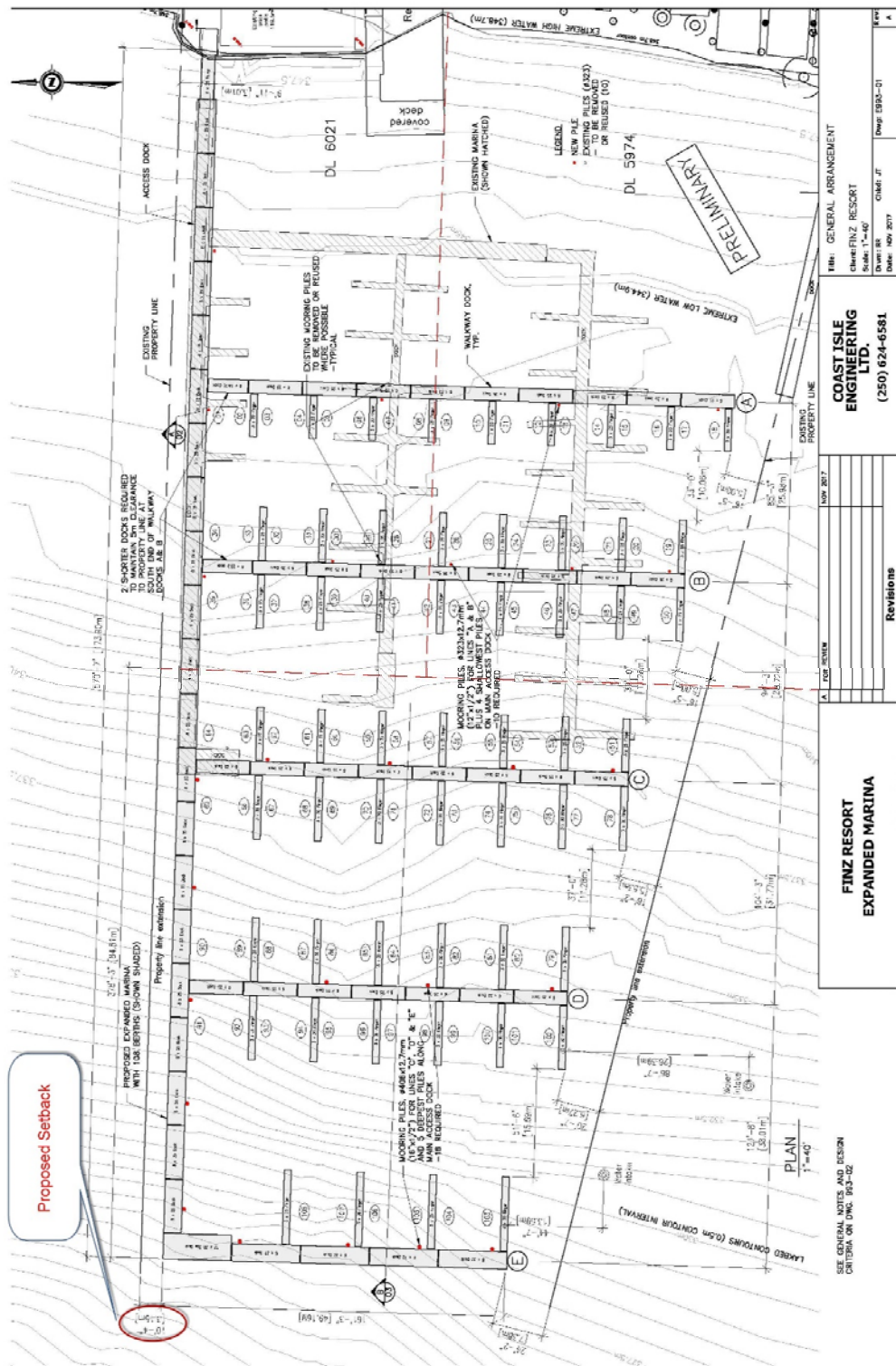
\_\_\_\_\_  
CORPORATE OFFICER

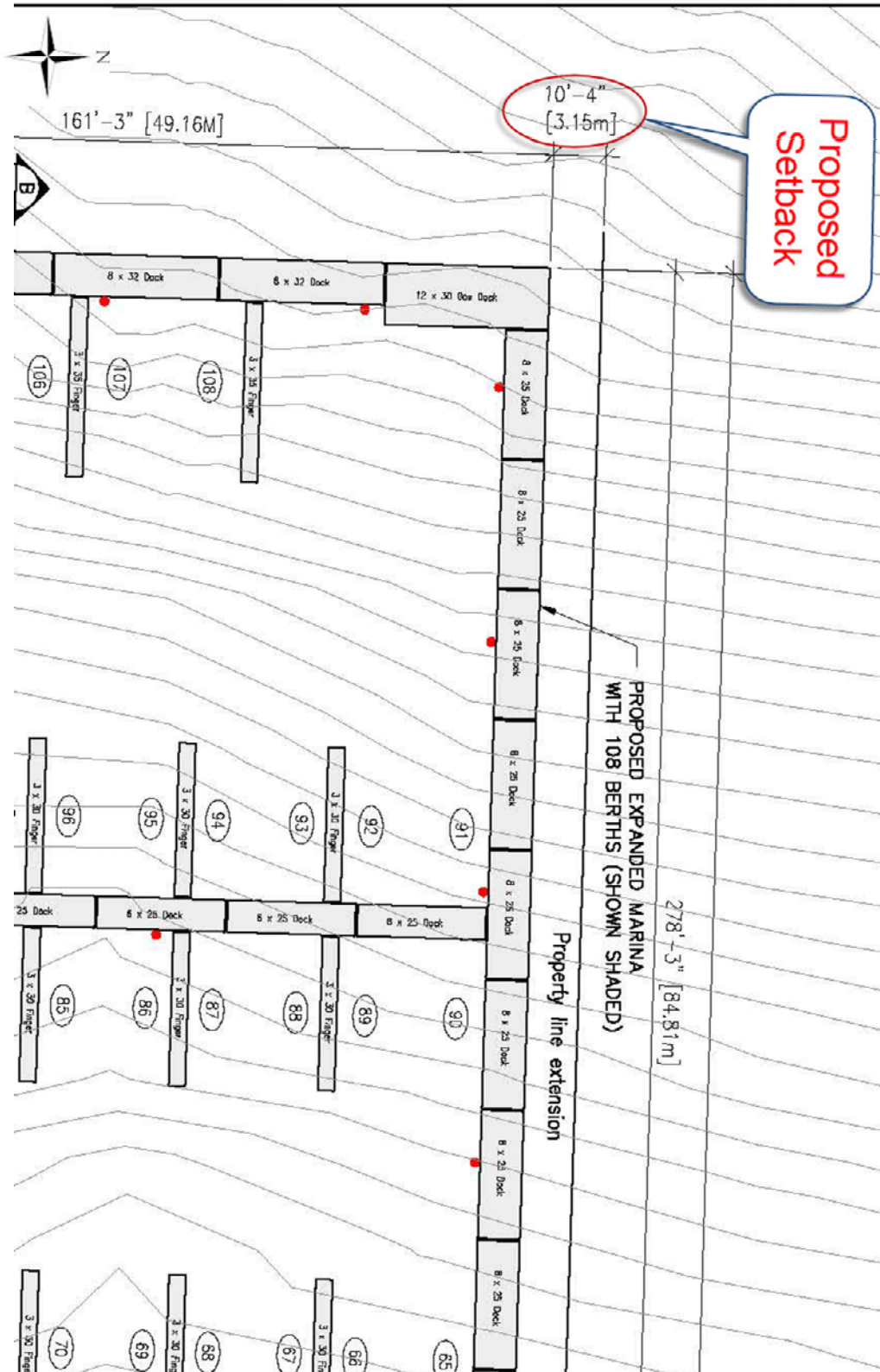
NOTE: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.



DVP 900-5  
Schedule A





DVP 900-5  
Schedule B

## LOCATION

## Subject Properties

Pt. Lot 23  
W. of Rd.

DL 6021

DL 5974

1

3  
12467  
Perm

Rem. 2

24797

A

5

Plan 29221

3

1

17270  
3

3

1

22577  
3

2

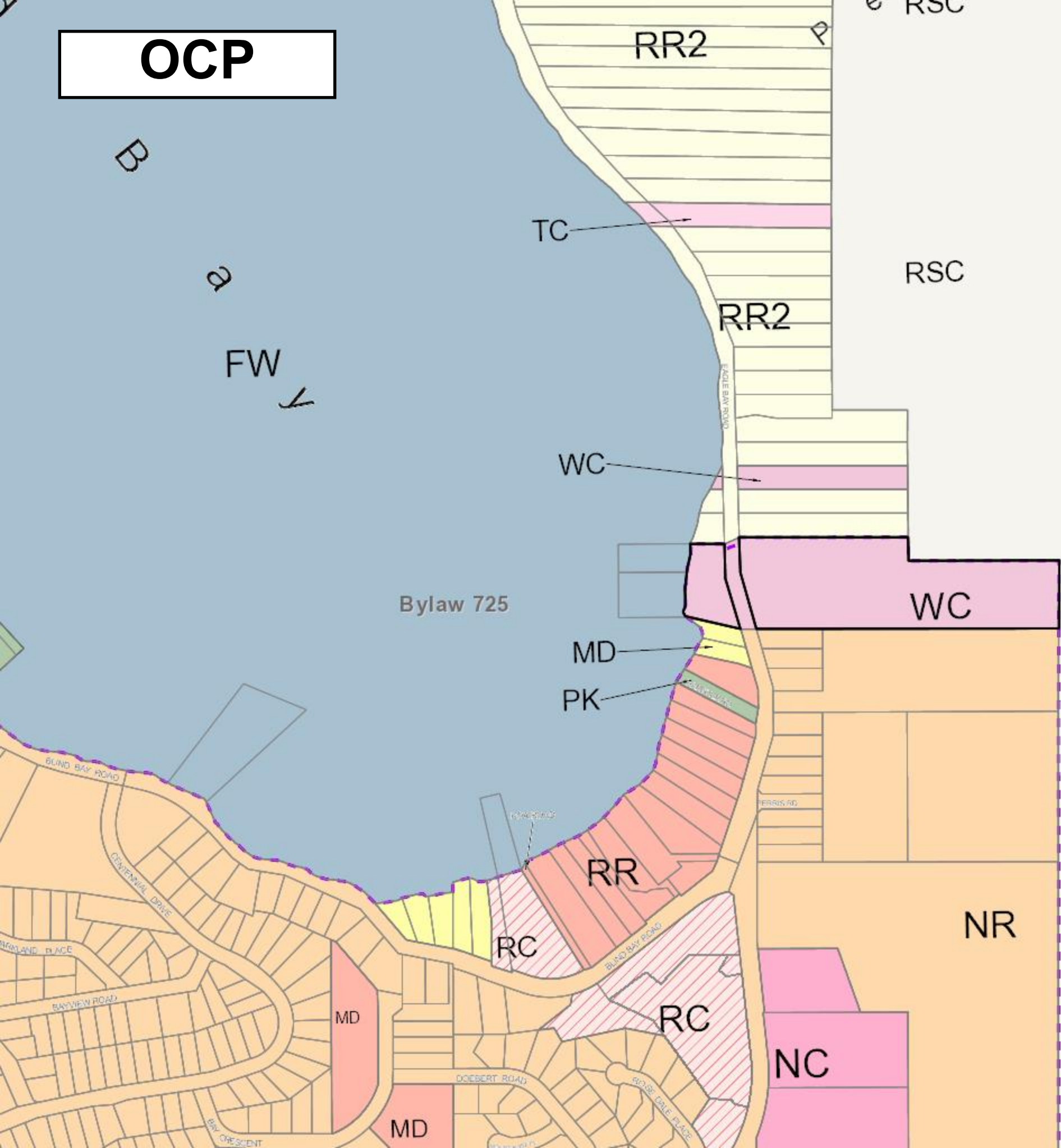
Plan 10444

2

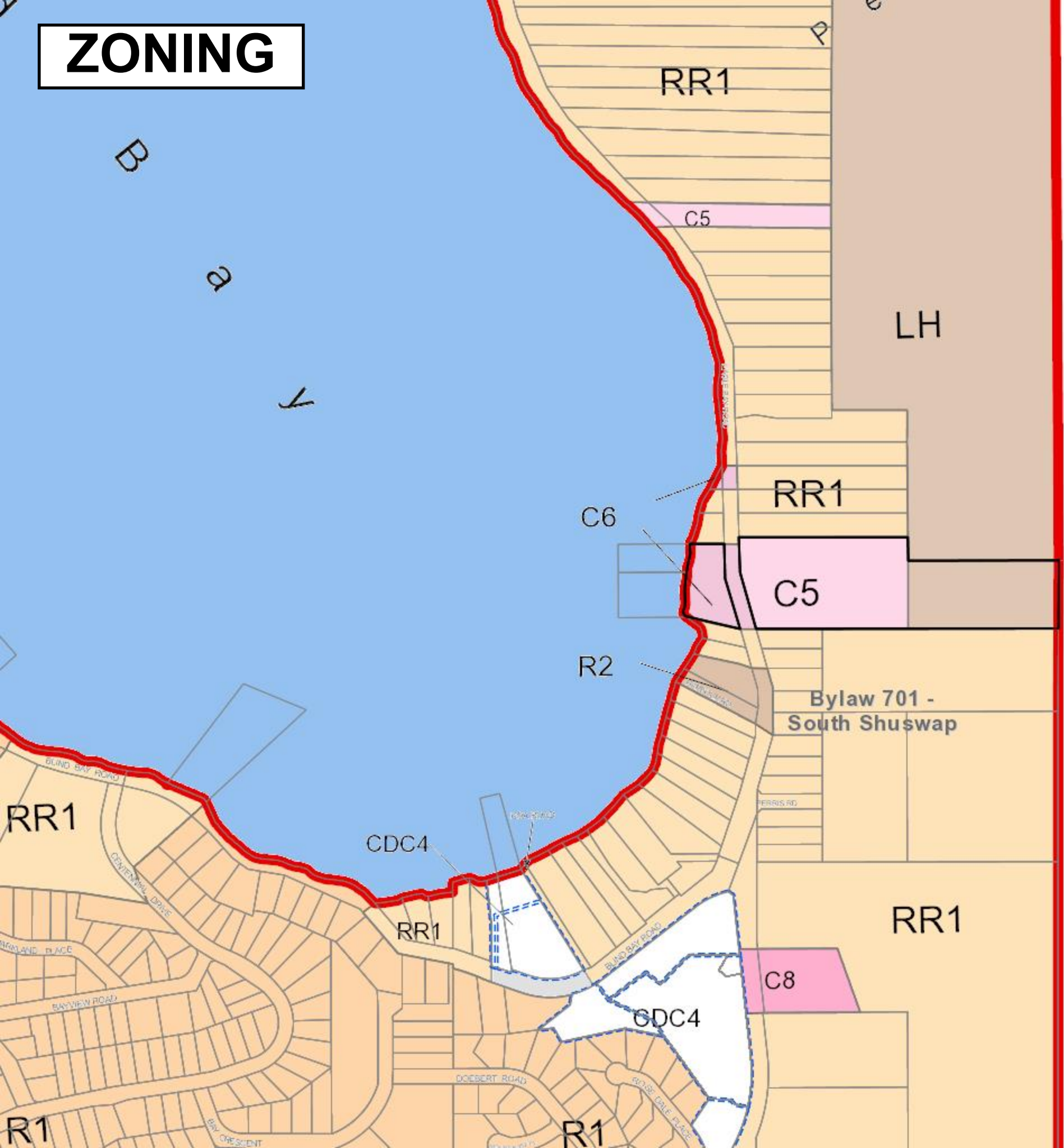
Rem



OCP

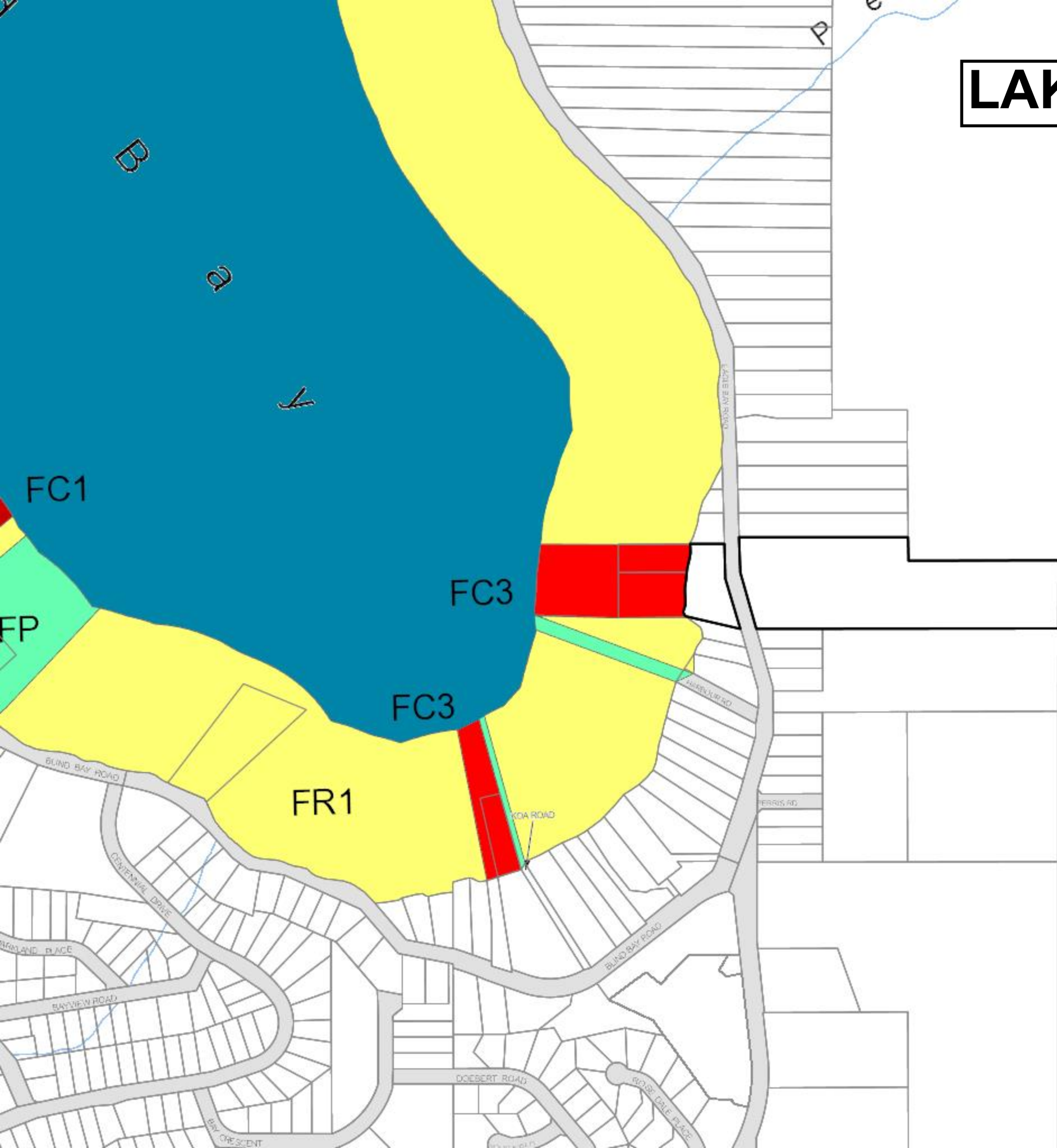


# ZONING





**LAKES ZONING**





# ORTHOPHOTO





ORTHOPHOTO



2009

2001

2000

1979

1973

1978



# CURRENT SURVEY PLAN

SITE PLAN of Part of  
Lot 1, Sec 17 and 20,  
Tp 22, R 10, W6M, KDYD,  
Plan EPP51931  
BCGS 82L.084

LEGEND

348.7m contour

15.0m setback from 348.7m contour

30.0m setback from 348.7m contour

30.0m setback due south from 348.7m contour

Present Natural Boundary

Present Lake Level

rock retaining wall\_top

rock retaining wall\_toe

elevations are geodetic

edge of gravel driveway

edge of asphalt

fence

gate post

Denotes sanitary sewer

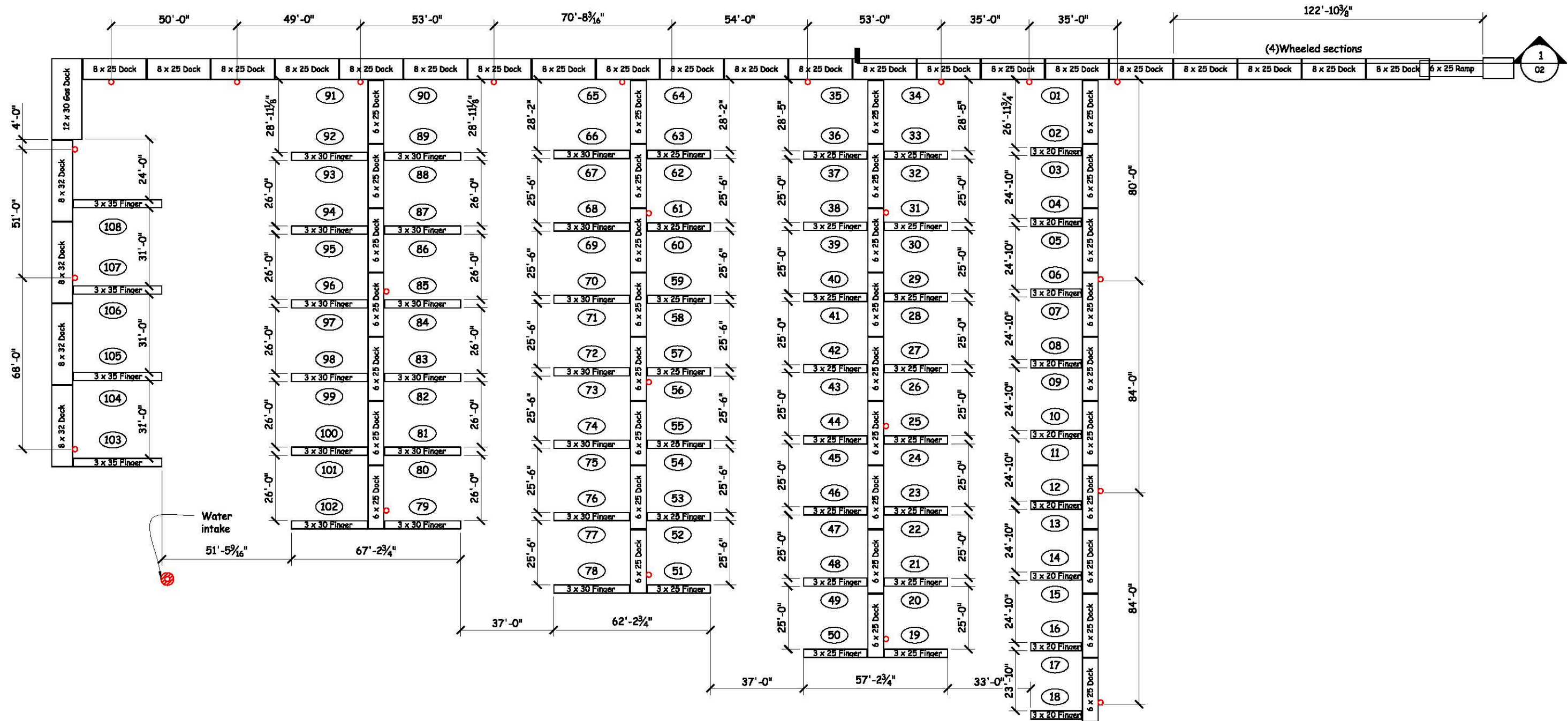
existing deciduous tree

existing coniferous tree

existing cedar

File: 152-17

The site plan illustrates the layout of a property, including a large dock area on the left, a restaurant and store on the right, and various setbacks and boundaries. The dock area includes several piles with elevations: 350.16, 350.31, 350.33, 350.29, 350.31, 350.40, 350.35, 350.32, and 350.44. The restaurant and store are located near Eagle Bay Road. The plan also shows a fuel tank, a holding tank, a pump shed, and various setbacks and boundaries. The plan is labeled 'Plan EPP51931' and 'DL 6021' and 'DL 5974'.



# PROPOSED NEW DOCK PLAN

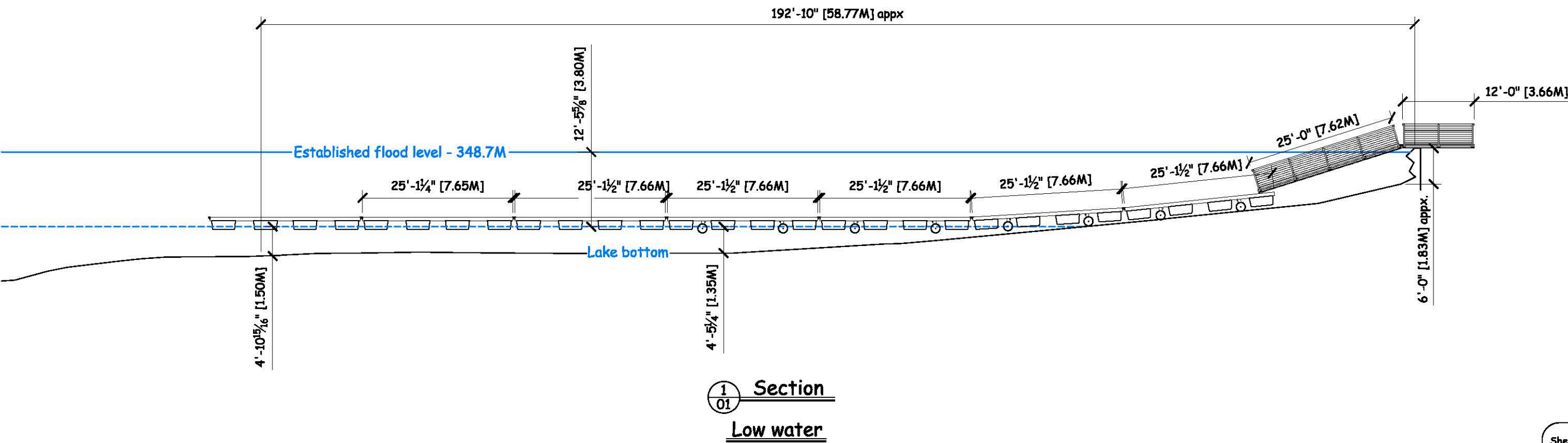
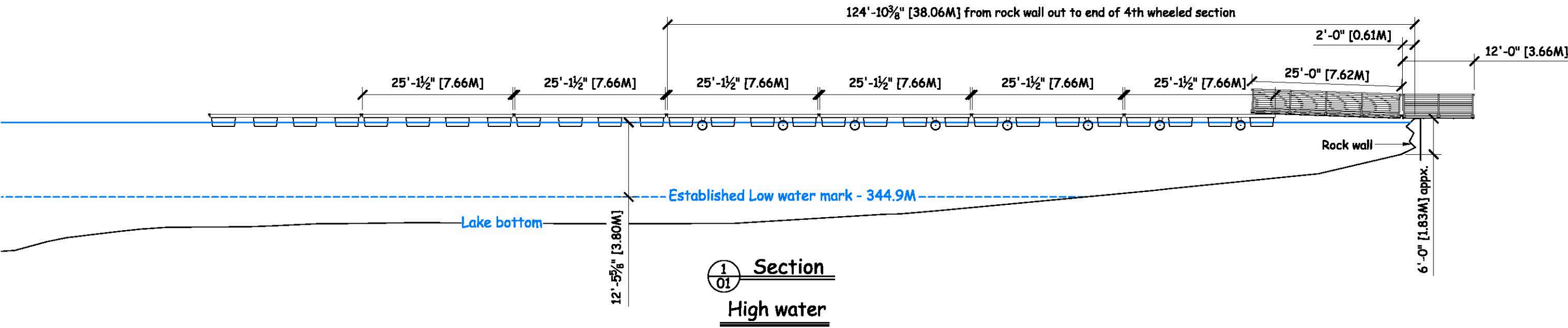
Sheet: 01

Finz Community Marina

scale: n/s Dwg: 01-finz-layout-new-rev10

License # 333195 - New

|     |                |           |                                |                    |
|-----|----------------|-----------|--------------------------------|--------------------|
| 10  | removed bouys  | May 28-17 | Layout                         | June 06-15         |
| No. | Revision/Issue | Date      | Design by: Copper Island docks | Drawn by: Ron Hyam |



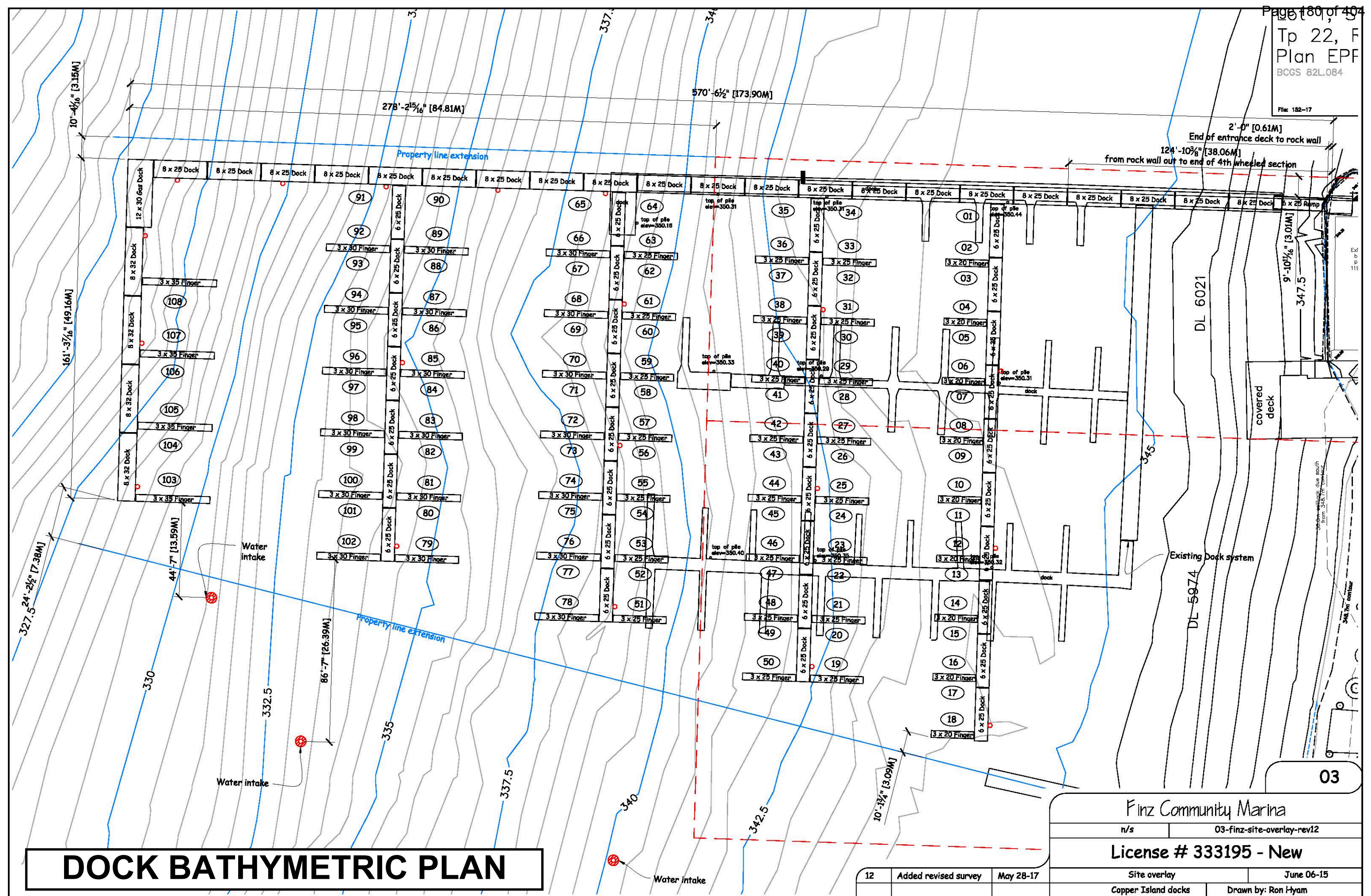
# PROPOSED NEW DOCK - SECTIONS

Sheet: 02

|                                |                |                    |                          |
|--------------------------------|----------------|--------------------|--------------------------|
| FINZ Community Marina          |                |                    |                          |
| scale:                         | n/s            | Dwg:               | 02-finz-section-new-rev5 |
| License # 333195 - New         |                |                    |                          |
| 05                             | --             | Aug 31-15          | Section view             |
| No.                            | Revision/Issue | Date               | Apr 19-15                |
| Design by: Copper Island docks |                | Drawn by: Ron Hyam |                          |



File: 152-17



# DOCK BATHYMETRIC PLAN

Finz Community Marina

n/s03-finz-site-overlay-rev12

License # 333195 - New

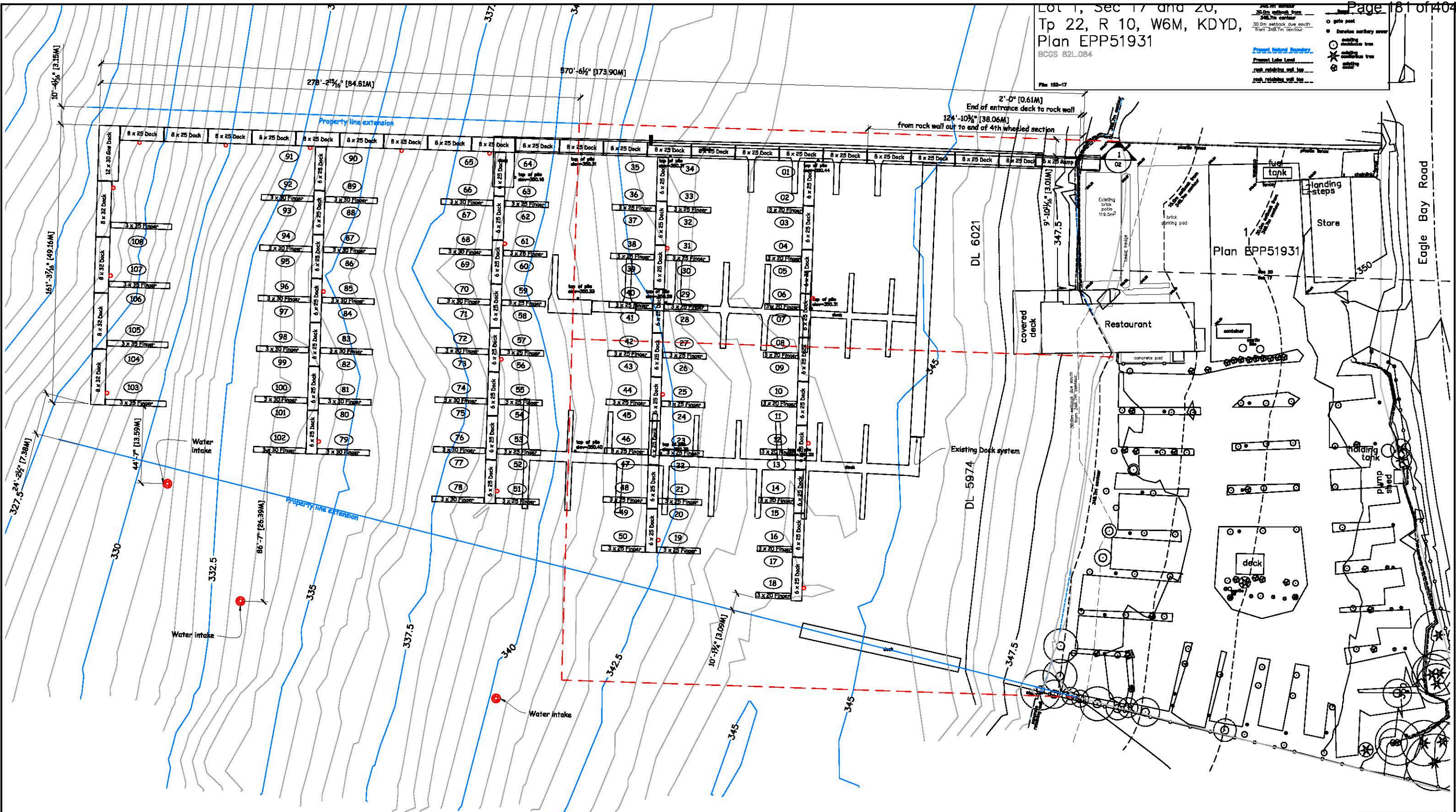
Site overlayJune 06-15

Copper Island docksDrawn by: Ron Hyam

12Added revised surveyMay 28-17

03





SITE PLAN

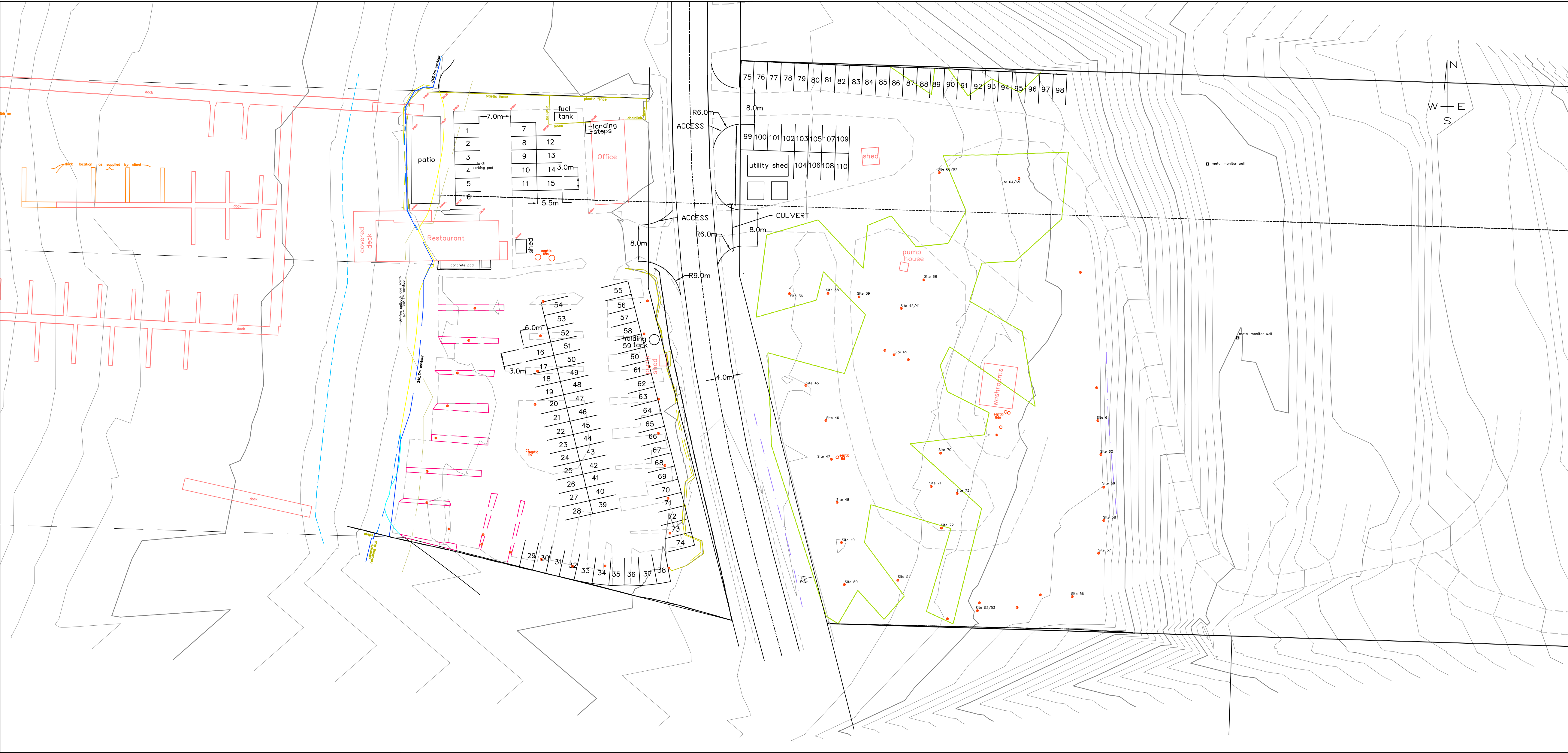
04

Finz Community Marina  
 n/s 04-finz-site-full overlay-rev 01  
 License # 333195 - New  
 Full Site overlay June 06-15  
 Copper Island docks Drawn by: Ron Hyam

|    |                      |           |
|----|----------------------|-----------|
| 01 | added revised survey | May 28-17 |
|----|----------------------|-----------|



PROPOSED PARKING PLAN



| PARKING REQUIREMENTS |  |        |
|----------------------|--|--------|
| FUNCTION             | CSRD (REQUIRED)                                      | DESIGN |
| RESTAURANT           | 1 per 10 m2 gross leasable area = 45 spots (446 m2). | 55     |
| MARINA               | 1 per 2 berths = 55 spots (110 berths).              | 55     |
| CAMPING              | 1 per site = 48 spots (spot included in campsite).   | 48     |
| TOTAL                | 148  | 159    |

LEGEND

EXISTING

HYDRO/TELEPHONE POLE

HYDRO/TELEPHONE POLE C/W DAVIT

TELEPHONE POLE

HYDRO POLE

HYDRO POLE C/W TRANS.

POST TOP STREET LIGHT

GUY

STORM MANHOLE

CATCH BASIN

GATE VALVE

SANITARY SEWER

FORCE MAIN

WATER MAIN

GAS

UNDERGROUND TELEPHONE

FENCE

DECIDUOUS/EVERGREEN

HEDGE

ELEVATION

PROPOSED ELEVATION

SANITARY MANHOLE

STORM MANHOLE

CATCH BASIN

GATE VALVE

STM INSPECTION CHAMBER

SANI INSPECTION CHAMBER

SANITARY SEWER

STORM SEWER

WATER MAIN

GAS

TEL & CABLE TV

HYDRO

FIRE HYDRANT

FORCE MAIN

END CAP

WHEEL CHAIR RAMP

DRIVEWAY LETDOWN

SIGN BASE

CANADA POST MAIL BOX

BLOW OFF VALVE

WATER RUNOFF PATH

NO.

DATE

DESCRIPTION

BY

APP'D

REVISIONS

DESIGN:

DMC

DRAWN:

DMC

DATE:

OCT 3 2017

CHECKED:

JJF

SEAL

P.ENG:

JAYME FRANKLIN

SCALE:

0

HORIZ. = 1:500

25.0

FRANKLIN

ENGINEERING LTD.

250.832.8380 ■ www.franklinengineering.ca

FINZ

PROPOSED PARKING

PRELIMINARY SITE PLAN

LOT 1, PLAN EPP51931

PROJECT No.

16-134

SHEET

1

OF

1

DWG. No.

SP-01

REV. No.

1



August 13, 2018

Columbia Shuswap Regional District  
555 Harbourfront Drive NE  
Salmon Arm B.C.  
V1E 4P1

|                                  |   |                                |
|----------------------------------|---|--------------------------------|
| <input type="checkbox"/> CAO     | <input type="checkbox"/> Agenda           | Ownership:                     |
| <input type="checkbox"/> Works   | <input type="checkbox"/> Reg Board        | File #                         |
| <input type="checkbox"/> DS      | <input type="checkbox"/> In Camera        |                                |
| <input type="checkbox"/> Fin/Adm | <input type="checkbox"/> Other Mtg        |                                |
| <b>AUG 14 2018</b>               |   |                                |
| <input type="checkbox"/> Ec Dev  | <input type="checkbox"/> RECEIVED         | Ask Sent:                      |
| <input type="checkbox"/> IT      | <input type="checkbox"/> Staff to Report  | <input type="checkbox"/> Fax   |
| <input type="checkbox"/> Parks   | <input type="checkbox"/> Staff to Respond | <input type="checkbox"/> Mail  |
| <input type="checkbox"/> SEP     | <input type="checkbox"/> Staff Info Oly   | <input type="checkbox"/> Email |
| <input type="checkbox"/> HR      | <input type="checkbox"/> Dir Mailbox      |                                |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Regulate         |                                |

**RE: NOTICE OF DEVELOPMENT VARIANCE PERMIT DVP 900-05**

On Behalf of the [REDACTED] Family, we would like to submit our **objection** to the Upcoming Variance permit DVP-900-05 that has been applied for by Finz Resort Inc.

Our family has the property directly Adjacent on the south side of the Finz Resort Inc. Properties, Our property being [REDACTED]

Although this application is asking for a Variance on the North side of the Finz Resort Inc. properties, to allow for a new marina design, while adjusting the setback does not affect us directly, the following changes to the marina starts something that will have a Very big impact on the South side of the marina. This variance for setback adjustment is the beginning of the Marina changing how boats flow in and out of the area.

We recognize that the Finz Resort is wanting to grow, the challenge is that the area is already tight and congested. The resort is already very busy with boat traffic and a portion of the existing boats are coming out of the current marina set-up weaving their way out amongst swimmers and paddle boarders etc. The new Marina Design, puts every boat leaving the marina through the south side, the swimmers side.

With the increase in size of boats, being moored there, these boats need all the space allowed in the 5 meter setback and more to maneuver. Mooring boats along the North side of the new Proposed marina, with only a 3.15 meter set back, means every boat using that side of the marina will always be moving about amongst the owners of the North side Adjacent property, while they also are out and about utilizing their lake access.

As the Finz Resort Continues to push forward with the Marina growth, we have concern of how it will effect existing holders of Dock permits, as shown from the downloaded diagram there is already overlap on our Dock permit and The Finz Resort

With our dock being 5 meters set back from the boundary and Finz being 5 meters from the Boundary, a 10 Meter Path will be what's left for the Boat traffic in and out of the new marina Design, add in the resort Swimmers, and things will definitely get interesting.

On a last note, we have concern with the new Marina design, what happens with what is currently there, currently the rules, of a 5 meter setbacks for a floating or fixed dock, are not being respected as it is.

Please see enclosed picture, the boat shown on the right side of the picture is currently being moored to a dock on the south side, at the Finz Resort, subject property DL 5974, as the picture shows, and it already sits beyond the parcel boundaries that project onto the foreshore and water. This picture was taken August 5, 2018

Is this dock staying? Is this large boat going to remain there? It is shown in the bottom right hand corner of the Finz Resort Expanded Marina Site plan..

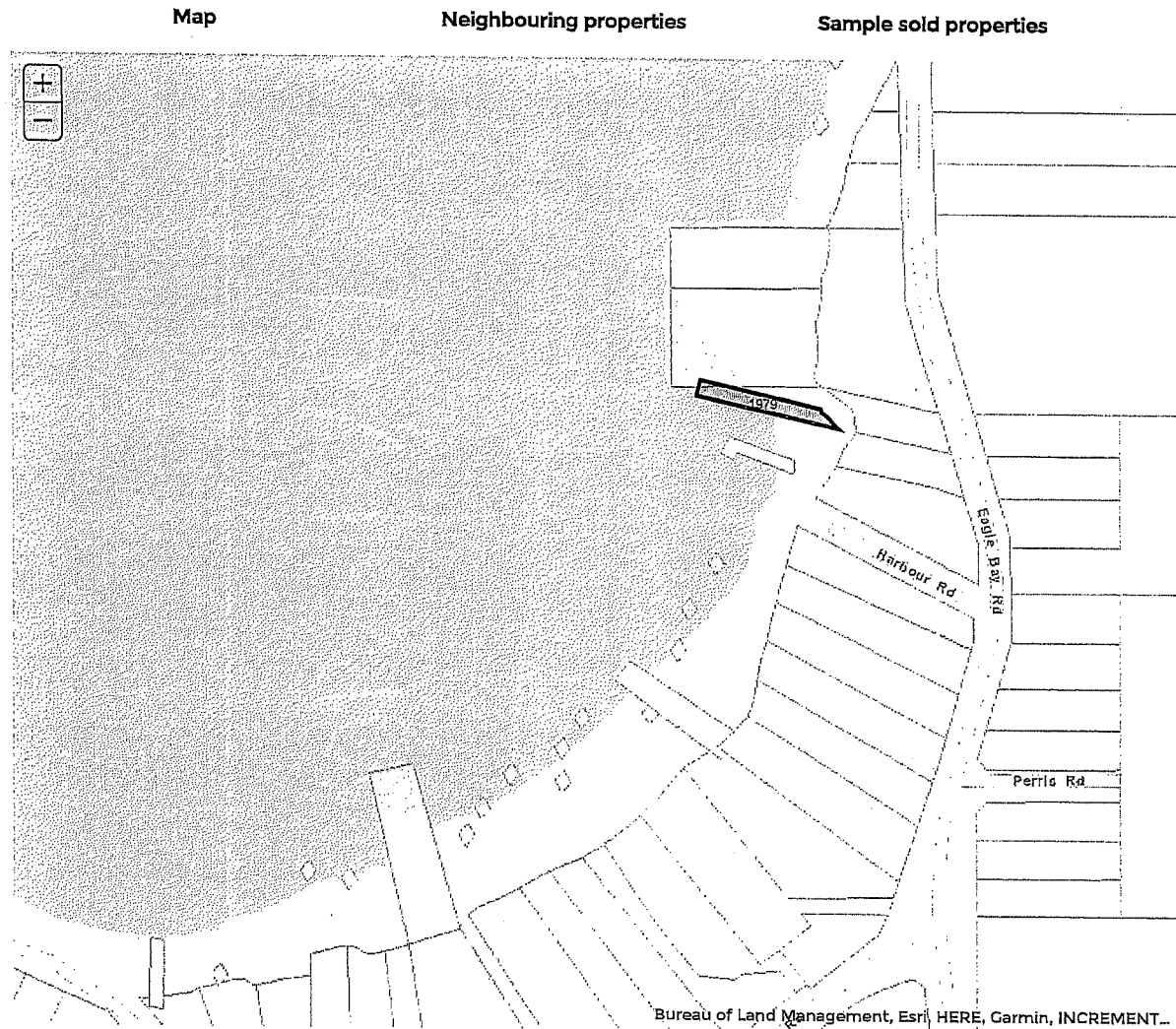
Thank you for listening to our Concerns.

Sincerely

A black rectangular redaction box covering the signature of the sender.

*On Behalf of:*

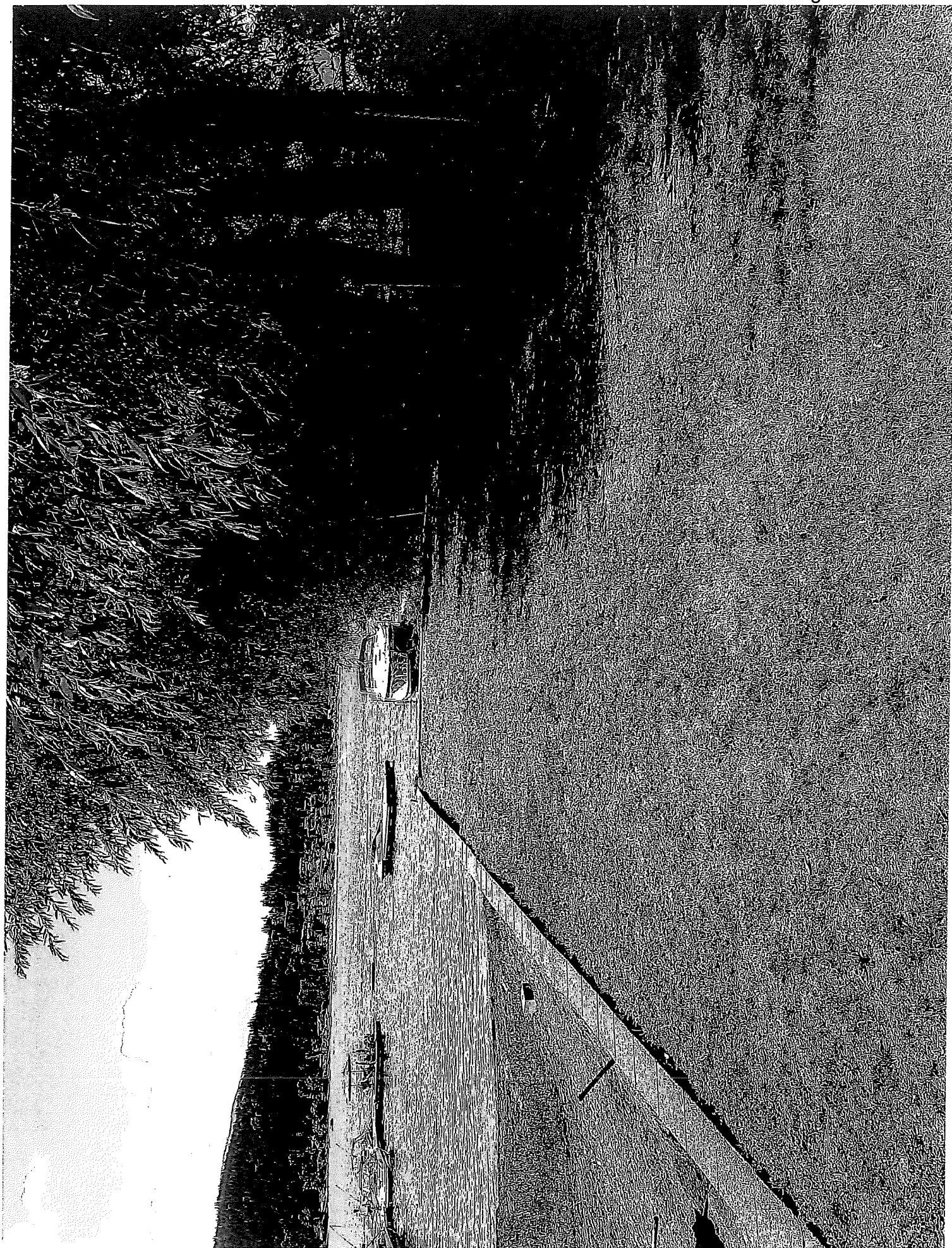
A large black rectangular redaction box covering the signature of the representative.



Assessment search ([/Property/AssessmentSearch](#)) Services & products (<https://info.bcasessment.ca/services-and-products/>) Property information & trends (<https://info.bcasessment.ca/property-information-trends>) About us (<https://info.bcasessment.ca/About-Us>) Contact us (<https://info.bcasessment.ca/contact-us>)

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# BOARD REPORT

**TO:**

Chair and Directors

|  |
|--|
| <b>File No:</b> BL900-25<br>PL20180098 |
|--|

**SUBJECT:**

Electoral Areas C, E &amp; F: Lakes Zoning Amendment (CSR D) Bylaw No. 900-25

**DESCRIPTION:**
Report from Jennifer Sham, Planner, dated July 17, 2018.  
Electoral Areas C, E & F
**RECOMMENDATION:**
THAT: Lakes Zoning Amendment (CSR D) Bylaw No. 900 be read a first time this 16<sup>th</sup> day of August, 2018;

AND THAT: the Board utilize the simple consultation process for Bylaw No. 900-25 and it be referred to the following agencies, First Nations, and stakeholders:

- Advisory Planning Commission C;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations, and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations, and Rural Development – Lands Branch;
- FrontCounterBC;
- Department of Fisheries and Oceans;
- Transport Canada;
- City of Salmon Arm;
- District of Sicamous;
- CSR D Operations Management;
- All relevant First Nation Bands and Councils;
- Dock builders and installers working in the Shuswap;
- Shuswap Waterfront Owners Association (SWOA);
- Swansea Point Community Association;
- South Shuswap Chamber of Commerce; and,
- North Shuswap Chamber of Commerce.

**SHORT SUMMARY:**

Development Services staff is proposing to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) by increasing the total upward facing surface area of a floating or fixed dock, increasing the width of a floating or fixed dock surface, and increasing the width of a permanent or removable walkway surface.

**VOTING:**
Unweighted  
Corporate
☐
LGA Part 14  
(Unweighted)
☒
Weighted  
Corporate
☐
Stakeholder  
(Weighted)
☐
**BACKGROUND:**

Lakes Zoning Bylaw No. 900 (Bylaw No. 900) was adopted on August 16, 2012 in response to concerns about the proliferation of docks and buoys on Shuswap and Mara Lakes. Bylaw No. 900 regulates the use, size and siting of docks, buoys, and swimming platforms in Electoral Areas C (South Shuswap), E (Rural Sicamous), and F (North Shuswap).

The Provincial Private Moorage Program was amended on January 17, 2017 to streamline Provincial approval processes for private docks. A summary of these changes was presented at an EAD meeting on April 4, 2017. Prior to the January 2017 amendment, the Province permitted a total maximum upward facing surface area of a dock of 24 m<sup>2</sup>, which was reflected in Bylaw No. 900. The Province has retained a maximum dock width of 3 m, but slightly larger dock widths are often approved to account for the imperial to metric measurement conversion rounding issue. The primary Provincial change made to the Private Moorage Policy in 2017 was that there is no longer a total maximum upward facing surface area of a dock of 24 m<sup>2</sup> to qualify for a General Permission; when applying the maximum distance that a dock may extend off a walkway, the maximum permitted area could be 128.1 m<sup>2</sup> (42 m x 3.05 m). See "2017-04-04\_EAD\_DS\_BL900\_GEN.pdf" and "2017-04-04\_EAD\_Minutes.pdf" attached.

At the November 2, 2017 EAD meeting, DS staff presented a verbal report and powerpoint regarding Bylaw No. 900 (bylaw administration update and next steps) including considerations for future Lakes Zoning priorities. At that time, the EAD agreed that Bylaw No. 900 should continue to regulate private mooring buoys and that the maximum dock surface area of 24 m<sup>2</sup> should be reviewed and options for a larger area be provided for the Committee's consideration. See "2017-11-02\_EAD\_Docks\_Buoys.pdf" and Agenda Item 4.2 of "2017-11-02\_EAD\_Minutes.pdf" attached.

Since the adoption of Bylaw No. 900, staff have presented a number of bylaw amendments and development permits with variances for larger docks or walkways to the Board. These variances range from minor variance requests at 27.87 m<sup>2</sup> sized docks (16.13% increase from 24 m<sup>2</sup>) to over 40 m<sup>2</sup> sized docks (+66.67% increase from 24 m<sup>2</sup>). The Manager of Development Services has the ability to issue technical development permits, but only if the variance requested does not exceed the bylaw by more than 10% and if there is a hardship. In almost every application to the Board for a dock size (increase of over 10%, 10% with no hardship, or a fixed dock instead of a floating dock), a variance due to conversion from Imperial to Metric units was required for the dock width. Since the summer of 2017, the Manager of Development Services has been issuing Development Permits with a minor variance, with the hardship being the conversion between Imperial and Metric units in using standardized building materials (i.e. dock width from 3 m to 3.05 m) in order to expedite the dock permitting process.

Further to the direction DS staff received at the November 2, 2017 EAD meeting, staff presented a report and powerpoint regarding maximum total upward facing surface area of a dock size options, and proposed maximum dock and walkway width increases at the June 7, 2018 EAD meeting. See "2018-06-07\_EAD\_DS\_BL900-25.pdf" and "2018-06-07\_EAD\_presentation\_BL900-25.pdf" attached.

At the June 2018 EAD meeting, DS staff were directed by the EADs to bring forward a report and amendment to the Lakes Zoning Bylaw No. 900 to:

1. Increase the total upward facing surface area of a dock to 30 m<sup>2</sup>;
2. Increase the maximum width of any portion of a floating or fixed dock surface to 3.05 m; and,
3. Increase the maximum width of any portion of a permanent or removable walkway surface to 1.52 m.

Staff were also directed to add two special interest groups (Swansea Point Community Association and South Shuswap Chamber of Commerce) as part of the referral process after first reading; given the addition of the South Shuswap Chamber of Commerce to the referral list, staff are also recommending that the proposed bylaw be referred to the North Shuswap Chamber of Commerce as well. Further, staff were directed to examine the issue of public access along the foreshore and make a recommendation to the Board. See "2018-06-07\_EAD\_Minutes.pdf" attached.

### **POLICY (Excerpts):**

Provincial General Permission for the Use of Crown Land for Private Moorage (Version: January 17, 2017)

"Foreshore" means that land lying between the highest water mark and the lowest water mark that is alternatively covered by water and exposed with the normal rise and fall of the level of the body of water.

"Mobile dock" means a dock with movable walkway and float used in lakes with seasonally fluctuating water levels, that can be readily moved away from the natural boundary as lake levels decrease, such that the required depth of water for boat moorage is achieved.

"Natural boundary" means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water is so common and usual, and so long continued in all ordinary years as to mark on the soil of the bed of the body of water a character distinct from that of its the banks in vegetation, as well as in the nature of the soil itself.

3.8. A Dock in a freshwater environment must not:

- a. extend beyond a distance of 42 m from the point where the walkway begins, measured perpendicular from the general trend of the shoreline;
- b. have more than a 3 m wide moorage platform or float; or
- c. have more than a 1.5 m wide walkway connecting the platform or float to the shore; and
- d. for mobile docks located in waterbodies that have seasonally fluctuating water levels, the outermost extent of the dock must not be more than a distance of 60 m from the present natural boundary.

6.3 The Dock must not unduly obstruct public access along the foreshore or beach.

Delegation Bylaw No. 5582, 2010

Delegation of Authority to Issue Development Permits

4. The power to issue technical development permits is delegated to the Manager of Development Services.

Development Services Procedures Bylaw No. 4001

9.1.1 The Board approves:

- Technical Development Permits for which the applicant is also seeking to vary the provisions of a bylaw under [Part 14] of the Local Government Act, when such a variance would exceed what is allowed under the bylaw by more than 10%;
- Development Variance Permits;

9.2.1 The CSRD Board hereby delegates to the Manager the power to issue or grant the following:

- Technical Development Permits;



- Technical Development Permits for which the applicant is also seeking to vary the provisions of a bylaw under [Part 14] of the Local Government Act, when such a variance application can illustrate hardship and would not exceed what is allowed under the bylaw by more than 10%;

#### Electoral Area C Official Community Plan Bylaw No. 725

##### 12.2 Foreshore and Water Development Permit Area

#### Electoral Area F Official Community Plan Bylaw No. 830

##### 13.2 Foreshore and Water Development Permit Area

A Foreshore and Water Development Permit is required in Electoral Area C & F for new and replacement docks or swimming platforms, new private mooring buoys, and other land alterations.

#### Proposed Electoral Area E Official Community Plan Bylaw No. 840

##### 18.2 Foreshore and Aquatic Development Permit Area

A Foreshore and Water Development Permit may be required in Electoral Area E for structures including docks, private mooring buoys, and community moorage facilities on all lakes in Electoral Area E including Shuswap Lake and Mara Lake.

#### Lakes Zoning Bylaw No. 900

##### 2.2 Application

.1 This bylaw applies to the areas below the natural boundary of Adams Lake, Humamilt Lake, Hunakwa Lake, Little White Lake, Mara Lake, Shuswap Lake and White Lake, as shown in Schedule B of the Lakes Zoning Bylaw No. 900.

Foreshore Residential 1 (FR1), Foreshore Residential 2 (FR2), Foreshore Multi-Family 1 (FM1), Foreshore General 1 (FG1), Foreshore General 2 (FG2), Foreshore Park (FP) all contain a maximum upward facing surface area and maximum dock and walkway surface widths.

Foreshore Multi-Family 2 (FM2), Foreshore Multi-Family 3 (FM3), Foreshore Commercial 1 (FC1), Foreshore Commercial 2 (FC2), Foreshore Commercial 3 (FC3), Foreshore Commercial 4 (FC4), Foreshore Industrial (FI) contain maximum dock surface width.

#### **FINANCIAL:**

There may be minor financial implications to the CSRD with regard to this proposed amendment. With the increase in the total upward facing dock surface area, staff expect to see fewer applications requiring Board approval, which could result in a reduction of income from application fees. Generally, Board approval (permit) application fees are a minimum of \$650, plus \$150 Land Title Office (LTO) registration fee. A delegated approval permit application fee is \$200, plus the LTO registration fee. This reduction in income would be offset by reduced application expenses, including allocation of staff time. In addition, DS staff expect to receive fewer bylaw enforcement complaints regarding oversized docks, which may allow bylaw enforcement resources to be reallocated to other bylaw enforcement issues.

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

### Dock Size

The current upward facing surface area of a fixed or floating dock is 24 m<sup>2</sup> in the FR1, FR2, FM1, FG1, FG2, and FP zones. Based on general dock inquiries received, the applications received, in consultation with a local dock builder/installer, and Board direction given at the June 2018 EAD meeting, staff is recommending that the maximum dock size be increased to 30 m<sup>2</sup> (322.92 ft<sup>2</sup>). This is an increase of 25% from the current maximum dock size and is recommended partly based on staff researching common lengths of pre-owned boats for sale in the Shuswap area, with the majority being under 9.17 m (30.08 ft) long.

Staff note that if an applicant can illustrate hardship, the Manager of Development Services may issue a delegated Foreshore and Water DP for a 33 m<sup>2</sup> (355.21 ft<sup>2</sup>) dock with the proposed maximum dock size increase; however, it is expected that this scenario would be rare. Staff also note that currently, and in the future, an applicant has the option to apply for a bylaw amendment for an oversized dock, if the increased maximum dock size in the bylaw does not meet their needs. The Board then has the option to approve oversized docks on a case-by-case basis, the same as they do now.

### Conversion

It is commonly known that the construction industry continues to use the Imperial system of measuring units, whereas most of the measurements listed in Canadian bylaws or regulations are in Metric units. Due to converting between these two units of measurements, discrepancies have occurred causing non-compliance with maximum sizes and widths, or additional dock materials being purchased and modified to meet the metric units. Staff are proposing to change the dock and walkway width measurements in Bylaw No. 900 to reflect two decimal places to account for the conversion from Imperial to Metric.

| Widths                                       | Current         | Proposed       |
|--|-----------------|----------------|
| Maximum floating or fixed dock surface width | 3 m (9.84 ft)   | 3.05 m (10 ft) |
| Maximum Permanent or Removable walkway width | 1.5 m (4.92 ft) | 1.52 m (5 ft)  |

### Pedestrian Access

According to the Provincial website<sup>1</sup> regarding Land Use – Private Moorage, "the Province owns nearly all freshwater and saltwater foreshore. Land adjacent to foreshore may be privately owned, but in common law the public retains the privilege or 'bare licence' to access the foreshore." The website further states that all private mooring facilities must not obstruct public access along the foreshore. There is no additional information regarding what constitutes an obstruction on the foreshore and there are no details regarding who the public is or what level of mobility they have. Staff are not recommending addressing this issue of pedestrian access along the foreshore in this amendment. The foreshore is Crown Land and any enforcement of public access rights should be directed to the Province. <https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crown-land-uses/residential-uses/private-moorage>

Staff is also amending the Foreshore Commercial 3, Foreshore Commercial 4, and Foreshore Park Zones by renumbering the regulation section in each zone to correct a duplication or omission in subsections.

### SUMMARY:

DS staff is recommending first reading of Bylaw No. 900-25 for the following reasons:

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1

- To provide larger dock options for waterfront property owners;
- The proposed larger dock size could encourage increased compliance with Bylaw No. 900, especially in areas with Development Permits, and there could be a reduction in time and the cost to issue a development permit for a dock;
- This bylaw amendment could potentially reduce the number of Board approved variances required to place a dock in Shuswap and Mara Lakes; and,
- This bylaw amendment could help reduce the number of bylaw enforcement complaints regarding oversized docks.

### **IMPLEMENTATION:**

#### Consultation Process

CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, indicates that a simple consultation process can be followed. No notice of Development signs will be posted because this is a CSRD initiated bylaw amendment affecting the entire Lakes Zoning Bylaw No. 900 area.

### **COMMUNICATIONS:**

#### Referrals

If the Board gives BL900-25 first reading, the bylaw will be sent out to the following referral agencies, stakeholders, and special interest groups for comments:

- Advisory Planning Commission C;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations, and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations, and Rural Development – Lands Branch;
- FrontCounterBC;
- Department of Fisheries and Oceans;
- Transport Canada;
- City of Salmon Arm;
- District of Sicamous;
- CSRD Operations Management;
- Adams Lake Indian Band;
- Little Shuswap Indian Band;
- Lower Similkameen Indian Band
- Neskonalith Indian Band;
- Okanagan Indian Band;
- Okanagan Nation Alliance;
- Penticton Indian Band;
- Shuswap Indian Band;
- Simpcw First Nation;
- Splat's'in First Nation;
- Dock builders and installers working in the Shuswap;
- Shuswap Waterfront Owners Association (SWOA);
- Swansea Point Community Association;
- South Shuswap Chamber of Commerce; and,
- North Shuswap Chamber of Commerce.

In addition to referrals, staff will advertise in local newspapers and publications including the Shuswap Market News, the North Shuswap Kicker and the South Shuswap Scoop, and CSRD social media regarding the online comment form on the CSRD website about the proposed amendments.

After the June 2018 EAD meeting agenda was published, staff received two pieces of correspondence regarding the proposed amendments. These comments will be provided to the Board at second reading along with the online comment form results and any other public submissions received.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

**BOARD'S OPTIONS:**

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

**LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Delegation Bylaw No. 5582, 2010
2. Development Services Procedures Bylaw No. 4001
3. Electoral Area C Official Community Plan Bylaw No. 725
4. Electoral Area F Official Community Plan Bylaw No. 830
5. Proposed Electoral Area E Official Community Plan Bylaw No. 840
6. Lakes Zoning Bylaw No. 900
7. Provincial General Permission for the Use of Crown Land for Private Moorage Version: January 17, 2017



**Report Approval Details**

|                      |   |
|----------------------|---|
| Document Title:      | 2018-08-16_Board_DS_BL900-25_CSRD.docx  |
| Attachments:         | <ul style="list-style-type: none"> <li>- BL900-25_first.pdf</li> <li>- 2018-06-07_EAD_DS_BL900-25_CSRD.pdf</li> <li>- 2018-06-07_EAD_Minutes_.pdf</li> <li>- 2017-11-02_EAD_Docks_Buoys.pdf</li> <li>- 2017-11-02_EAD_Minutes.pdf</li> <li>- 2017-04-04_EAD_DS_BL900_GEN.pdf</li> <li>- 2017-04-04_EAD_Minutes.pdf</li> </ul> |
| Final Approval Date: | Aug 3, 2018   |

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

**No Signature - Task assigned to Corey Paiement was completed by workflow administrator Tommy Test**

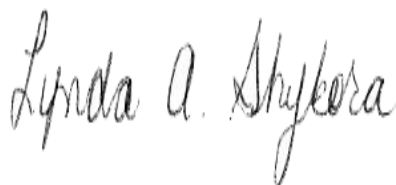
**Corey Paiement - Jul 26, 2018 - 4:24 PM**



**Gerald Christie - Jul 26, 2018 - 4:37 PM**



**Jodi Pierce - Aug 2, 2018 - 12:49 PM**



**Lynda Shykora - Aug 3, 2018 - 2:08 PM**

**No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora**

**Charles Hamilton - Aug 3, 2018 - 2:13 PM**

**COLUMBIA SHUSWAP REGIONAL DISTRICT****LAKES ZONING AMENDMENT (CSRD) BYLAW NO. 900-25**A bylaw to amend the "Lakes Zoning Bylaw No. 900"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No.900;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 900;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 900 cited as "Lakes Zoning Bylaw No. 900" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, Part 4 Zones, is hereby amended as follows:

i) Deleting Foreshore Residential 1 Zone, Section 4.4.2(b), size of dock and walkway, in its entirety and replacing it with:

| COLUMN 1<br>MATTER<br>REGULATED      | COLUMN 2<br>REGULATION  |
|--------------------------------------|---|
| (b) <u>Size of dock and walkway:</u> | <ul style="list-style-type: none"> <li>○ <i>Floating dock</i> must not exceed 30 m<sup>2</sup> (322.92 ft<sup>2</sup>) in total upward facing surface area (not including <i>removable walkway</i>).</li> <li>○ <i>Floating dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> <li>○ <i>Removable walkway</i> surface must not exceed 1.52 m (5 ft) in width for any other portion of the walkway.</li> </ul> |

ii) Deleting Foreshore Residential 2 Zone, Section 4.5.2(b), size of dock and walkway, in its entirety and replacing it with:

| COLUMN 1<br>MATTER<br>REGULATED      | COLUMN 2<br>REGULATION  |
|--------------------------------------|---|
| (b) <u>Size of dock and walkway:</u> | <ul style="list-style-type: none"> <li>○ <i>Floating dock</i> must not exceed 30 m<sup>2</sup> (322.92 ft<sup>2</sup>) in total upward facing surface area (not including <i>removable walkway</i>).</li> <li>○ <i>Floating dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> <li>○ <i>Removable walkway</i> surface must not exceed 1.52 m (5 ft) in width for any other portion of the walkway.</li> </ul> |

iii) Deleting Foreshore Multi-Family 1 Zone, Section 4.6.2(b), size of dock and walkway, in its entirety and replacing it with:

| COLUMN 1<br>MATTER<br>REGULATED      | COLUMN 2<br>REGULATION  |
|--------------------------------------|---|
| (b) <u>Size</u> of dock and walkway: | <ul style="list-style-type: none"> <li>○ <i>Floating dock</i> must not exceed 30 m<sup>2</sup> (322.92 ft<sup>2</sup>) in total upward facing surface area (not including <i>removable walkway</i>).</li> <li>○ <i>Floating dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> <li>○ <i>Removable walkway</i> surface must not exceed 1.52 m (5 ft) in width for any other portion of the walkway.</li> </ul> |

- iv) Deleting Foreshore Multi-Family 2 Zone, Section 4.7.2(c), size of dock, in its entirety and replacing it with:

| COLUMN 1<br>MATTER<br>REGULATED | COLUMN 2<br>REGULATION   |
|---------------------------------|--|
| (c) <u>Size</u> of dock:        | <ul style="list-style-type: none"> <li>○ <i>Floating or fixed dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> </ul> |

- v) Deleting Foreshore Multi-Family 3 Zone, Section 4.8.2(c), size of dock, in its entirety and replacing it with:

| COLUMN 1<br>MATTER<br>REGULATED | COLUMN 2<br>REGULATION   |
|---------------------------------|--|
| (c) <u>Size</u> of dock:        | <ul style="list-style-type: none"> <li>○ <i>Floating or fixed dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> </ul> |

- vi) Deleting Foreshore General 1 Zone, Section 4.9.2(b), size of dock and walkway, in its entirety and replacing it with:

| COLUMN 1<br>MATTER<br>REGULATED      | COLUMN 2<br>REGULATION  |
|--------------------------------------|---|
| (b) <u>Size</u> of dock and walkway: | <ul style="list-style-type: none"> <li>○ <i>Floating or fixed dock</i> must not exceed 30 m<sup>2</sup> (322.92 ft<sup>2</sup>) in total upward facing surface area (not including <i>permanent or removable walkway</i>).</li> <li>○ <i>Floating or fixed dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> </ul> |



|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>○ <i>Permanent or removable walkway</i> surface must not exceed 1.52 m (5 ft) in width for any other portion of the walkway.</li> </ul> |
|--|--|

- vii) Deleting Foreshore General 2 Zone, Section 4.10.2(b), size of dock and walkway, in its entirety and replacing it with:

| COLUMN 1<br>MATTER<br>REGULATED                     | COLUMN 2<br>REGULATION  |
|---|---|
| (b) <u>Size</u> of <i>dock</i> and <i>walkway</i> : | <ul style="list-style-type: none"> <li>○ <i>Floating or fixed dock</i> must not exceed 30 m<sup>2</sup> (322.92 ft<sup>2</sup>) in total upward facing surface area (not including <i>permanent or removable walkway</i>).</li> <li>○ <i>Floating or fixed dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> <li>○ <i>Permanent or removable walkway</i> surface must not exceed 1.52 m (5 ft) in width for any other portion of the walkway.</li> </ul> |

- viii) Deleting Foreshore Commercial 1 Zone, Section 4.11.2(b), size of dock and walkway, in its entirety and replacing it with:

| COLUMN 1<br>MATTER<br>REGULATED                     | COLUMN 2<br>REGULATION   |
|---|--|
| (b) <u>Size</u> of <i>dock</i> and <i>walkway</i> : | <ul style="list-style-type: none"> <li>○ <i>Floating or fixed dock</i> (including permanent or removable walkway(s)) must not exceed 125 m (410.11 ft) in length measured perpendicular to shoreline.</li> <li>○ <i>Floating or fixed dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> </ul> |

- ix) Deleting Foreshore Commercial 2 Zone, Section 4.12.2(c), size of dock and walkway in its entirety and replacing it with:

| COLUMN 1<br>MATTER<br>REGULATED                     | COLUMN 2<br>REGULATION   |
|---|--|
| (c) <u>Size</u> of <i>dock</i> and <i>walkway</i> : | <ul style="list-style-type: none"> <li>○ <i>Floating or fixed dock</i> (including permanent or removable walkway(s)) must not exceed 125 m (410.11 ft) in length measured perpendicular to shoreline.</li> <li>○ <i>Floating or fixed dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> </ul> |

- x) Deleting Foreshore Commercial 3 Zone, Section 4.13.2(b), size of dock and walkway, and Section 4.13.2(c), location and siting of dock, private mooring buoys or boat lifts, in their entirety and replacing them with:

| COLUMN 1<br>MATTER<br>REGULATED  | COLUMN 2<br>REGULATION  |
|--|---|
| (c) <u>Size of dock and walkway:</u>   | <ul style="list-style-type: none"> <li>○ <i>Floating or fixed dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> </ul>  |
| (d) <u>Location and Siting</u> of dock, private mooring buoys or boat lifts: | <p>The minimum setback of a <i>floating or fixed dock, private mooring buoy or boat lift</i> is as follows:</p> <ul style="list-style-type: none"> <li>○ 5 m (16.4 ft) from the side <i>parcel</i> boundaries of that <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water.</li> <li>○ 6 m (19.69 ft) from a Foreshore Park (FP) zone or <i>park side parcel</i> boundaries projected onto the <i>foreshore</i> and water.</li> </ul> <p>Additional setbacks for <i>private mooring buoys</i>:</p> <ul style="list-style-type: none"> <li>○ 20 m (65.62 ft) from any existing structures on the foreshore or water.</li> <li>○ 50 m (164.04 ft.) from any boat launch ramp or marina.</li> </ul> |

- xi) Deleting Foreshore Commercial 4 Zone, Section 4.14.2(b), size of dock and walkway, and Section 4.14.2(c), location and siting of dock, private mooring buoys or boat lifts, in their entirety and replacing them with:

| COLUMN 1<br>MATTER<br>REGULATED  | COLUMN 2<br>REGULATION  |
|--|---|
| (c) <u>Size of dock and walkway:</u>   | <ul style="list-style-type: none"> <li>○ <i>Floating or fixed dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> </ul>  |
| (d) <u>Location and Siting</u> of dock, private mooring buoys or boat lifts: | <p>The minimum setback of a <i>floating or fixed dock, private mooring buoy or boat lift</i> is as follows:</p> <ul style="list-style-type: none"> <li>○ 5 m (16.4 ft) from the side <i>parcel</i> boundaries of that <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water.</li> <li>○ 6 m (19.69 ft) from a Foreshore Park (FP) zone or <i>park side parcel</i> boundaries projected onto the <i>foreshore</i> and water.</li> </ul> <p>Additional setbacks for <i>private mooring buoys</i>:</p> <ul style="list-style-type: none"> <li>○ 20 m (65.62 ft) from any existing structures on the foreshore or water.</li> <li>○ 50 m (164.04 ft.) from any boat launch ramp or marina.</li> </ul> |

- xii) Deleting Foreshore Industrial Zone, Section 4.15.2(b), size of dock, in its entirety and replacing it with:

| COLUMN 1<br>MATTER<br>REGULATED | COLUMN 2<br>REGULATION   |
|---------------------------------|--|
| (b) <u>Size of dock</u> :       | <ul style="list-style-type: none"> <li>○ <i>Floating or fixed dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> </ul> |

- xiii) Deleting Foreshore Park Zone, Section 4.16.2(a), size of dock and walkway, and Section 4.16.2(c), location and siting of dock, buoys or boat lifts, in its entirety and replacing it with:

| COLUMN 1<br>MATTER<br>REGULATED                               | COLUMN 2<br>REGULATION   |
|---|--|
| (a) <u>Size of dock and walkway</u> :                         | <ul style="list-style-type: none"> <li>○ <i>Floating or fixed dock</i> must not exceed 30 m<sup>2</sup> (322.92 ft<sup>2</sup>) in total upward facing surface area (not including <i>permanent or removable walkway</i>).</li> <li>○ <i>Floating or fixed dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> <li>○ <i>Permanent or removable walkway</i> surface must not exceed 1.52 m (5 ft) in width for any other portion of the walkway.</li> </ul>  |
| (b) <u>Location and Siting of dock, buoys or boat lifts</u> : | <p>The minimum setback of a <i>floating or fixed dock, buoy or boat lift</i> is as follows:</p> <ul style="list-style-type: none"> <li>○ 5 m (16.4 ft) from the side <i>parcel</i> boundaries of that <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water.</li> </ul> <p>Additional setbacks for buoys:</p> <ul style="list-style-type: none"> <li>○ 20 m (65.62 ft) from any existing structures on the foreshore or water.</li> <li>○ 50 m (164.04 ft) from any <i>boat launch</i> ramp or <i>marina</i>.</li> </ul> |

BL900-25

Page 6

2. This bylaw may be cited as "Lakes Zoning Amendment (CSRD) Bylaw No. 900-25."

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 900-25  
as read a third time.

CERTIFIED a true copy of Bylaw No. 900-25  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer



# ELECTORAL AREA DIRECTORS REPORT

**TO:** Chair and Directors

|                 |                        |
|-----------------|------------------------|
| <b>File No:</b> | BL900-25<br>PL20180043 |
|-----------------|------------------------|

**SUBJECT:** Electoral Areas C, E & F: Lakes Zoning Amendment (CSRD) Bylaw No. 900-25

**DESCRIPTION:** Report from Jennifer Sham, Planner, dated May 9, 2018.  
Electoral Areas C, E & F

**RECOMMENDATION:** THAT: the Electoral Area Directors direct Development Services staff to bring forward, to a regular Board meeting, a report and amendment to the Lakes Zoning Bylaw No. 900 to:

1. Increase the total upward facing surface area of a dock to 30 m<sup>2</sup>;
2. Increase the maximum width of any portion of a floating or fixed dock surface to 3.05 m; and,
3. Increase the maximum width of any portion of a permanent or removable walkway surface to 1.52 m.

## SHORT SUMMARY:

Development Services staff is proposing to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) by increasing the total upward facing surface area of a floating or fixed dock, increasing the width of a floating or fixed dock surface, and increasing the width of a permanent or removable walkway surface. Staff is also seeking direction from the Board regarding recommended referral agencies, stakeholders, and special interest groups.

The purpose of this proposed bylaw amendment is to:

- potentially reduce the number of Board approved variances required to place a dock in Shuswap and Mara Lakes;
- to reduce the time and the cost to issue a development permit for a dock; and,
- to reduce the number of bylaw enforcement complaints regarding oversized docks.

## BACKGROUND:

Lakes Zoning Bylaw No. 900 (Bylaw No. 900) was adopted on August 16, 2012 in response to concerns about the proliferation of docks and buoys on Shuswap and Mara Lakes. Bylaw No. 900 regulates the use, size and siting of docks, buoys, and swimming platforms in Electoral Areas C (South Shuswap), E (Rural Sicamous), and F (North Shuswap).

Over the course of the past 6 years, Bylaw No. 900 has been amended twice by Development Services staff for CSRD-initiated amendments including mapping corrections, a new zone, and new definitions.



The Provincial Private Moorage Program was amended on January 17, 2017 to streamline Provincial approval processes for private docks. A summary of these changes was presented at an EAD meeting on April 4, 2017. Prior to the January 2017 amendment, the Province permitted a total maximum upward facing surface area of a dock of 24 m<sup>2</sup>, which was reflected in Bylaw No. 900. The Province retained a maximum dock width of 3 m, but slightly larger dock widths are often approved to account for the imperial to metric measurement conversion issue. The primary Provincial change made to the Private Moorage Policy in 2017 was that there is no longer a total maximum upward facing surface area of a dock of 24 m<sup>2</sup> to qualify for a General Permission; when applying the maximum distance that a dock may extend off a walkway, the maximum permitted area could be 128.1 m<sup>2</sup> (42 m x 3.05 m). See "2017-04-04\_EAD\_DS\_BL900\_GEN.pdf" attached.

At the November 2, 2017 EAD meeting, DS staff presented a verbal report regarding Bylaw No. 900 (bylaw administration update and next steps) including considerations for future Lakes Zoning priorities. At that time, the EAD agreed that Bylaw No. 900 should continue to regulate private mooring buoys and that the maximum dock surface area of 24 m<sup>2</sup> should be reviewed and options for a larger area be provided for the Committee's consideration. See "2017-11-02\_EAD\_Docks\_Buoys.pdf" and Agenda Item 4.2 of "2017-11-02\_EAD\_Minutes.pdf" attached.

Staff have presented a number of bylaw amendments and development permits with variances for larger docks or walkways to the Board. These variances range from minor variance requests at 27.87 m<sup>2</sup> sized docks (16.13% increase from 24 m<sup>2</sup>) to over 40 m<sup>2</sup> sized docks (+66.67% increase from 24 m<sup>2</sup>). The Manager of Development Services has the ability to issue technical development permits, but only if the variance requested does not exceed the bylaw by more than 10% and if there is a hardship.

In almost every application to the Board for a dock size (increase of over 10%, 10% with no hardship, or a fixed dock instead of a floating dock), a variance due to conversion from Imperial to Metric units was required for the dock width. See "Applications\_BL900-25.pdf" attached. Since the summer of 2017, the Manager of Development Services has been issuing Development Permits with a minor variance, with the hardship being the conversion between Imperial and Metric units in using standardized building materials (i.e. dock width from 3 m to 3.05 m) in order to expedite the dock permitting process.

**POLICY:**Delegation Bylaw No. 5582, 2010

## Delegation of Authority to Issue Development Permits

4. The power to issue technical development permits is delegated to the Manager of Development Services.

Development Services Procedures Bylaw No. 4001

9.1.1 The Board approves:

- Technical Development Permits for which the applicant is also seeking to vary the provisions of a bylaw under [Part 14] of the Local Government Act, when such a variance would exceed what is allowed under the bylaw by more than 10%;
- Development Variance Permits;

9.2.1 The CSRD Board hereby delegates to the Manager the power to issue or grant the following:

- Technical Development Permits;
- Technical Development Permits for which the applicant is also seeking to vary the provisions of a bylaw under [Part 14] of the Local Government Act, when such a variance application can illustrate hardship and would not exceed what is allowed under the bylaw by more than 10%;

#### Electoral Area C Official Community Plan Bylaw No. 725

##### 12.2 Foreshore and Water Development Permit Area

#### Electoral Area F Official Community Plan Bylaw No. 830

##### 13.2 Foreshore and Water Development Permit Area

A Foreshore and Water Development Permit is required in Electoral Area C & F for new and replacement docks or swimming platforms, new private mooring buoys, and other land alterations.

#### Proposed Electoral Area E Official Community Plan Bylaw No. 840

##### 18.2 Foreshore and Aquatic Development Permit Area

A Foreshore and Water Development Permit may be required in Electoral Area E for structures including docks, private mooring buoys, and community moorage facilities on all lakes in Electoral Area E including Shuswap Lake and Mara Lake.

#### Lakes Zoning Bylaw No. 900

Foreshore Residential 1 (FR1), Foreshore Residential 2 (FR2), Foreshore Multi-Family 1 (FM1), Foreshore General 1 (FG1), Foreshore General 2 (FG2), Foreshore Park (FP) all contain a maximum upward facing surface area and maximum dock and walkway surface widths.

Foreshore Multi-Family 2 (FM2), Foreshore Multi-Family 3 (FM3), Foreshore Commercial 1 (FC1), Foreshore Commercial 2 (FC2), Foreshore Commercial 3 (FC3), Foreshore Commercial 4 (FC4), Foreshore Industrial (FI) contain maximum dock surface width.

|                            |                    |
|----------------------------|--------------------|
| Lakes Zoning Bylaw No. 900 | Current Regulation |
|----------------------------|--------------------|

| Zone                     | Maximum Upward Facing Surface Area of 24 m <sup>2</sup> for a floating or fixed dock | Maximum floating or fixed dock surface width of 3 m | Maximum Permanent or Removable walkway width of 1.5 m |
|--------------------------|--|---|---|
| Foreshore Residential 1  | ✓  | ✓   | ✓   |
| Foreshore Residential 2  | ✓  | ✓   | ✓   |
| Foreshore Multi-Family 1 | ✓  | ✓   | ✓   |
| Foreshore General 1      | ✓  | ✓   | ✓   |
| Foreshore General 2      | ✓  | ✓   | ✓   |
| Foreshore Park           | ✓  | ✓   | ✓   |
| Foreshore Multi-Family 2 |  | ✓   |   |
| Foreshore Multi-Family 3 |  | ✓   |   |
| Foreshore Commercial 1   |  | ✓   |   |
| Foreshore Commercial 2   |  | ✓   |   |
| Foreshore Commercial 3   |  | ✓   |   |
| Foreshore Commercial 4   |  | ✓   |   |
| Foreshore Industrial     |  | ✓   |   |
| Foreshore Water          |  |   |   |

### FINANCIAL:

There may be minor financial implications to the CSRD with regard to this proposed amendment. With the increase in the total upward facing dock surface area, staff expect to see fewer applications requiring Board approval, which could result in a reduction of income from application fees. Generally, Board approval (permit) application fees are a minimum of \$650, plus \$150 Land Title Office (LTO) registration fee. A delegated approval permit application fee is \$200, plus the LTO registration fee. This reduction in income would be offset by reduced application expenses, including allocation of staff time. In addition, DS staff expect to receive fewer bylaw enforcement complaints regarding oversized docks, which may allow bylaw enforcement resources to be reallocated to other bylaw enforcement issues.

### KEY ISSUES/CONCEPTS:

#### Dock Size

The current upward facing surface area of a fixed or floating dock is 24 m<sup>2</sup> in the FR1, FR2, FM1, FG1, FG2, and FP zones. Based on general dock inquiries received, the applications received, and in consultation with a local dock builder/installer, staff is recommending that the maximum dock size be increased to 30 m<sup>2</sup> or 322.92 ft<sup>2</sup>. This is an increase of 25% from the current maximum dock size. Staff note that if an applicant can illustrate hardship, the Manager of Development Services may issue a delegated Foreshore and Water DP for a 33 m<sup>2</sup> (355.21 ft<sup>2</sup>) dock with the proposed maximum dock size increase; however, it is expected that this scenario would be rare.

## Dock Size Increase Options

| Dock Size                               | Imperial Size           | Dock width x length (Feet) | Metric Size          | Dock width x length (Metres) | Increase from current size |
|---|-------------------------|----------------------------|----------------------|------------------------------|----------------------------|
| Current                                 | 258.33 ft <sup>2</sup>  | 9.84 x 26.45               | 24 m <sup>2</sup>    | 3 x 8                        | -                          |
| Option 1                                | 301.39 ft <sup>2</sup>  | 10 x 30                    | 28 m <sup>2</sup>    | 3.05 x 9.18                  | 16.67%                     |
| Option 2                                | 322.92 ft <sup>2</sup>  | 10 x 32                    | 30 m <sup>2</sup>    | 3.05 x 9.84                  | 25.00%                     |
| Option 3                                | 344.35 ft <sup>2</sup>  | 10 x 34                    | 32 m <sup>2</sup>    | 3.05 x 10.49                 | 33.33%                     |
| Option 4                                | 409.03 ft <sup>2</sup>  | 10 x 40                    | 38 m <sup>2</sup>    | 3.05 x 12.46                 | 58.33%                     |
| Option 5                                | 430.56 ft <sup>2</sup>  | 10 x 43                    | 40 m <sup>2</sup>    | 3.05 x 13.11                 | 66.67%                     |
| Maximum size permitted by the Province* | 1378.86 ft <sup>2</sup> | 10 x 137.89                | 128.1 m <sup>2</sup> | 3.05 x 42                    | 433.75%                    |

\*Crown Land Use – General Permission for Private Moorage

## Conversion

It is commonly known that the construction industry continues to use the Imperial system of measuring units, whereas most of the measurements listed in Canadian bylaws or regulations are in Metric units. Due to converting between these two units of measurements, discrepancies have occurred causing non-compliance with maximum sizes and widths, or additional dock materials being purchased and modified to meet the metric units. Staff are proposing to change the dock and walkway width measurements in Bylaw No. 900 to reflect two decimal places to account for the conversion from Imperial to Metric.

| Widths                                       | Current         | Proposed       |
|--|-----------------|----------------|
| Maximum floating or fixed dock surface width | 3 m (9.84 ft)   | 3.05 m (10 ft) |
| Maximum Permanent or Removable walkway width | 1.5 m (4.92 ft) | 1.52 m (5 ft)  |

## Referrals

After first reading at a future Board meeting, staff will be recommending sending this bylaw amendment to the following referral agencies, stakeholders, and special interest groups for comments:

- Advisory Planning Commission C;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations, and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations, and Rural Development – Lands Branch;
- FrontCounterBC;
- Department of Fisheries and Oceans;
- Transport Canada;
- City of Salmon Arm;

- District of Sicamous;
- CSRD Operations Management;
- All relevant First Nation Bands and Councils;
- Dock builders and installers working in the Shuswap; and,
- Shuswap Waterfront Owners Association (SWOA).

**SUMMARY:**

Staff are seeking input from the EAD regarding:

- the proposed maximum dock size of 30 m<sup>2</sup>;
- the proposed conversions for maximum floating or fixed dock surface width from 3 m to 3.05 m and maximum permanent or removable walkway width from 1.5 m to 1.52 m; and,
- the recommended agencies/stakeholders/special interest groups for referrals after first reading.

**IMPLEMENTATION:**

Should the EAD require further amendments to the proposed draft amendments, staff will make the changes prior to Board consideration of first reading.

**COMMUNICATIONS:**

The referral agencies, stakeholders, and special interest groups will be confirmed through discussion at the EAD meeting. If the proposed bylaw amendment receives first reading at a future Board meeting, referrals will be sent to these agencies, stakeholders, and special interest groups.

In addition to referrals, staff will advertise in local newspapers and publications including the Shuswap Market News, the Kicker and the Scoop, and CSRD Social media regarding the online comment form on the CSRD website about the proposed amendments.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

**BOARD'S OPTIONS:**

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



**LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Delegation Bylaw No. 5582, 2010
2. Development Services Procedures Bylaw No. 4001
3. Electoral Area C Official Community Plan Bylaw No. 725
4. Electoral Area F Official Community Plan Bylaw No. 830
5. Proposed Electoral Area E Official Community Plan Bylaw No. 840
6. Lakes Zoning Bylaw No. 900
7. Provincial General Permission for the Use of Crown Land for Private Moorage Version:  
January 17, 2017

**Report Approval Details**

|                      |  |
|----------------------|--|
| Document Title:      | 2018-06-07_EAD_DS_BL900-25_CSRD.docx   |
| Attachments:         | <ul style="list-style-type: none"> <li>- 2017-11-02_EAD_Docks_Buoys.pdf</li> <li>- 2017-11-02_EAD_Minutes.pdf</li> <li>- 2017-04-04_EAD_DS_BL900_GEN.pdf</li> <li>- Applications_BL900-25.pdf</li> </ul> |
| Final Approval Date: | May 30, 2018   |

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



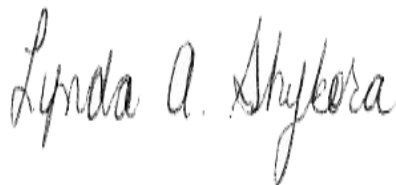
**Corey Paiement - May 10, 2018 - 12:17 PM**



**Gerald Christie - May 23, 2018 - 11:58 AM**

**No Signature - Task assigned to Jodi Pierce was completed by assistant Sheena Haines**

**Jodi Pierce - May 25, 2018 - 7:59 AM**



**Lynda Shykora - May 29, 2018 - 11:50 AM**

A handwritten signature in black ink, appearing to read "C. Hamilton". The signature is stylized with a large initial "C" and a long, sweeping horizontal stroke at the end.

**Charles Hamilton - May 30, 2018 - 8:18 AM**



## ELECTORAL AREA DIRECTORS' COMMITTEE MEETING MINUTES

**Note: The following minutes are subject to correction when endorsed by the Board at the next regular Board meeting.**

**Date:** June 7, 2018  
**Time:** 9:30 AM  
**Location:** CSRD Boardroom  
 555 Harbourfront Drive NE, Salmon Arm

|                    |                    |                                       |
|--------------------|--------------------|---------------------------------------|
| Directors Present: | P. Demenok (Chair) | Electoral Area C                      |
|                    | K. Cathcart        | Electoral Area A (Via teleconference) |
|                    | L. Parker          | Electoral Area B                      |
|                    | R. Talbot          | Electoral Area D                      |
|                    | R. Misseghers      | Alternate Director, Electoral Area F  |
|                    | R. Martin          | Electoral Area E                      |

|         |           |                  |
|---------|-----------|------------------|
| Absent: | L. Morgan | Electoral Area F |
|---------|-----------|------------------|

|               |              |  |
|---------------|--------------|--|
| Staff Present | G. Christie  | Manager, Development Services              |
|               | C. Paiement  | Team Leader, Development Services          |
|               | B. Payne     | Manager, Information Systems               |
|               | L. Shykora   | Manager of Corporate Administration        |
|               | J. Thingsted | Planner                                    |
|               | J. Sham      | Planner                                    |
|               | C. LeFloch   | Development Services Assistant             |
|               | L. Schumi    | Administrative Clerk (Recording Secretary) |

### 1. Call to Order

The Chair called the meeting to order at 9:31 AM

### 2. Adoption of Agenda

**Moved By** Director Talbot

**Seconded By** Alt. Director Misseghers

THAT: the agenda of June 7, 2018 Electoral Area Directors' Committee meeting be approved.

### **3. Meeting Minutes**

#### **3.1 Adoption of Minutes**

**Moved By** Director Parker

**Seconded By** Director Talbot

THAT: the minutes of the February 27, 2018 Electoral Area Directors' Committee meeting be adopted.

**CARRIED**

### **6. Reports by Electoral Area Directors**

#### **6.1 CSRD Board Meetings - Scheduling of Electoral Area Directors Land Use Matters**

- Requested by Director Demenok

Comment from Corporate Administration:

- Administration is not supportive of the proposed recommendation at this time because the topic is one that warrants consideration from the entire Board; is most relevant to the upcoming new Board if there is interest in considering and discussing such a change to the Board Procedures Bylaw.
- Pre-consideration by Board - Suggest opportunity for senior managers to discuss this matter and for any further consideration to be accompanied by a Board Report that investigates the practicalities, impacts on staffing, travel costs, etc. Such a report is best suited to timing of the transition to the new Board.

#### Discussion:

Chair addressed some of Corporate Administration's comments above. Explained that the intent was to bring it to the entire Board all along and no exact timeframe in place given a new Board of Directors potentially coming in.



Discussion around wait times for applicants on land use matters; if the planning/land use matters are heard the day before it may be easier for both the applicants and the Directors. Directors who travel farther to attend Board meetings usually come the day before anyway. With the election in the fall, it would make sense to implement this new process with the new Board, would ease the transition as some new Directors may not have much experience with local government.

Suggestion made to get input from other regional districts who have this process and see how it works for them. Comment made regarding why everything has to be put on hold just because there is an election coming up.

**Moved By** Director Talbot

**Seconded By** Alt. Director Missegheers

THAT: this agenda item be deferred to the September 25, 2018 Electoral Directors' Committee Meeting.

**CARRIED**

#### **4. Delegations**

##### **4.1 10:00AM: Royal Canadian Mounted Police**

RCMP invited to meeting - Share activities report for 2017 for electoral areas.

- S/Sgt. Scott West, NCO i/c Salmon Arm Detachment
- Murray McNeil, Sicamous RCMP Detachment Commander

S/Sgt. Kurt Grabinsky, Revelstoke Detachment, sends his regrets as he is unable to attend. He has provided the Committee with the 2017 Community Policing Report for the Revelstoke area for information.

Salmon Arm Detachment report attached for information.

CSRD invitation letter to RCMP also attached for reference.

##### Discussion:

The Chair introduced Sgt. Murray McNeil (Sicamous Detachment), S/Sgt. Scott West (Salmon Arm Detachment), Sgt. Barry Kennedy (Chase Detachment) and Sgt. Glen Casin (North Okanagan Detachment – Falkland). The Area Directors introduced themselves to the officers.

Each officer spoke to the areas they police.

Rural Sicamous:

Sgt. McNeil explained the issues the detachment is facing and the workload of the six officers working out of the Sicamous detachment, which is approximately 700 active files, citing most of the calls they receive are traffic related. Main focus for the summer months is ensuring safety on the water and crime deduction, with emphasis on education. Presented the Committee with a graph of the active files.

Sicamous is having to deal with a lack of manpower and they do not have reserve of ready to go officers, although they would be able to get extra help for special events and long weekends. Have received special training from the West Coast Marine Section to better improve their presence on the lake and promote water safety.

Salmon Arm:

Sgt. West provided the Committee with some statistics from the presentation pre-circulated and included with the Agenda. Due to new school board policy all employees must get a criminal records check, which has significantly increased staff time and administrative work.

Large amount of calls come from Blind Bay, Eagle Bay and the Tappen areas mostly due to the denser population, especially in the summer months. Violent acts up slightly in the Blind Bay area, more focus on that patrols in that area.

Sgt. West informed that traffic safety is a big priority for his detachment. Higher traffic congestion in tourist season, main focus will be on distracted driving and excessive speeding. The extra time and investment on distracted driving education and policing has seem to have paid off, injuries and fatal collisions are down.

With regard to manpower, Sgt. West has applied for two additional officers from the Province however the request was denied stating the Province is not prepared to spend any more money, so when necessary Salmon Arm officers will frequently go out to rural areas to assist with calls. The Board has also repeatedly asked for more policing money from the Province for years.

In response to a question from the Chair, Sgt. West confirmed that fentanyl has made it to the local area. Dial a Dope operations is quite prevalent in Salmon Arm and surrounding areas. It is difficult because you really don't know what you're buying on the street, drug dealers are becoming a one stop shop, selling all different drugs. Director question regarding roadside test to detect cannabis while driving, Sgt. West said there is no legal limit set yet, enforcement is on the Province.

Falkland/Silver Creek:

Sgt. Glen Casin spoke to statistics in the Falkland and Silver Creek areas. Director commented that there is a big improvement in policing in the last five years, especially in regards to excessive speeders in rural areas.

Chase:

Sgt. Barry Kennedy presented a PowerPoint presentation circulated previously with the Agenda. Explained about 1/3 of Chase RCMP time is spent in the CSRD, mostly property offences. Top priorities is youth education (such as the D.A.R.E program for grade five students), road safety and crime reduction. Aside from routine policing budget, they also have a budget of \$8000 for major events.

The Chair thanked the officers for coming.

**Moved By** Director Martin

**Seconded by** Alt. Director Misseghers

The Electoral Area Directors' Committee send a letter to RCMP officers who attended the meeting to thank them for coming.

**CARRIED**

## **5. Reports by Staff**

### **5.1 Electoral Areas C, E & F: Lakes Zoning Amendment (CSRD) Bylaw No. 900-25**

Report from Jennifer Sham, Planner, dated May 9, 2018.

Electoral Areas C, E & F

Jennifer Sham, Planner, presented her report to the Committee on the proposed amendments to the Lakes Zoning Bylaw No. 900.

Ms. Sham explained staff are recommending an increase in dock size and width, and walkway width for residential docks. Ms. Sham presented a PowerPoint presentation and provided a visual of the current 24 m<sup>2</sup> dock size, the 30 m<sup>2</sup> proposed dock size, and a 40 m<sup>2</sup> size by using coloured tape on the floor of the Boardroom to outline these dock sizes .

A list was provided to show the numerous referral agencies to send referrals on bylaw amendment to after first reading. Ms. Sham asked if there were any additional stakeholders who should receive a referral. The Electoral Area E Director suggested to add the Swansea Point Community Association to referral list, and the Electoral Area C Director suggested the South Shuswap Chamber of Commerce.

Ms. Sham answered questions from the Area Directors, clarifying that these amendments only pertain to residential docks and that public comments will be welcome after first reading and before the close of the public hearing. Staff will post notices on social media requesting comments and a comment form will be available on the CSRD website after first reading.

Chair Demenok questioned pedestrian access on the foreshore and suggested that if amendments are being made to the Lakes Zoning Bylaw that something could be added to include a space between the high water and waterfront properties for pedestrian access.

Corey Paiement, Team Leader, Development Services, addressed questions pertaining to the siting of private docks blocking access along the foreshore on Crown land and public property, and comments made regarding Bylaw No. 900 not being consistent with Provincial regulations. Mr. Paiement responded that Provincial regulation supersedes Bylaw No. 900 and it is the responsibility of the province to enforce its regulations.

Gerald Christie, Manager, Development Services, stated the need to be cautious when it comes to amending our bylaws. Amending the bylaw to maintain consistency with Provincial regulations could hold us accountable to enforce, which is a tremendous undertaking for staff.

**Moved By** Director Demenok

**Seconded By** Director Talbot

THAT: the Electoral Area Directors direct Development Services staff to bring forward, to a regular Board meeting, a report and amendment to the Lakes Zoning Bylaw No. 900 to:

1. Increase the total upward facing surface area of a dock to 30 m<sup>2</sup>;
2. Increase the maximum width of any portion of a floating or fixed dock surface to 3.05 m; and,
3. Increase the maximum width of any portion of a permanent or removable walkway surface to 1.52 m.

**CARRIED**

**Amendment:****Moved By** Director Demenok**Seconded By** Alt. Director Missegheers

THAT: in addition to the above, Development Services staff also examine the issue of public access of the foreshore and formulate a recommendation to the Board.

**CARRIED****5.2 Cannabis Production, Distribution and Retail Policy**

Proposed CSRD Policy to address Cannabis Legalization in CSRD Electoral Areas

Report from Jan Thingsted, dated May 25<sup>th</sup>, 2018.

Mr. Thingsted presented his report and gave an update on the estimated timeline for when the proposed Cannabis Act could become legal. He then provided a summary of public comments received and presented the draft policy.

It was explained that staff will expect to receive a referral package from the Province on most applications for cannabis retail sales - providing an opportunity to provide comments and also solicit public feedback. Regarding cannabis production facilities, he explained that proponents will be required to submit a notification letter to the CSRD indicating the location and details of any such facility. Mr. Thingsted noted that some details on Local Government consultation process for cannabis related businesses still haven't been finalized so there could be changes required to the policy in the future.

Following the presentation, Mr. Thingsted responded to multiple questions from the Committee, including a question on how the CSRD would respond to referrals and conduct public consultation. Mr. Thingsted explained that when the CSRD provides a recommendation on a licence application that, at the minimum, public views would be collected via an on-line comment form. Any additional consultation would be upon request of the Board.

Mr. Thingsted also reiterated that the CSRD is simply a referral agency, and would not be issuing any licences. In responding to a question regarding time limits on response to applications, Mr. Thingsted stated that he predicts at least a 30 day turnaround but nothing definite has been stated by the Province. As with the CSRD liquor policy, we would provide comments regarding land use regulations.



There was then some further discussion regarding cannabis production on ALR land, setbacks for retail sales, and proximity to schools, daycares, etc. Mr. Thingsted also addressed concerns about consumption in public spaces such as parks.

All the Electoral Area Director's agreed with the draft policy and recommended that it be considered for adoption at the June 21, 2018 regular Board meeting.

**Moved By** Director Martin

**Seconded By** Director Talbot

THAT: the Electoral Area Directors review the proposed Cannabis Production, Distribution and Retail Policy (A-71) and advise staff of any required changes.

**CARRIED**

**Moved By** Director Martin

**Seconded By** Director Talbot

THAT: the Electoral Area Directors direct staff to bring forward a report and final version of the Policy to be considered for adoption at the June 21, 2018 regular Board meeting.

**CARRIED**

**7. Adjournment**

**Moved By** Director Talbot

Seconded By: Alt. Director Misseghers

THAT: the June 7, 2018 Electoral Area Directors' Committee meeting be adjourned.

**CARRIED**

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CHAIR

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CHIEF ADMINISTRATIVE OFFICER

# **Lakes Zoning Bylaw No. 900**

## **Bylaw Administration Update and Next Steps**



Development Services

# Overview of Lakes Zoning Bylaw No. 900

- Adopted in 2012 in response to concerns about the proliferation of docks and buoys on Shuswap and Mara Lakes
- Regulates the use, size and siting of docks, buoys and swimming platforms in Electoral Areas C (South Shuswap), E (Rural Sicamous) and F (North Shuswap)
- It applies to new installation and the replacement of all or part of these types of structures
- Similar zoning regulations and development permit requirements in Electoral Area B (Rural Revelstoke) – Bylaw Nos. 850 and 851

# Role of Provincial and Federal Governments

- Docks are also regulated by the Provincial Government – Ministry of Forest, Lands, Natural Resource Operations and Rural Development
  - Recent Provincial changes to the Provincial Private Moorage Program – General Permissions
- Buoys are also regulated by the Federal Government – Transport Canada
  - Prevent navigation hazards
  - Regulate type of buoy float

# Docks and Buoys Situation – A Snapshot

- Buoys in the North Shuswap (2013)
- Bylaw Enforcement Files for Docks and Buoys (2013 - 2017)
- Foreshore and Water Development Permits Issued (2013 - 2017)

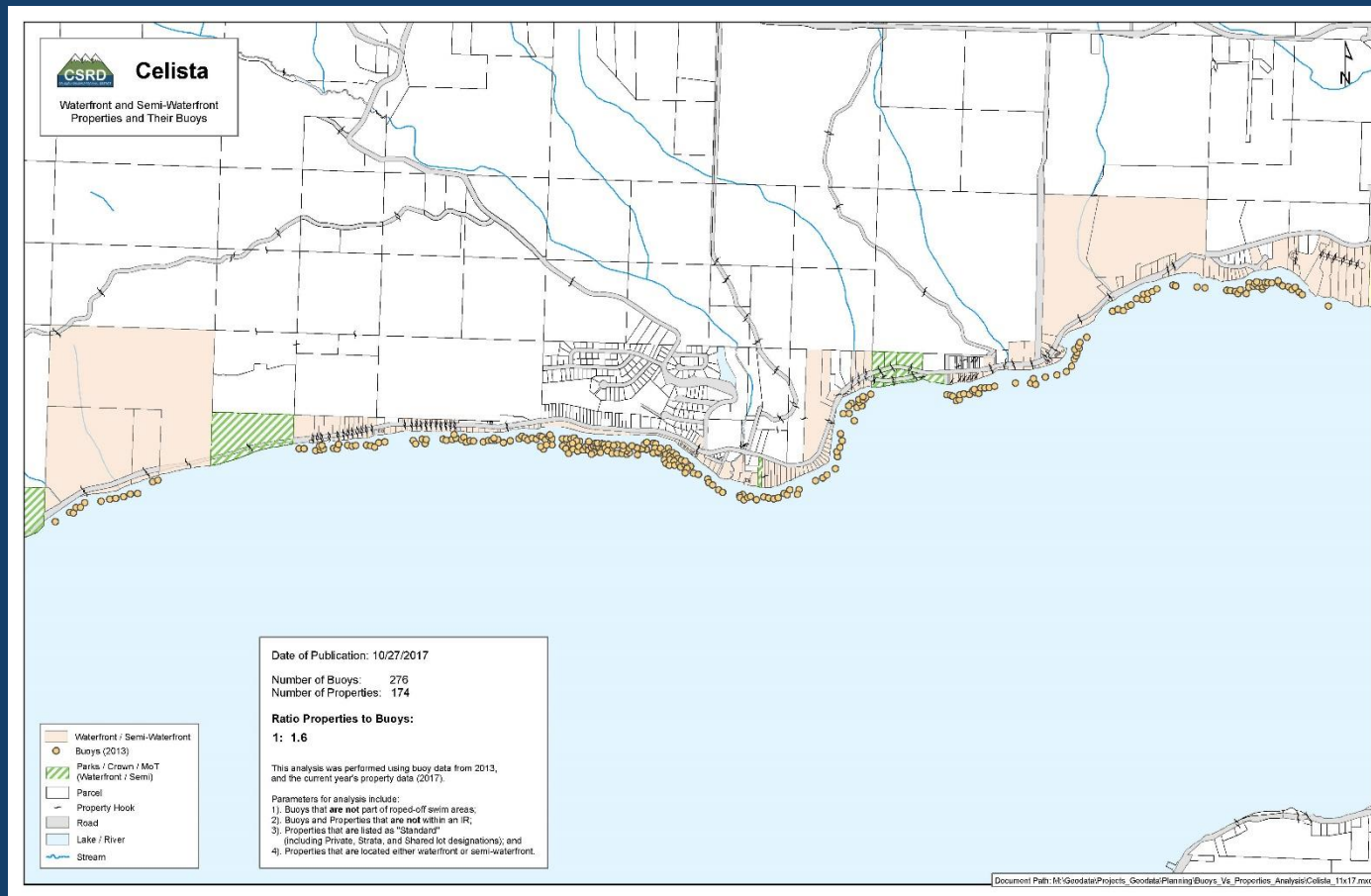


## Buoys in the North Shuswap (2013)

- A map inventory and analysis of buoys (2013) in the foreshore of the five North Shuswap communities
  - 965 waterfront and semi-waterfront properties
  - 1,495 buoys
- Likely many more buoys installed since 2013
- A similar analysis could be undertaken for docks
- Handout buoy maps for the five North Shuswap communities

# Celista Map - Buoy Inventory and Analysis (2013)

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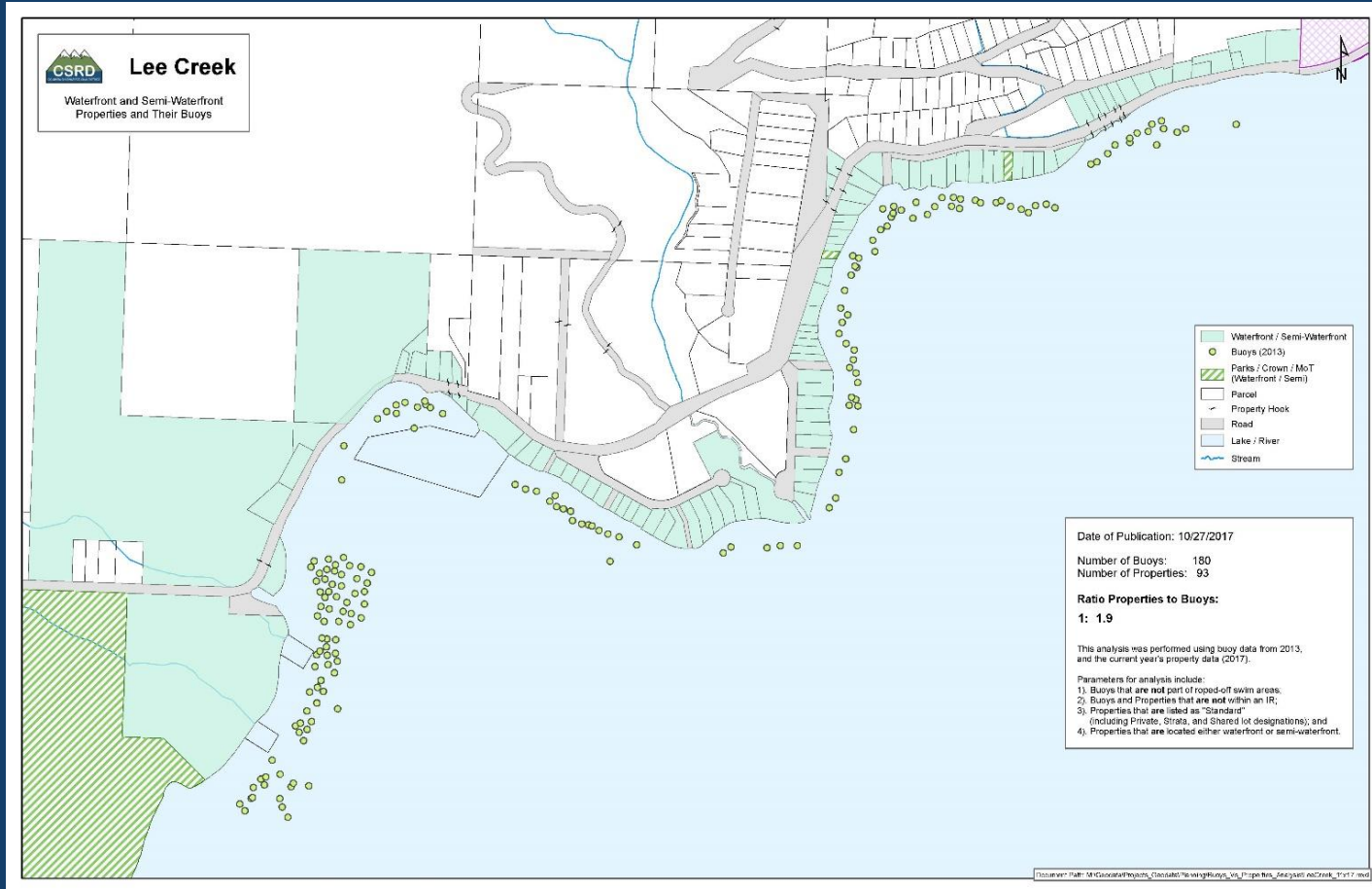


# Celista - Meadow Creek

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# Lee Creek Map - Buoy Inventory and Analysis (2013)



# Lee Creek - Gateway and Cottonwoods

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## 197 Bylaw Enforcement Files Created – Docks and Buoys

| Year            | Electoral Area C | Electoral Area E | Electoral Area F | Yearly Total |
|-----------------|------------------|------------------|------------------|--------------|
| 2013            | 10               | 4                | 11               | 25           |
| 2014            | 13               | 5                | 28               | 46           |
| 2015            | 53               | 6                | 22               | 81           |
| 2016            | 13               | 7                | 10               | 30           |
| 2017            | 6                | 2                | 7                | 15           |
| <b>EA TOTAL</b> | <b>95</b>        | <b>24</b>        | <b>78</b>        |              |

Note: A file may have been created for each buoy in an area where multiple buoys were subject to a complaint

# Foreshore and Water Development Permits Issued

- Electoral Areas C and F
- 40 Dock/Buoy Permits have been issued over 5 years (2013-2017)
- Average 8 per year:

| Year     | Electoral Area C | Electoral Area F | Yearly Total |
|----------|------------------|------------------|--------------|
| 2013     | 0                | 5                | 5            |
| 2014     | 5                | 0                | 5            |
| 2015     | 10               | 4                | 14           |
| 2016     | 6                | 3                | 9            |
| 2017     | 3                | 4                | 7            |
| EA TOTAL | 24               | 16               |              |

# Explanation of the Challenges of Administering and Enforcing Bylaw No. 900

- CSRD Bylaw Enforcement Policy A-69
  - Docks/buoys are Class 2 violations
  - 2 written complaints required and low priority for investigation and enforcement
- Receiving enough written information in a complaint to identify the location and determine ownership
- Researching the location of the complaint (review air photos, etc.)
- Completing a site visit to identify the dock/buoy in the field
- Determining if the dock/buoy is compliant or not
- Confirming if the dock/buoy is lawfully nonconforming or not
- Determining ownership of the dock/buoy

# Explanation of the Challenges of Administering and Enforcing Bylaw No. 900 continued

- Contact the owner of the dock/buoy; may be initially by phone but one or more follow-up letters from Bylaw Enforcement Officer may be required
- Demand letter from the CSRD's solicitor may be required
- Property owner has opportunity to seek approval (rezoning and/or development variance permit) for a non-compliant dock/buoy
- Deadlines for property owner to contact staff, make a complete application to seek approval, or remove non-compliant dock/buoy
- Deadlines are rarely adhered to and often require follow-up by Bylaw Enforcement staff
- Complete application(s) may or may not be submitted in a timely manner

# Explanation of the Challenges of Administering and Enforcing Bylaw No. 900 continued

- Staff review and processing of application(s) and Board consideration of approval
- Staff follow-up to ensure any conditions of approval adhered to or continue bylaw enforcement if approval not given by Board
- MTI Ticketing for an offence related to Bylaw No. 900 is an option for Bylaw Enforcement Officers, however tickets need to be issued to owner in person
- Final enforcement tool is a statutory injunction applied for by the CSRD's solicitor



# Buoys are Difficult to Administer and Enforce

- It is very difficult to identify a buoy in the field that is subject to a complaint
  - Often there is too many and there is no way to accurately pinpoint its location relative to a waterfront or semi-waterfront property
    - Buoys may move over time and seasonally
  - It is very difficult to identify the ownership of a buoy
  - Buoys may be placed by people who are not waterfront or semi-waterfront property owners
  - There are many lawfully non-conforming buoys
- Costs to follow-up enforcement through to a statutory injunction are large
- Transport Canada may get involved if a buoy is considered a navigation hazard - this is very rare.

## Docks are Easier to Administer and Enforce

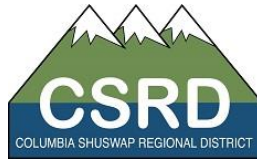
- A dock can usually be identified in the field because there are fewer of them
- Docks are usually related to a waterfront property
- Due to the expense of a dock, a dock owner can usually be determined or the dock owner may come forward as part of an investigation
- The Province may get involved if a dock is installed without the necessary permit(s) or is contrary to the General Permissions – this does occur

# Considerations for Future Lake Zoning Priorities

- Buoys – Consider not regulating buoys
  - Non-compliant buoys are difficult to locate and determine ownership
  - Many buoys are considered lawfully non-conforming
  - Enforcement is not effective and costs exceed benefit
  - Time and costs of buoy enforcement could be shifted to other enforcement priorities, including docks

# Considerations for Future Lake Zoning Priorities

- Docks – Continue to Regulate
  - consider increasing the maximum dock area permitted
    - Provincial changes to the Provincial Private Moorage Program – General Permissions do not establish a maximum dock length or area
    - The 24m<sup>2</sup> maximum permitted dock surface area was established based on the Provincial and Federal maximum surface area requirements
    - CSRD could consider increasing the maximum surface area of a dock permitted from 24 m<sup>2</sup> to a larger area.
    - It is recommended that there be a maximum dock surface area



## ELECTORAL AREA DIRECTORS' COMMITTEE MEETING MINUTES

**Note: The following minutes are subject to correction when endorsed by the Electoral Area Directors at the next Electoral Area Directors' Committee meeting.**

**Date:** November 2, 2017  
**Time:** 9:30 AM  
**Location:** CSRD Boardroom  
 555 Harbourfront Drive NE, Salmon Arm

|                   |               |  |
|-------------------|---------------|--|
| Directors Present | K. Cathcart   | Electoral Area A (Via Teleconference)          |
|                   | L. Parker     | Electoral Area B (Via Teleconference)          |
|                   | P. Demenok    | Electoral Area C                               |
|                   | R. Talbot     | Electoral Area D                               |
|                   | R. Martin     | Electoral Area E                               |
|                   | L. Morgan     | Electoral Area F                               |
| Staff Present     | C. Hamilton*  | Chief Administrative Officer                   |
|                   | G. Christie   | Manager, Development Services                  |
|                   | C. Paiement   | Team Leader, Development Services              |
|                   | B. Payne*     | Manager, Information Systems                   |
|                   | D. Passmore*  | Senior Planner                                 |
|                   | J. Thingsted* | Planner  |
|                   | C. LeFloch*   | Development Services Assistant                 |
|                   | D. Wilson*    | Bylaw Enforcement Officer                      |
|                   | L. Schumi     | Administrative Clerk (Recorder)                |
|                   | J. Graham     | Executive Asst./Asst. Deputy Corporate Officer |

\* Attended part of the meeting only

### 1. Call to Order

The Chair called the meeting to order at 9:32 AM.



**2. Adoption of Agenda****Moved By** Director Talbot**Seconded By** Director Morgan

THAT: the agenda of the November 2, 2017 Electoral Area Directors' Committee meeting be approved.

**CARRIED****3. Meeting Minutes****3.1 Adoption of Minutes****Moved By** Director Morgan**Seconded By** Director Talbot

THAT: the minutes the minutes of the June 27, 2017 Electoral Area Directors' Committee meeting be adopted.

**CARRIED****3.2 Business Arising****3.2.1 Terms of Reference**

The Terms of Reference for the Electoral Area Directors' Committee was adopted by resolution at the July 20, 2017 Regular Board meeting.

Chair Demenok thanked staff for completing the Terms of Reference for the Electoral Area Directors' Committee.

**4. Reports by Staff****4.1 Soil Removal and Deposit Bylaw No. 646 update**

Report from Gerald Christie, Manager Development Services, dated November 2, 2017.

Staff recommends that the Electoral Area Directors' Committee not pursue further consideration of a Soil Removal and Deposit Bylaw at this time.

Mr. Christie presented his report as an update to the Soil Removal and Deposit Bylaw No. 646 originally given first reading at the regular Board meeting in August 2011.

Mr. Christie provided examples of other local governments who staff have consulted with who have or have had a Soil Removal and Deposit bylaw. The District of Peachland had a bylaw which was challenged and was determined by the courts to be too prohibitive. Local Governments do not hold the power to significantly limit soil removal or deposit and cannot infringe on the rights of the Ministry of Energy, Mines and Petroleum Resources (MEMPR) to grant mining permits. Fraser Valley Regional District had been waiting seven years to make amendments to its application process and fees structure as the ministry must approve of such bylaw changes. When consulting with the Regional District of North Okanagan (RDNO); despite staff working very closely with the Province, the Inspector of Mines ended up rejecting the RDNO proposed Soil Removal and Deposit anyway. The RDNO eventually had the bylaw approved for two electoral areas.

Mr. Christie explained that permits reviewed by the MEMPR can have significantly different requirements regarding regulations and standards than that of Local Governments thus proving difficult for operators and landowners to obtain the necessary permits and resulting in the delay of mining activities. This regulatory duplication with the MEMPR has led some operators to push back aggressively at the local level and through the courts, which is costly to local government. Enforcement of local government Soil Removal and Deposit Permits can be difficult and costly.

In response to a question, Mr. Christie explained the referral process for the Columbia Shuswap Regional District (CSRD), approximately receiving 8 to 10 referrals from the MEMPR per year and at times over 20 per year. Mr. Christie noted that in terms of workload, processing a Soil Removal and Deposit Permit application is the equivalent to that of processing a significant re-zoning application. The review and processing of an application is very complex and highly technical and must be reviewed carefully. Anecdotal evidence from some other regional districts suggest that staff find these applications very time consuming and have requested from their Boards additional staffing just to process these applications.

Mr. Christie explained that the MEMPR is not looking to download this to a local level at this time and agrees that control should continue to rest with the Province considering the Minister and Inspector of Mines have a lot of power to step-in when necessary and that the permitting process is already heavily regulated.

There was a question regarding any possible changes to the process given the change in provincial government and Mr. Christie responded that he did not get the sense that any major changes are imminent per se but that there could be some changes regarding public consultation requirements for permits.

Mr. Christie concluded that staff are not in support of implementing this bylaw but rather suggested an alternative for the Committee's consideration to adopt a policy to deal with these MEMPR referrals. This would streamline the process and help make it clear to the MEMPR as to the CSRD, Director and staff expectations when considering new mines permit applications.

**Moved By** Director Martin

**Seconded By** Director Morgan

THAT: the Electoral Area Directors' Committee receive this report and not pursue further readings of Bylaw No. 646 at this time;

AND FURTHER: that the Electoral Area Directors Committee recommend to the Board that the First Reading given to Bylaw No. 646 on August 18, 2012, be rescinded.

**CARRIED**

Discussion on the Motion:

Mr. Christie confirmed that operators and landowners are still required to obtain a mining permit from the Province.

Comments made regarding rock and soil issues being dealt with at the ministerial level, Mr. Christie responded that this would be a standalone policy and would encourage the Province to consult with the CSRD, however it is not mandatory. In response to a question on how long permits are granted for by MEMPR, Mr. Christie said it depends on the size and complexity of the project, but usually permits are good for five years or more. He also confirmed that the public are welcome to provide comments at any time to the ministry. Director commented that people are not made aware that they can provide feedback to the ministry and the ministry needs to do a better job of informing the public.

Brief discussion regarding gravel pits and that some gravel pits are owned by the Ministry of Transportation so even if the CSRD had a bylaw in place our regulations would not apply to these operations.

**Moved By** Director Martin

**Seconded By** Director Morgan

THAT: the Electoral Area Directors' Committee direct staff to prepare a draft policy to aid staff and Directors in providing comment to the Ministry of Energy and Mines (MEM) in regards to mines related referrals received from the Ministry.

**CARRIED**

Discussion on the Motion:

Continued discussion around public consultation. Mr. Christie confirmed that it would be included in the CSRD's referral policy that the CSRD would expect the ministry to consult in a meaningful way with the public and invite comments prior to granting a new permit or renewal. Discussion around better advertising so the public are aware they can provide input.

**4.1 Forest Industry Plan Referrals – Review of referral and response process**

Verbal report from C. Paiement, Team Leader, Development Services regarding the following:

- Overview of forest industry plan and review process
- Explanation of CSRD referral review and response process
- Considerations for future referrals and responses

Mr. Paiement presented a [PowerPoint](#) presentation for information, discussion, and direction. The new Development Services Assistant, Erica Hartling, is now coordinating the processing of these referrals. Mr. Jan Thingsted, Planner, is providing assistance as required. Unfortunately, Ms. Hartling could not be in attendance at this meeting.

Director comment that the maps provided by the forest companies are very hard to read. Mr. Paiement confirmed the staff have the ability to create location maps which should make it easier for Directors to understand where the referral area is located.

Questions regarding First Nations involvement and whether they have the same consultation process. Mr. Paiement responded that First Nation's and crown tenure holders must receive a referral from a forest company. It is

optional that other stakeholders, including local government, receive a referral.

Director comments regarding the need for better public engagement by forest companies and the Province about proposed logging plans

Some comments were made regarding the weight of local government input and where does the CSRD stand in terms of the decision making process. Mr. Paiement responded that this answer is best answered by the Province and forest companies. Director discussion continued around having a better opportunity now to engage the public regarding these issues with the recent change in provincial government and how local government can open up a greater dialogue with the Province but better community consultation

The Chair brought forward the notion of needing a person with knowledge of the forestry industry to assist Directors and the public with understanding proposed logging plans. This person could provide technical information to the community and be a facilitator with the Ministry and forestry company.

Mr. Jan Thingsted, Planner, confirmed that staff are not looking for or expecting technical comments from the Directors, really only looking for community concerns and local knowledge that can be very general in nature. There is no need to dwell on the technical jargon, but focus on providing information about community concerns such as noise, dust and environmental impacts.

In responding to a question, Mr. Paiement stated that the Ministry does recognize the need for more communication with local government and public. The Ministry is working on a 'strategic communications plan', but it will likely be at least a few months before this is finished. It was suggested that the Electoral Area Directors' Committee request a meeting with Ministry staff for the Directors to discuss their concerns and for the Ministry to explain it's new 'strategic communications plan.'

There was consensus among the Committee's Directors that Development Services staff invite staff from the Ministry of Forest, Lands and Natural Resource Operations that represent all areas of the CSRD to a future Electoral Area Directors meeting to explain the Provincial Forest Stewardship Planning process and discuss the Ministry's new 'strategic communications plan' for consulting with local governments and public.



#### **4.2 Lakes Zoning Bylaw No. 900 – Bylaw administration update and next steps**

Verbal report from C. Paiement, Team Leader, Development Services regarding the following:

- Overview of Lakes Zoning Bylaw No. 900
- Explanation of the challenges of administering and enforcing the bylaw
- Considerations for future Lakes Zoning priorities

Mr. Paiement presented a [PowerPoint](#) presentation for information, discussion, and direction.

Questions arose around federal enforcement of private moorage buoys. Bylaw Enforcement staff have been requesting more enforcement of non-compliant private moorage buoys by Transport Canada. A Director suggested that a representative from Transport Canada be invited to speak at a regular Board meeting. There should be a discussion to determine if some of the illegal buoys could be removed.

The Chair called on a member of the public in attendance. Mr. Bo Wilson, representing the Shuswap Waterfront Owners Association (SWOA), requested that the association, dock owners and dock companies be consulted about any changes being considered to Bylaw No. 900.

There was consensus among the Committee's Directors that:

- (a) Bylaw No. 900 should continue to regulate private moorage buoys;
- (b) The maximum dock surface area of 24m<sup>2</sup> in Bylaw No. 900 should be reviewed and options for a larger area be provided for the Committee's consideration; and
- (c) A representative of Transport Canada be invited to attend a future regular Board meeting to explain the federal legislation related to private moorage buoys and enforcement by the Department.

**5. Reports by Electoral Area Directors**

A Director asked about the opportunities for communication from the RCMP about policing activities.

It was noted by other Directors that a monthly report from the RCMP about policing activities can be requested by Directors. The reports are very general in nature but a good source of information.

**6. Adjournment**

Adjourned at 12:27 pm.

**Moved By** Director Morgan

**Seconded By** Director Talbot

THAT: the Electoral Area Directors' Committee meeting of November 2, 2017 be adjourned.

**CARRIED**

Enclosures: PowerPoint presentations.

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CHAIR

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CHIEF ADMINISTRATIVE OFFICER



# EAD REPORT

|                           |  |                           |
|---------------------------|--|---------------------------|
| <b>TO:</b>                | <b>Chair and Electoral Area Directors</b>  | <b>File No:</b> BL900 GEN |
| <b>SUBJECT:</b>           | Changes to Provincial Private Moorage Program  |                           |
| <b>DESCRIPTION:</b>       | Report from Christine LeFloch, Development Services Assistant, dated March 27, 2017. Overview of recent changes to Provincial private moorage regulations and associated impacts to CSR D.   |                           |
| <b>RECOMMENDATION #1:</b> | THAT: The Board receive the staff report for information.  |                           |
| <b>RECOMMENDATION #2:</b> | THAT: A letter be sent to Premier Christy Clark and to Steve Thompson, Minister of Forests Lands and Natural Resource Operations, and MLA Greg Kylo, outlining CSR D concerns with the changes to the Private Moorage Program, lack of consultation with local government about the changes, and requesting that Shuswap and Mara lakes be designated as an application-only area for private moorage. |                           |
| <b>RECOMMENDATION #3:</b> | THAT: A letter be sent to UBCM outlining CSR D concerns regarding the changes to the Provincial Private Moorage Program, and that the letter be copied to SILGA and the District of Coldstream.  |                           |
| <b>RECOMMENDATION #4:</b> | THAT: CSR D staff be directed to prepare communications regarding Lakes Zoning Bylaw No. 900 and Foreshore Development Permit Areas to remind the public of the CSR D bylaw requirements for docks, buoys and other foreshore structures.  |                           |

**APPROVED for EAD Consideration:**
*Meeting Date: April 4, 2017*
*Charles Hamilton, CAO*
**SHORT SUMMARY:**

Effective January 17, 2017 the Provincial Private Moorage Program was amended to streamline Provincial approval processes for private docks. Specifically, the General Permission was expanded to include a larger number of individual private docks and the maximum size requirement was replaced by a set of prerequisites which must be met in order to qualify for a General Permission. General Permissions are not granted in areas designated as "application-only areas", ecological reserves, parks, or where there are recorded archaeological sites. Due to the ecological and archaeological significance of Shuswap and Mara Lakes, as well as the recreational and residential growth around these lakes, it is recommended that the Board request that it be designated as an "application-only area".

It is also recommended that the Board support the District of Coldstream in their request that the General Permission be amended to explicitly require that General Permission for private moorage requires compliance with any local government regulation pertaining to the construction, placement and use of private moorage; and that Front Counter BC reinstate its practice of referring applications for private moorage to local governments.

**BACKGROUND:**

The CSRD was advised by copy of a letter from Greg Kockx, Manager Land Tenures Branch, Ministry of Forests Lands and Natural Resource Operations, to Gary MacIsaac, Executive Director, UBCM, dated January 17, 2017 that the Provincial Private Moorage Program had been amended to expand the General Permissions for residential docks. At their meeting held on February 7, 2017, the Electoral Area Directors Committee passed a motion that Development Services staff be directed to review the amendments to the Provincial Private Moorage Program and its impacts to Lakes Zoning Bylaw No. 900, foreshore tenures and parcel taxes. This report provides an overview of the recent amendments to the Private Moorage Policy, discusses impacts related to Bylaw No. 900, and provides a summary of the impacts on parcel taxes for dock owners.

Related to this issue, the Board passed a resolution at their meeting on February 16, 2017 to be brought forward to the Southern Interior Local Government Association (SILGA) encouraging the Province to work with UBCM to better address the multijurisdictional dock and buoy issue, by consulting with local governments to align areas of overlapping regulation and to increase provincial resources to deal with illegal docks on lakes and to lobby the Government of Canada to increase Transport Canada's resources to more effectively regulate and remove buoys on lakes that have been illegally placed, are unsafe or undocumented, or of unknown ownership. A copy of the SILGA resolution is attached to this report.

**POLICY:**Crown Land Use Operational Policy – Private Moorage

This policy is administered by the Ministry of Forests, Lands and Natural Resources Operations (FLNRO) and has been in effect since May 26, 2011. Since that time it has been amended four times, two of which have been amendments to the parameters surrounding General Permissions.

Under the original policy docks having up to 20 m<sup>2</sup> of surface area were authorized under a General Permission. In August of 2013 this size was increased to 24 m<sup>2</sup> to match up with DFO regulations. Lakes Zoning Bylaw No. 900, adopted in August 2012 was written to include a maximum upward facing surface area of 24 m<sup>2</sup> for docks in residential zones as it was understood that the Provincial regulations were in the process of being amended to 24 m<sup>2</sup> and this would create consistency between all applicable agencies.

In the summer of 2016 FLNRO conducted a review of the Private Moorage Policy, and in January of 2017 made further amendments to the policy based on the results of that review without

consultation with local government. Under the updated policy General Permissions are allowed as follows:

### **Section 6.1.1 General Permission**

*"The General Permission is available for ocean, lake and river docks located on Crown land, and is granted without the need for an application. As long as a person constructs and uses their dock in accordance with the terms and conditions contained in the General Permission document they will be deemed authorized. If, however, the proposed dock or existing dock does not meet the conditions and requirements stated in the General Permission, an application for a Specific Permission will be required.*

*A General Permission does not apply to docks that are in areas designated as:*

- *application-only areas (refer to Section 11.2 for more details);*
- *Land Act section 15 reserves, or section 16 or 17 withdrawals; or*
- *Protected Areas, such as ecological areas, parks, conservancies or wildlife management areas.*

*A General Permission is only granted to owners of waterfront property with riparian rights to the adjacent Crown foreshore where the dock is located; and only if no other private moorage facilities are fronting the upland property.*

*If it is unclear whether a client's dock qualifies for a General Permission, the client may be asked to provide additional information to help Authorizing Agency staff determine whether a General Permission is valid (e.g. a draft site plan showing design, location or orientation, title for upland property). In addition to meeting the criteria of the General Permission, clients may also be required to satisfy authorization requirements of other agencies and/or under other legislation (e.g. a notification of works in and about a stream in accordance with Section 11, Water Sustainability Act)."*

### **Section 11.2 Designated Application Only Areas**

*"In certain designated areas General Permissions will not apply. In these areas, docks will require an application for a Specific Permission. The application process will allow for site specific evaluation and consideration to address local circumstances and conditions before authorization is granted.*

*Application-only areas will cover areas that will generally have a higher risk of impacts or user conflicts related to the construction and use of any size dock.*

*Regional operations of the Authorizing Agency may work with provincial and federal resource agencies First nations and communities to identify appropriate application-only areas. Once designated, information on these specific areas will be available from the Authorizing Agency.*

*Refer to Appendix 5 for a detailed description of the process and criteria for designating application-only areas. (Appendix 5 is provided as an attachment to this report.)*

The General Permission document which contains the full set of conditions and requirements is attached to this report. A summary of the key changes is provided here:



| <b>General Permission (2013)</b>  | <b>General Permission (2017)</b>   |
|---|--|
| 'Province', 'Dock', and 'Upland Property' were the only terms defined.  | List of definitions expanded to include 12 additional terms, including ' <i>mobile dock</i> ' which is equivalent to the term ' <i>floating dock</i> ' as used in Bylaw No. 900  |
| <p>Size requirements:</p> <ul style="list-style-type: none"> <li>• 24 m<sup>2</sup> excluding the walkway portion of the dock,</li> <li>• maximum of 3 m in width for the float,</li> <li>• maximum of 1.5 m in width for the walkway</li> </ul>  | <p>Size requirements for freshwater docks amended to:</p> <p>A freshwater dock must not:</p> <ol style="list-style-type: none"> <li>extend beyond a distance of 42 m from the point where the walkway begins, measured perpendicular from the general trend of the shoreline;</li> <li>have more than a 3 m wide moorage platform and float; or</li> <li>have more than a 1.5 m walkway connecting the platform or float to the shore; and</li> <li>for mobile docks located in waterbodies that have seasonally fluctuating water levels, the outermost extent of the dock must not be more than a distance of 60 m from the present natural boundary.</li> </ol> <p>*based on these parameters the maximum size of a dock which could qualify under the General Permission if all other requirements are met would be 120 m<sup>2</sup>.</p> |
| <p>Location requirements: The Dock including boat lift must be at least:</p> <ol style="list-style-type: none"> <li>5 m from the projected side property line; or</li> <li>6 m from the projected side property line if adjacent to a dedicated public beach access or park, and</li> <li>10 m from any existing dock or other foreshore structure</li> </ol> | <p>Location requirements are unchanged.</p> <p>*These are the same property line setback requirements used in Bylaw No. 900.</p>   |
| <p>Use requirement:</p> <ul style="list-style-type: none"> <li>• Dock to be used for private, non-commercial moorage purposes only and owner not to make dock available to others for a fee.</li> </ul>   | <p>Use requirements:</p> <ul style="list-style-type: none"> <li>• statement regarding non-commercial use of dock only is now included as a prerequisite.</li> <li>• Condition regarding keeping the dock in and the Crown land beneath it in a safe,</li> </ul>  |

|  |  |
|--|--|
|  | <p>clean and sanitary condition has been moved to the Use section</p> <ul style="list-style-type: none"> <li>• Additional condition included to state that the owner shall not cause a nuisance to adjacent owners</li> </ul>  |
| <p>Other requirements:</p> <ul style="list-style-type: none"> <li>• Dock will be subject to any other restrictions, requirements or specifications which the Minister may impose from time to time;</li> <li>• Dock owner must observe, abide by and comply with all other bylaws and regulations of any governmental authority having jurisdiction</li> <li>• Dock must not obstruct public access along the foreshore or beach.</li> </ul> | <p>Other requirements:</p> <ul style="list-style-type: none"> <li>• The original requirements still apply;</li> <li>• New requirement included to allow different siting and size parameters for docks in the Thompson Okanagan and Kootenay Boundary regions depending on the date of construction of older docks – owner to provide proof of date of construction if requested. If proof not provided current conditions apply.</li> </ul> |

## FINANCIAL:

### Parcel Tax implications:

Starting in 2015 provincially registered dock owners were issued a second folio by BC Assessment. As not all docks are registered with the Province, BC Assessment is now using information from multiple sources to generate folios for unregistered docks. They hope to have accounted for all docks by next year. Since licences issued by the Province are not the only source of information being used to generate folios for docks the Private Moorage Policy changes do not impact on the ability of BC Assessment to generate new folios for foreshore structures.

### Communications:

If the Board directs staff to prepare communication materials as recommended there would be associated costs related to advertising in local newspapers.

## KEY ISSUES/CONCEPTS:

### Review of Private Moorage Program

In the summer of 2016 the Ministry of Forests Lands and Natural Resource Operations (FLNRO) conducted a review of the Private Moorage Policy in order to identify and address operational issues. Conversations with FLNRO staff along with publications on the FLNRO website indicate that the objective of the review was to ensure that the program is effective and efficient with respect to authorizing activities and maintaining stewardship. They also indicate that former regulation was found to be onerous and required significant staff time to process applications and deal with unauthorized construction, and that this was true even when the proposed or existing docks under application had a low risk of impact. FLNRO media publications state that the changes that have been introduced are intended to reduce workload associated with lower risk docks. CSRD staff are

not aware of any consultation with local government regarding these changes. FLNRO staff were also not aware of any consultation with local government.

#### Changes to General Permission

The main changes that were made to the Private Moorage Policy were to the requirements regarding which docks qualify for General Permission and which ones require an application for a Specific Permission. Previously, only freshwater docks less than 24 m<sup>2</sup> in surface area were subject to the General Permission. Under the amended policy General Permissions have been expanded and will now apply to larger freshwater docks, as well as marine docks, subject to satisfying a set of conditions and requirements. The "surface area" limit has been replaced with limits on dimensions of private moorage structures (width, length, distance from shore etc.) resulting in an overall increase in maximum dock size from 24 m<sup>2</sup> to 120 m<sup>2</sup>. Many of the other previous requirements remain unchanged. The document has also been restructured to improve readability.

General Permissions are not granted for docks proposed to be located in Application-only Areas or Areas of Special Interest. Areas of special interest include known archaeological sites, ecological reserves, parks, and protected areas. Ministry staff have confirmed that there are no Application-only Areas, ecological reserves, parks, or protected areas in the residential foreshore areas of Shuswap or Mara Lakes. However, CSRD staff are aware that there are known archaeological sites on Shuswap and Mara Lakes, that these lakes have ecological significance due to the Adams River Sockeye salmon population, and are known to be important lakes for First Nations. These lakes are also heavily used recreationally, have a number of public beaches and parks, and are experiencing residential growth along the shorelines resulting in significant pressure for new residential moorage. The CSRD also has local government regulations related to foreshore development including Lakes Zoning Bylaw No. 900, Foreshore Development Permit Areas (DPA) in Electoral Areas C and F, and a proposed Foreshore DPA for Electoral Area E.

Under the Private Moorage Policy, Application-only Areas may be designated by the Ministry of Forests Lands and Natural Resource Management due to known concerns or issues within these areas. Appendix 5 of the Private Moorage Policy indicates that the Ministry will work with provincial and federal resource agencies, local government and First Nations, as needed to identify potential application-only areas based on certain criteria. These criteria include but are not limited to:

- narrow water bodies where riparian rights are at risk of being infringed, or navigation and safety compromised (e.g. small coves, channels and sections of rivers);
- areas important for public access and use (e.g. beaches, areas adjacent to waterfront parks)
- areas subject to local requirements associated with foreshore development
- environmentally sensitive areas (e.g. fish spawning, critical habitat areas mapped by Ministry of Environment);
- areas where First Nations have expressed a strong interest, or have specifically requested consultation on all private moorage proposals;

- areas which contain Land Act dispositions or other government authorizations that are at risk of being in conflict with dock placement and use; and
- areas that are experiencing significant growth and concerns associated with waterfront development.

As many of these criteria would be applicable to Shuswap and Mara Lakes, staff are recommending that the Board send a letter to the Minister of Forests Lands and Natural Resource Operations requesting that Shuswap and Mara Lakes be designated as an application-only area. If designated, all new docks on Shuswap and Mara lakes would require an application for Specific Permission from FLNRO.

#### Effect on Lakes Zoning Bylaw No. 900

While the width requirements for docks and walkways remain the same, the changes to the General Permission have virtually eliminated the maximum area requirement for docks at the Provincial level. This means that any efforts to regulate overall dock size are now at the discretion of the applicable local government. Lakes Zoning Bylaw No. 900 currently limits the upward facing surface area for single family residential docks at 24 m<sup>2</sup> which is consistent with the former Provincial standard. Without this local level regulation individual residential docks could become as large as 120 m<sup>2</sup>. Staff feel that the new provincial maximum size permitted is excessive and that the size limits should remain in Bylaw No. 900 in order to prevent residential docks from becoming overly large. Variances to this standard would continue to be addressed on a case by case basis.

While the changes to the General Permission document do not directly affect Bylaw No. 900, this may not be well understood by the general public. To mitigate any misunderstandings staff suggest that notices be posted on the CSRD website, social media and in local papers reminding the public that despite changes to provincial dock regulations, local government regulations are still in effect and remain status quo. This would also be a good time to remind the public of the Lakes Zoning Bylaw No. 900 and applicable Development Permit requirements.

#### Local Government Response

In response to the recent changes to the Private Moorage Policy the District of Coldstream has adopted a resolution which has been sent to Premier Clark and will be forwarded to the Southern Interior Local Government Association (SILGA) to seek support with the intention of presenting the resolution at the 2017 UBCM Convention. The resolution requests that FLNRO amend the General Permission to explicitly require that a General Permission for private moorage requires compliance with any local government regulation pertaining to the construction, placement and use of private moorage; that Front Counter BC reinstate its practice of referring Private Moorage applications to local governments, and further that if the Ministry does not amend the General Permission, that the Thompson Okanagan area be designated an "application-only area". The Village of Harrison Hot Springs has provided a letter of support to the District of Coldstream regarding their requests. It is suggested that the CSRD write a letter to Premier Clark, the Minister of Forests Lands and

Resource Operations and MLA Greg Kylo requesting that Shuswap and Mara lakes be designated as an Application-only Area and to the District of Coldstream endorsing their resolution to SILGA.

#### IMPLEMENTATION:

If the Board endorses the staff recommendation, two letters will be prepared for signature by the Chair. One to be sent to Premier Christy Clark, FLNRO Minister Steve Thompson, and MLA Greg Kylo requesting that Shuswap and Mara Lakes be designated as an Application-only Area. The second letter would be sent to UBCM, with copies sent to SILGA and the District of Coldstream, endorsing their resolution to the Southern Interior Local Government Association. This letter would be circulated to other UBCM member municipalities and regional districts.

#### DESIRED OUTCOMES:

That the Board endorse staff recommendations.

#### BOARD'S OPTIONS:

1. *Endorse the Recommendations.*
2. *Deny the Recommendations.*
3. *Defer.*
4. *Any other action deemed appropriate by the Electoral Area Directors Committee.*

#### LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

|  |   |  |
|--|---|--|
| 1. Provincial General Permission for the Use of Crown Land for Private Moorage, dated January 17, 2017                             | Attached to Board Report: <input checked="" type="checkbox"/> | Available from Staff: <input type="checkbox"/> |
| 2. Letter from Greg Kockx, Manager Land Tenures Branch, MFLNRO, to Gary MacIsaac, Executive Director, UBCM, dated January 17, 2017 | Attached to Board Report: <input checked="" type="checkbox"/> | Available from Staff: <input type="checkbox"/> |
| 3. Letter from District of Coldstream to Premier Clark, dated February 22, 2017  | Attached to Board Report: <input checked="" type="checkbox"/> | Available from Staff: <input type="checkbox"/> |
| 4. 2017 CSRD Board Resolution to SILGA re: Enforcement of Provincial and Federal Dock and Buoy Regulations                         | Attached to Board Report: <input checked="" type="checkbox"/> | Available from Staff: <input type="checkbox"/> |
| 5. Private Moorage Crown Operational Policy Appendix 5 – Process and Criteria for Designating Application Only Areas               | Attached to Board Report: <input checked="" type="checkbox"/> | Available from Staff: <input type="checkbox"/> |



| <b>REVIEWED BY:</b>               | <b>Date Signed Off<br/>(MO/DD/YR)</b> | <b>Approval Signature of Reviewing Manager or Deputy<br/>Manager</b> |
|-----------------------------------|---------------------------------------|--|
| Team Leader, Development Services |                                       |  |
| Manager, Development Services     |                                       | N/A  |
| Manager, Financial Services       |                                       |  |

## **COLUMBIA SHUSWAP REGIONAL DISTRICT**

Minutes of the Electoral Area Directors' Committee meeting held April 4, 2017  
in the Board Room of the Regional District Office, Salmon Arm, BC

Note: The following minutes are subject to correction  
when endorsed by the Committee at the next EAD Committee meeting.

### **PRESENT**

|            |                  |   |
|------------|------------------|---|
| Chair:     | P. Demenok       | (Electoral Area 'C')                                      |
| Directors: | K. Cathcart      | (Electoral Area 'A') (Via Teleconference)                 |
|            | L. Parker        | (Electoral Area 'B')                                      |
|            | R. Talbot        | (Electoral Area 'D')                                      |
|            | R. Martin        | (Electoral Area 'E')                                      |
|            | L. Morgan        | (Electoral Area 'F')                                      |
| Staff:     | C. Hamilton      | Chief Administrative Officer                              |
|            | L. Schumi        | Administrative Clerk                                      |
|            | E. Johnson       | Executive Assistant, Confidential Secretary               |
|            | J. Pierce*       | Manager, Financial Services                               |
|            | C. Kraft*        | Deputy Treasurer  |
|            | G. Christie*     | Manager, Development Services                             |
|            | C. Paiement*     | Team Leader, Development Services                         |
|            | J. Thingsted*    | Planner   |
|            | C. LeFloch*      | Development Services Assistant                            |
| Other      | Greg Kylo*       | MLA, Shuswap  |
|            | Joe Wrobel*      | President and General Manager of JPW Road and Bridge Inc. |
|            | Mike MacKay*     | Official Trustee – School District No. 83                 |
|            | Nicole Bittante* | Secretary-Treasurer – School District No. 83              |

\* attended part of meeting only

### **CALL TO ORDER**

The Chair called the meeting to order at 9:31 a.m.

### **ADOPTION OF AGENDA**

M/S Directors Morgan/Martin THAT:  
the agenda be adopted as distributed.

CARRIED

### **ADOPTION OF MINUTES/MATTERS ARISING**

#### **MINUTES ELECTORAL AREA DIRECTORS' COMMITTEE MEETING FEBRUARY 7, 2017**

M/S Directors Morgan/Talbot THAT:  
the minutes of the February 7, 2017 Electoral Area Directors' Committee Meeting  
be adopted as circulated.

CARRIED

## **REPORTS BY STAFF**

### **AMENDMENTS TO TOLKO FOREST STEWARDSHIP PLAN TO ADD NEW CUTBLOCKS AND ROADS**

The CSRD has received a referral from Tolko Industries Ltd. (Lumby) regarding new cutblocks and roads it is adding to the Okanagan Woodlands Forest Stewardship Plan (FSP). An FSP defines the areas in which timber harvesting and road construction activities may occur during the term of the FSP.

Many of these cutblocks and roads are located within the "Community Crown Interface Area" of the Okanagan Shuswap Land and Resource Management Plan (LRMP).

Several cutblocks and roads are also located in known hazard areas of the CSRD, most notably the Mara Creek/Hummingbird Creek basin directly above the community of Swansea Pt.

In 1997, a large debris flow descended Hummingbird Creek and caused considerable property and infrastructure damage in Swansea Pt. It started as a debris avalanche below a culvert which received water diverted by a spur road and cutblock logged three years previously. Subsequent flooding, channel avulsions, and a debris flow in 2012 caused further damage to properties, homes, and Highway 97A.

The CSRD has received numerous emails and phone calls from Swansea Pt. and Salmon Valley residents who are concerned about the potential impact from the FSP amendments. Concerns have been raised about the risk of damaging landslides and debris flows but also the possible disturbance to domestic water sources and viewscapes.

Climate change models indicate that BC's climate appears to be changing in a manner which has the potential to increase the future frequency of landslide and flood events. At the same time, however, there is ongoing pressure for additional development to be approved in areas vulnerable to landslide hazards.

#### **Discussion:**

Mr. Jan Thingsted, Planner, Development Services, provided the Committee with background on a referral the Columbia Shuswap Regional District (CSRD) received from Tolko Industries Ltd. (Lumby).

These amendments to their Forest Stewardship Plan primarily affecting Electoral Areas E and D. Mr. Thingsted showed maps of the locations for the proposed logging, noting the hazard areas, such as Hummingbird Creek and Swansea Point. Also noting the public response on this proposed amendment, main concerns are water quality, landslides and debris flow, along with potential loss of life and infrastructure damage.

Tolko Industries Ltd. (Lumby) has stated publicly that they are just in the preliminary stages of planning and will consult with the public for feedback on the plan.

A comment was made expressing concerns that Tolko did not take the time to speak to the community despite being aware of the sensitivity to the area and the traumatic events the residents experienced in 1997 and 2012. Concerns over logging plans in Malakwa and severely impacted a resident's water and it wasn't until the owner engaged the Forest Practices Board that it was rectified. Concerns expressed over the manner in which Tolko operates in, citing lack of public consultation. It was acknowledged that some residents of Swansea Point were present at today's meeting.

Director comment stating it would be a recipe for disaster, especially after what happened in Swansea Point. Many properties on Chase-Falkland Road are deeply concerned over the logging on such steep roads. It was also noted that Silver Creek residents have expressed concerns over the impact on the Salmon River Road and the quality of their water. Would like to see Silver Creek involved in the public engagement meetings.

A lot of dismay expressed over logging activities. Local Governments need to put more pressure on the Province to ensure the logging companies consult with the public on the work they are going to be doing, and perhaps even go as far as to hire an independent hydrogeologist to assess the land and potential impact. This would ensure clear, meaningful community input.

Further discussion around lack of public consultation when it comes to logging practices. General conception that they don't take citizens' concerns seriously, becoming an issue in the entire region. Information released by Tolko does not provide clear information, just an obscure map that you can barely read. Logging companies only doing what they're legally required to do, their mandate is to meet their cut control and make a profit.

Tolko's Forest Stewardship Plan was originally approved in 2006 and had an expiry date at the end of 2011, and was granted an extension to December 2017.

Mr. Thingsted noted that Tolko will still be required to obtain cutting permits from the Province and in certain high risk areas, such as Swansea Point, terrain stability assessments will be required. Whether they do that in house or hire a third party is unknown.

Chair Demenok invited Mr. Greg Kylo, MLA, to speak to the Committee on Tolko's Forest Stewardship Plan. Mr. Kylo noted his concerns over this logging due to the traumatic events of the past.

Discussion ensued around a full stop moratorium. Mr. Kylo agreed that proper third party assessments, along with habitat and environmental impact assessments need to be completed, let science dictate the future logging practices.

When asked if the taxpayers would possibly be asked to pay for these third party assessments, Mr. Kylo stated that he cannot speak to that as the Ministry of Finance would make that decision but he would certainly advocate for the provincial government to fund.

**Recommendation to the Board**

M/S Directors Martin/Talbot THAT:  
the Board recommend to Tolko Industries Ltd. (Lumby) and the Minister of Forest Lands and Natural Resource Operations that a moratorium be placed on future logging activity in the Hummingbird Creek and Mara Creek basin due to the history of large debris flows in this area;

AND THAT: the Board request Tolko Industries Ltd. (Lumby) to hold public engagement meetings in Sicamous and Falkland to provide information and answer questions regarding the Forest Stewardship Plan amendments.

**AMENDMENT TO MOTION**

M/S Martin/Talbot THAT:  
the above recommendation be amended to include Silver Creek in the public engagement meetings to provide information and answer questions regarding the Forest Stewardship Plan amendments.

VOTE ON AMENDMENT – CARRIED  
VOTE ON MOTION AS AMENDED - CARRIED

**REPORTS BY STAFF****CHANGES TO PROVINCIAL PRIVATE MOORAGE PROGRAM**

Requested by the Electoral Area Directors' Committee at its February 7, 2017 meeting.

Report from Christine LeFloch, Development Services Assistant, dated March 27, 2017.

Overview of recent changes to Provincial private moorage regulations and associated impacts to CSRD.

Letter attached from the Ministry of Forests, Lands and Natural Resource Operations, addressed to the District of Coldstream, regarding the Provincial Private Moorage Program.

**Discussion:**

Ms. LeFloch provided the Committee with an overview of her report including some history on the Provincial Private Moorage Program and the impacts the changes have on the Lakes Zoning Bylaw No. 900.

Discussion around discontent over lack of consultation from Forests Lands and Natural Resource Operations (FLNRO). Columbia Shuswap Regional District (CSRD) was not notified of these amendments until January 2017. Dock companies were informed directly of these amendments and encouraged to consult with the local government on CSRD bylaws. These new amendments could see a legal dock as large as 120 m<sup>2</sup>.



Comments made about public frustration increasing with local government even though it is provincial regulation, but the onus is on the CSRD to enforce. In responding to a question, Ms. LeFloch explained that these amendments are mainly intended to reduce staff workload.

Director commented that we need a more workable approach and suggested one of the recommendations is an overreaction and does not believe the Province will agree. Do not have the resources to adequately enforce regulations.

Gerald Christie, Manager of Development Services, acknowledged the Directors comments and specified the process would involve allowing local government more ability when it comes to making decisions on docks. Comment made on what exactly is trying to be achieved here, maintaining Lakes Zoning Bylaw No. 900 is important and concerns increasing over the Province bypassing local governments. Public needs to know CSRD bylaws still apply.

Ms. LeFloch explained to the Committee that there are a lot of archeological sites along Shuswap and Mara Lakes and if these lakes were application only areas it would give us the tools we need to protect these sites, since they are not public record. In responding to a question, Ms. LeFloch stated that Development Services staff are attempting to meet with dock builders and make them aware of the regulations and may continue doing so with a more aggressive approach.

**Recommendation to the Board**

M/S Directors Talbot/Morgan THAT:  
the Board receive the staff report for information.

CARRIED

**Recommendation to the Board**

M/S Directors Talbot/Martin THAT:  
a letter be sent to Premier Christy Clark and to Steve Thompson, Minister of Forests Lands and Natural Resource Operations, and MLA Greg Kylo, outlining CSRD concerns with the changes to the Private Moorage Program, lack of consultation with local government about the changes, and requesting that Shuswap and Mara lakes be designated as an application-only area for private moorage.

CARRIED  
DIRECTOR MORGAN OPPOSED

**Recommendation to the Board**

M/S Directors Martin/Parker THAT:  
a letter be sent to UBCM outlining CSRD concerns regarding the changes to the Provincial Private Moorage Program, and that the letter be copied to SILGA and the District of Coldstream.

CARRIED

**Recommendation to the Board**

M/S Directors Martin/Talbot THAT:

CSRD staff be directed to prepare communications regarding Lakes Zoning Bylaw No. 900 to remind the public of the CSRD bylaw requirements for docks, buoys and other foreshore structures.

CARRIED

**REPORTS BY ELECTORAL AREA DIRECTORS**

**ROAD MAINTENANCE** Requested by Chair Demenok.

Potential to help Directors consideration of priorities.

Discussion:

Mr. Joe Wrobel, President and General Manager of JPW Road & Bridge Inc. (JPW), in attendance to speak to the Committee regarding road maintenance. They seek input from stakeholders once every year to acquire feedback and prioritize maintenance which is usually held in September. However, due to the severe winter weather it was moved up to February. It is worth noting that JPW takes direction from the Ministry of Transportation and Infrastructure and does not make decisions on road maintenance but can provide input based on the Ministry's priorities and plans.

Discussions between Mr. Wrobel and the Committee surrounding road improvements needed in each area of the CSRD especially filling potholes and road paving. Agreed that an annual meeting between the Committee and JPW is a good idea. The general consensus is that the Committee is satisfied with the winter maintenance done, acknowledging the fact that it can be a challenge to operate on a budget of approximately \$90 million when there is a lot of work to be done.

Chair Demenok asked Mr. Wrobel to provide a list of roads requiring rehabilitation in 2017. Mr. Wrobel advised he can provide a list within two weeks.

Director comments around Ministry of Transportation prioritizing only improvements to highways, mainly the Trans-Canada Highway. Secondary and side roads should also be a priority. Would like to see the MLA (Greg Kylo) put pressure on the Ministry of Finance to put more money into rural roads. Mr. Kylo did state he is lobbying for more money for rural roads as they are costing the most.

There was also some discussion around the reduction of speed limits in some areas.

**PRIORITIES FOR  
MINISTRY OF  
TRANSPORTATION  
AND  
INFRASTRUCTURE**

Brought forward from March 23, 2017 Board meeting.

Instruction from Board meeting to write a letter noting that the CSRD's priority is the Trans-Canada Highway.

Discussion at the Electoral Area Directors' Committee meeting to determine further priorities.

Discussion:

Chair Demenok asked the Electoral Area Directors to draft a list of priority roads for their respective areas and defer to the next Electoral Area Directors meeting on June 27, 2017 for discussion.

**IN CAMERA**

M/S Talbot/Parker THAT:

pursuant to Section 90(1)(e): the acquisition, disposition or expropriation of land or improvements, if the committee considers that disclosure could reasonably be expected to harm the interests of the regional district; of the Community Charter, the Committee move In Camera.

CARRIED

The Electoral Area Directors' Committee meeting reconvened.

**MIKE MACKAY –  
SCHOOL DISTRICT #83  
STRATEGIC PLANNING**

Mike MacKay, Official Trustee for School District No. 83 and Nicole Bittante, Secretary Treasurer, School District No. 83 in attendance to discuss strategic plan with the Committee.

Main discussion regarding transparency and lack of communication between the school district and the public and elected municipalities, MLA's and local government. Mr. MacKay explained the school district's main objectives such as putting together a focus group and engaging in table top exercises. Some discussion regarding the challenges the school district faces such as overcrowding and space issues and utilizing the resources given. Mr. MacKay agreed he will ensure the lines of communication are opened up between the school district and the regional district.

**ELECTORAL AREA  
MANAGER**

Requested by Chair Demenok.

CSRД reviewed the need for an Electoral Area Services Coordinator in 2009.

Staff to report on history.

Discussion:

Charles Hamilton, Chief Administrative Officer, provided some history on the Electoral Area Service Coordinator within the CSRД. Sharen Berger was originally in this position and upon review of the Development Services department, found that her job was mostly Planning related so dissolved the Electoral Area Services Coordinator position and created the Team Leader, Development Services.

Chair Demenok stated he would be interested in learning more about this, suggesting it would create better communication and streamlining of information. After a brief discussion the general consensus throughout the Committee is that they get sufficient support from staff and feel that there is really no need for extra support.

#### **LOCAL GOVERNMENT FUNDING OF COMMUNITY HALLS**

Requested by Chair Demenok.

Cariboo Regional District has a model where it funds Community Halls.

Utilizing this model, what are the effects on grants or other funding requests?

What are the pros and cons of this approach?

#### Discussion:

Charles Hamilton, Chief Administrative Officer, spoke on the tax implications. Cariboo Regional District does not provide Grant in Aid funds so they had more money to fund these halls. As the CSRD's Grant in Aid budgets are fairly modest, wondering if there is public interest to use taxpayer's money to do this.

Directors comments that most halls can apply for Grant in Aid funds and there are some bylaws in place to fund community halls on an annual basis. Taxes would go up substantially if local government funded them, although some halls are in need of repair and significant upgrades.

Chair Demenok stated that a large part of Grant in Aid funds goes to the community halls and maybe a new approach to the management of tax dollars is needed, not necessarily spending more money. Would like to hold another Grant in Aid workshop in Area C.

#### **SOUTH OKANAGAN SIMILKAMEEN CONSERVATION PROGRAM**

Requested by Chair Demenok.

#### Discussion:

Chair Demenok deferred this item to the next Electoral Area Directors meeting on June 27, 2017 so that all Committee members can have an opportunity to review the website.

#### **FUTURE ELECTORAL AREA DIRECTORS' AGENDA TOPICS**

Emily Johnson, Executive Assistant/Confidential Secretary, explained the process for preparing the Electoral Area Directors' meeting agenda. Staff suggested it would be helpful to have more background information on items suggested for the agenda. A form will be drafted for future agenda item requests.

Chair Demenok advised that he would like to see a Terms of Reference for the Committee. Currently there is no tracking mechanism for topics and recommendations coming out of Committee meetings.

**ADJOURNMENT**

2:39 p.m.

M/S Directors Morgan/Talbot THAT:  
the April 4, 2017 Electoral Area Directors' Committee meeting be adjourned.

CARRIED

CERTIFIED CORRECT

---

CHAIR

---

CHIEF ADMINISTRATIVE OFFICER



Electoral Area C, E & F:  
Lakes Zoning Amendment (CSRD) Bylaw  
No. 900-25



Development Services

## RECOMMENDATION:

THAT: the Electoral Area Directors direct Development Services staff to bring forward, to a regular Board meeting, a report and amendment to the Lakes Zoning Bylaw No. 900 to:

1. Increase the total upward facing surface area of a dock to 30 m<sup>2</sup>;
2. Increase the maximum width of any portion of a floating or fixed dock surface to 3.05 m; and,
3. Increase the maximum width of any portion of a permanent or removable walkway surface to 1.52 m.

# Proposal

To increase the:

- Total upward facing surface of a dock;
- Maximum width of any portion of a floating or fixed dock surface; and,
- Maximum width of any portion of a permanent or removable walkway surface,

in Bylaw No. 900.

# Location

Humamilt  
Lake

Shuswap  
Lake

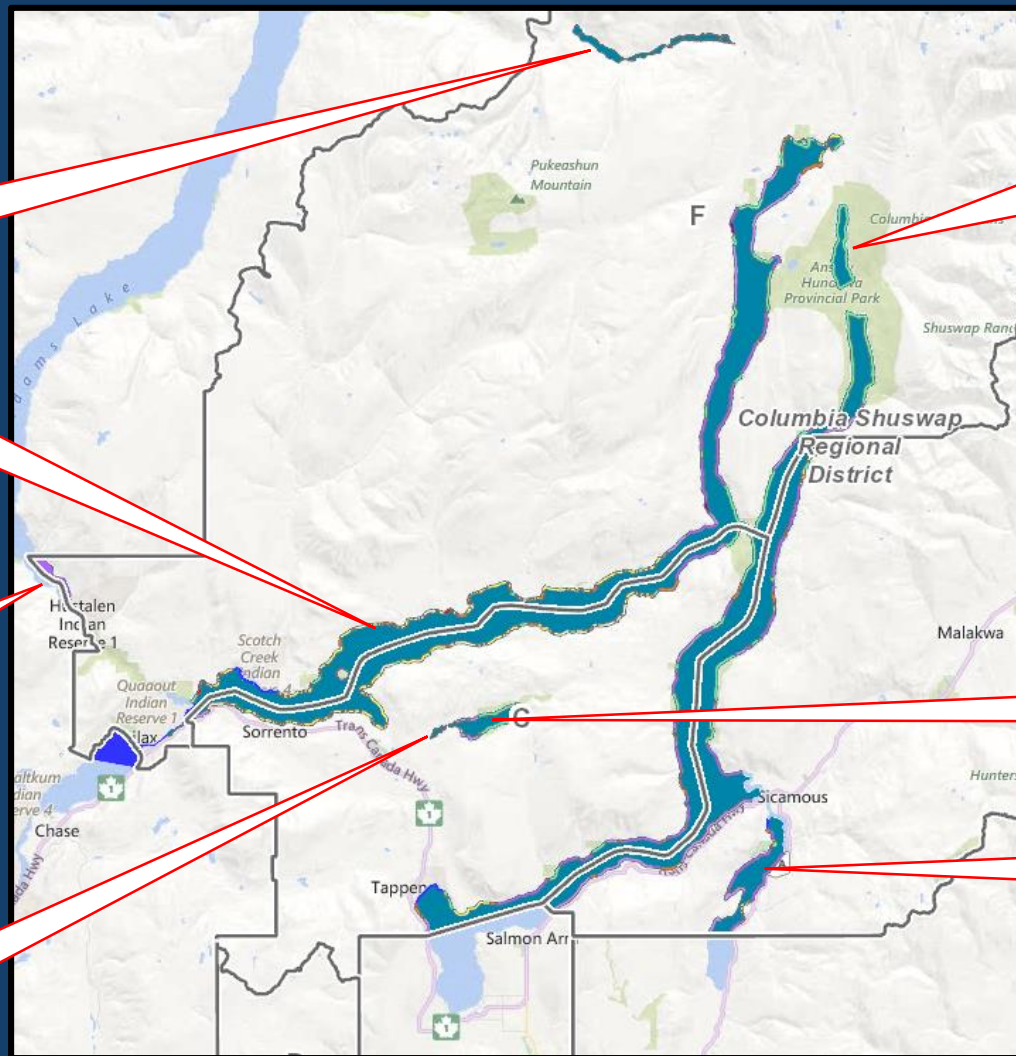
Adams  
Lake

Little White  
Lake

Hunakwa  
Lake

White Lake

Mara Lake



|               | Current           | Proposed          |
|---------------|-------------------|-------------------|
| Dock size     | 24 m <sup>2</sup> | 30 m <sup>2</sup> |
| Dock width    | 3 m               | 3.05 m            |
| Walkway width | 1.5 m             | 1.52 m            |

# Dock Size Options

| Dock Size                               | Imperial Size           | Dock width x length (Feet) | Metric Size          | Dock width x length (Metres) | Increase from current size |
|---|-------------------------|----------------------------|----------------------|------------------------------|----------------------------|
| Current                                 | 258.33 ft <sup>2</sup>  | 9.84 x 26.45               | 24 m <sup>2</sup>    | 3 x 8                        | -                          |
| Option 1                                | 301.39 ft <sup>2</sup>  | 10 x 30                    | 28 m <sup>2</sup>    | 3.05 x 9.18                  | 16.67%                     |
| Option 2                                | 322.92 ft <sup>2</sup>  | 10 x 32                    | 30 m <sup>2</sup>    | 3.05 x 9.84                  | 25.00%                     |
| Option 3                                | 344.35 ft <sup>2</sup>  | 10 x 34                    | 32 m <sup>2</sup>    | 3.05 x 10.49                 | 33.33%                     |
| Option 4                                | 409.03 ft <sup>2</sup>  | 10 x 40                    | 38 m <sup>2</sup>    | 3.05 x 12.46                 | 58.33%                     |
| Option 5                                | 430.56 ft <sup>2</sup>  | 10 x 43                    | 40 m <sup>2</sup>    | 3.05 x 13.11                 | 66.67%                     |
| Maximum size permitted by the Province* | 1378.86 ft <sup>2</sup> | 10 x 137.89                | 128.1 m <sup>2</sup> | 3.05 x 42                    | 433.75%                    |

\*Crown Land Use – General Permission for Private Moorage



# Boat Size Comparison

| <b>Boat Type</b> | <b>Boat Length</b>               | <b>Number for Sale</b> | <b>Meets Current Dock Size (24 m<sup>2</sup>)</b> | <b>Meets Proposed Dock Size (30 m<sup>2</sup>)</b> |
|------------------|----------------------------------|------------------------|---|--|
| Sport            | 5.64 – 9.17 m<br>18.5 – 30.08 ft | 61                     | 56  | 61   |
| Fishing          | 4.98 – 8.23 m<br>16.33 – 27 ft   | 4                      | 4   | 4  |
| Pontoon          | 6.71 – 7.36 m<br>22 - 24.16 ft   | 4                      | 4   | 4  |
| Yacht            | 11.58 – 15.85 m<br>38 - 52 ft    | 7                      | 0   | 0  |
|                  |                                  | Total<br>76            | Total<br>64                                       | Total<br>69  |

Source: Little River Boatworld & Captain's Village Marina

# Boat Size Comparison

Page 270 of 404



Sport Boat

20 feet

\$33,900



Sport Boat

20 feet

\$56,500



Fishing Boat

16 feet 4  
inches

~\$12,000



Pontoon Boat

22 feet

\$46,874



Sport Boat

23 feet

\$112,895





Sport Boat

27 feet 3 inches

\$31,892





Yacht

38 feet

\$200,000+



Yacht

52 feet

\$2,100,000

# Houseboats



56 feet

\$135,500



70 feet

\$309,000

# Dock and Walkway Widths

| Widths                                       | Current         | Proposed       |
|--|-----------------|----------------|
| Maximum floating or fixed dock surface width | 3 m (9.84 ft)   | 3.05 m (10 ft) |
| Maximum Permanent or Removable walkway width | 1.5 m (4.92 ft) | 1.52 m (5 ft)  |

# Referral Agencies

- Advisory Planning Commission C;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations, and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations, and Rural Development – Lands Branch;
- FrontCounterBC;
- Department of Fisheries and Oceans;
- Transport Canada;
- City of Salmon Arm;
- District of Sicamous;
- CSRD Operations Management;
- All relevant First Nation Bands and Councils.

# Referrals – Stakeholders and Special Interest Groups

- Dock builders and installers working in the Shuswap area;
- Shuswap Waterfront Owners Association (SWOA);

## RECOMMENDATION:

THAT: the Electoral Area Directors direct Development Services staff to bring forward, to a regular Board meeting, a report and amendment to the Lakes Zoning Bylaw No. 900 to:

1. Increase the total upward facing surface area of a dock to 30 m<sup>2</sup>;
2. Increase the maximum width of any portion of a floating or fixed dock surface to 3.05 m; and,
3. Increase the maximum width of any portion of a permanent or removable walkway surface to 1.52 m.





# BOARD REPORT

**TO:** Chair and Directors

**File No:** BL900-22  
PL20170149

**SUBJECT:** Electoral Area C: Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

**DESCRIPTION:** Report from Jennifer Sham, Planner, dated July 20, 2018.  
3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae

**RECOMMENDATION #1:** THAT: the Board give "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" third reading, as amended, this 16<sup>th</sup> day of August, 2018.

**RECOMMENDATION #2:** THAT: adoption of "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" be withheld until documentation has been received regarding the final locations of the buoys within the zone area confirmed with a map, and confirmation that the buoys and dock have been tagged with identification and 'BL900-22'.

## SHORT SUMMARY:

The owners originally applied to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to recognize 8 private mooring buoys and a shared dock adjacent to the common property of Strata Plan KAS2305 located in Sunnybrae in Electoral Area C. The revised proposal is to rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing shared dock and 7 private mooring buoys within the zone.

---

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

---

## BACKGROUND:

See "2017-11-16\_Board\_DS\_BL900-22\_Gray-Ulry.pdf" attached.

## POLICY:

See "2017-11-16\_Board\_DS\_BL900-22\_Gray-Ulry.pdf" and "BL725\_Policies\_BL900-22.pdf" attached.

## FINANCIAL:

This rezoning application is the result of a bylaw enforcement action (regarding the dock). If the Board does not adopt the proposed amending bylaw, and the owners do not bring the property into compliance, the Board may choose to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

**KEY ISSUES/CONCEPTS:**

See "2017-11-16\_Board\_DS\_BL900-22\_Gray-Ulry.pdf" attached.

A public hearing was held on June 20, 2018 at the Sunnybrae Community Hall in Sunnybrae. Twenty-four members of the public, including the applicants, were in attendance. Prior to the close of the public hearing, 23 written submissions were received: 16 in favour, 7 opposed. See "Public\_Submissions\_BL900-22.pdf" and "Public\_Hearing\_Notes\_BL900-22.pdf" attached.

Since the public hearing, after hearing the concerns from the public, the owners have revised their site plan by proposing to remove one of the eight existing lawfully non-conforming buoys, shifting the remaining buoys within the proposed zone to allow for more room between them, and adjusting the east and west zone boundaries to reduce the size of the proposed zone. See "BL900-22\_third\_amended.pdf" attached.

Staff is recommending that the adoption of Bylaw No. 900-22 be withheld until: proof of the actual location of the buoys is submitted to this office; proof that each of the buoys have been tagged with identification and "BL900-22"; and, proof that the dock has also been tagged on both the land and water sides. The owners have been made aware of these requirements and have indicated that an accurate plan will be submitted showing the locations of all the buoys after the proposed adjustments have been made. Staff will replace the current dock and buoy locations map in the bylaw with the updated map, and will present Bylaw No. 900-22 to the Board at a future Board meeting for third reading, as amended, and adoption.

**Revised Proposal**

To rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing dock and 7 private mooring buoys within the zone.

**SUMMARY:**

DS staff is recommending BL900-22 be given third reading, as amended, for the following reasons:

- This application is the result of bylaw enforcement action regarding the walkway width of the dock. The owners have applied to recognize the existing shared dock, which is not permitted in the FR1 zone, and the existing private mooring buoys, which exceeds the permitted number in both the FR1 and FM2 zones. One shared dock for the strata will have less environmental impact on the foreshore area than the two docks permitted in the current FR1 zone;
- The 8 existing private mooring buoys have lawfully non-conforming status (uses pre-date the adoption of Bylaw No. 900) and the owners are not required to remove any buoys; however, in response to the public comments, the owners are offering to remove one of the buoys. The revised site plan shows an overall reduction of buoys (associated with this strata) in the bay by 1 buoy; and,
- By adjusting the proposed zone boundaries, there will be more zone area for the property owner of the adjacent property to the east to place an additional private mooring buoy (Foreshore and Water Development Permit required).

**IMPLEMENTATION:**

See "2018-04-19\_Board\_DS\_BL900-22\_Gray-Ulry.pdf" attached. If the Board gives BL900-22 third reading, as amended, staff will not bring this bylaw back for adoption until the required documentation/proof has been received.

**COMMUNICATIONS:**

See "Agency\_Referral\_Responses\_BL900-22.pdf" and "2018-04-19\_Board\_DS\_BL900-22\_Gray-Ulry.pdf" attached.

**DESIRED OUTCOMES:**

That the Board endorse the staff recommendations.

**BOARD'S OPTIONS:**

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

**LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Lakes Zoning Bylaw No. 900

**Report Approval Details**

|                      |   |
|----------------------|---|
| Document Title:      | 2018-08-16_Board_DS_BL900-22_Gray-Ulry.docx   |
| Attachments:         | <ul style="list-style-type: none"> <li>- BL900-22_ThirdAmended.pdf</li> <li>- 2018-04-19_Board_DS_BL900-22_Gray-Ulry.pdf</li> <li>- BL900-22_Second.pdf</li> <li>- 2017-11-16_Board_DS_BL900-22_Gray-Ulry.pdf</li> <li>- BL900-22_First.pdf</li> <li>- BL725_Policies_BL900-22.pdf</li> <li>- Public_Hearing_Notes_BL900-22.pdf</li> <li>- Public_submissions_BL900-22.pdf</li> <li>- Agency_Referral_Responses_BL900-22.pdf</li> <li>- Maps_Plans_Photos_BL900-22.pdf</li> </ul> |
| Final Approval Date: | Aug 2, 2018   |

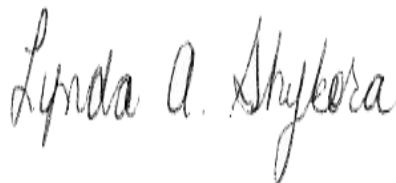
This report and all of its attachments were approved and signed as outlined below:

**No Signature - Task assigned to Corey Paiement was completed by workflow administrator Tommy Test**

**Corey Paiement - Aug 1, 2018 - 4:43 PM**



**Gerald Christie - Aug 2, 2018 - 11:32 AM**



**Lynda Shykora - Aug 2, 2018 - 2:43 PM**



**Charles Hamilton - Aug 2, 2018 - 3:33 PM**

**COLUMBIA SHUSWAP REGIONAL DISTRICT****LAKES ZONING AMENDMENT (GRAY-ULRY) BYLAW NO. 900-22****A bylaw to amend the "Lakes Zoning Bylaw No. 900"**

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No.900;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 900;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

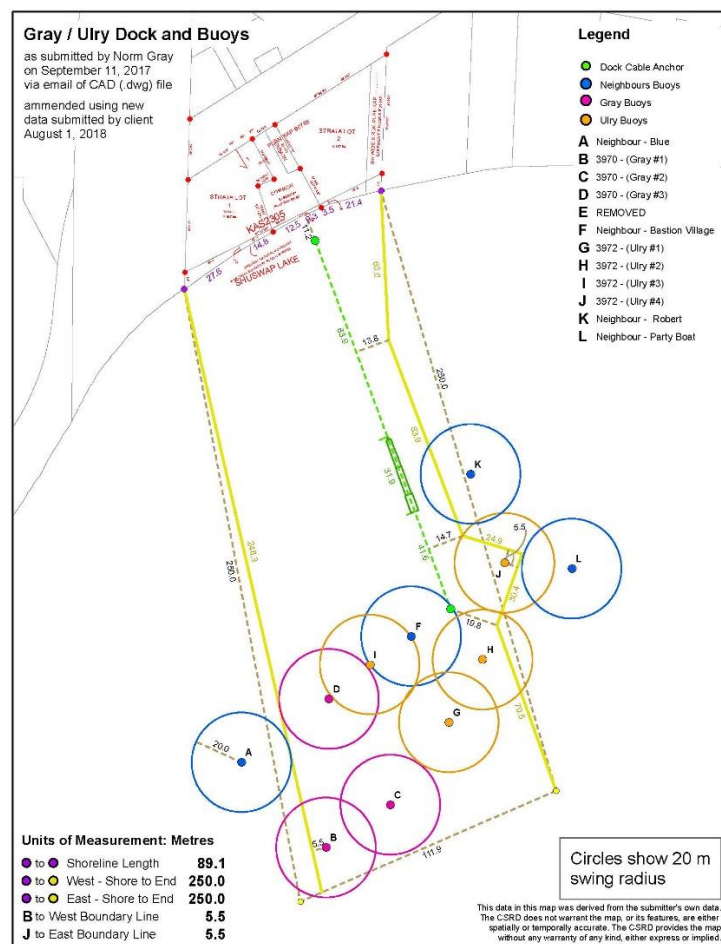
1. Bylaw No. 900 cited as "Lakes Zoning Bylaw No. 900" is hereby amended as follows:

**A. TEXT AMENDMENT**

1. Schedule A, Zoning Bylaw Text, Part 4 Zones, Section 4.7, Foreshore Multi-Family 2 Zone, is hereby amended by adding the following therefor:

i) Subsection .2 (b) Site Specific Density:

"For the surface of the *lake* adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the maximum number of berths is 2 and private mooring buoys is 7, which is more particularly shown on the diagram below:



ii) Subsection .2 (c) Size of Dock:

"For the surface of the lake adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the minimum setback of private mooring buoys is 5 m from the side boundaries of the zone."

B. MAP AMENDMENT

1. Schedule B, Zoning Maps, is hereby amended by:

- i) rezoning that part of Shuswap Lake lying adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw, from FR1 – Foreshore Residential 1 to FM2 – Foreshore Multi-Family 2.



BL 900-22

PAGE 2

2. This bylaw may be cited as "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22."

READ a first time this 16<sup>th</sup> day of November, 2017.

READ a second time this 19<sup>th</sup> day of April, 2018.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ a third time, as amended, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 900-22  
as read a third time.

CERTIFIED a true copy of Bylaw No. 900-22  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**FR1**

**FM1**

FROM: FR1 Foreshore Residential 1  
TO: FM2 Foreshore Multi-Family 2

Shuswap Lake

N



# BOARD REPORT

**TO:** Chair and Directors

|                 |                        |
|-----------------|------------------------|
| <b>File No:</b> | BL900-22<br>PL20170149 |
|-----------------|------------------------|

**SUBJECT:** Electoral Area C: Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

**DESCRIPTION:** Report from Jennifer Sham, Planner, dated April 4, 2018.  
3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae

**RECOMMENDATION #1:** THAT: "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" be read a second time this 19<sup>th</sup> day of April, 2018.

**RECOMMENDATION #2:** THAT: a public hearing to hear representations on "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" be held;

AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Paul Demenok, as Director of Electoral Area C being that in which the land concerned is located, or Alternate Director Arnie Payment, if Director Demenok is absent, and the Director of Alternate Director, as the case may be, give a report of the public hearing to the Board.

## SHORT SUMMARY:

The owners would like to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to recognize 8 private mooring buoys and a shared dock adjacent to the common property of Strata Plan KAS2305 located in Sunnybrae in Electoral Area C. The proposal is to rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing dock and 8 private mooring buoys within the zone.

## VOTING:

Unweighted  
Corporate

☐

LGA Part 14  
(Unweighted)

☒

Weighted  
Corporate

☐

Stakeholder  
(Weighted)

☐

## BACKGROUND:

See "2017-11-16\_Board\_DS\_BL900-22\_Gray-Ulry.pdf" attached.

## POLICY:

See "2017-11-16\_Board\_DS\_BL900-22\_Gray-Ulry.pdf" and "BL725\_Policies\_BL900-22.pdf" attached.

## FINANCIAL:

This rezoning application is the result of a bylaw enforcement action. If the Board does not adopt the proposed amending bylaw, and the owners do not bring the property into compliance, the Board may choose to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

**KEY ISSUES/CONCEPTS:**

See "2017-11-16\_Board\_DS\_BL900-22\_Gray-Ulry.pdf" attached.

**Proposal**

To rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing dock and 8 private mooring buoys within the zone.

**SUMMARY:**

DS staff is recommending BL900-22 be given second reading and delegation of a public hearing for the following reasons:

- Staff did not receive any objections to this bylaw from the responding referral agencies;
- One shared dock for the strata will have less environmental impact on the foreshore area than the two permitted in the current zone;
- Bylaw No. 725 policies regarding waterfront development support this proposal; and,
- The owners are proposing to recognize uses that pre-date the adoption of Bylaw No. 900.

**IMPLEMENTATION:**

CSRD Policy P-18 regarding Consultation Processes- Bylaws, staff recommended the simple consultation process. Neighbouring property owners first became aware of the application when a notice of application sign was posted on the property on December 11, 2017. Staff received one written submission from a neighbour with concerns about an existing easement and water pump on the subject property.

See "Public\_Submission\_BL900-22.pdf" attached.

**COMMUNICATIONS:**

See "Agency\_Referral\_Responses\_BL900-22.pdf" attached.

Bylaw No. 900-22 was sent out to the following referral agencies for comments:

Advisory Planning Commission C

Recommended approval

Interior Health Authority

Recommended that the dock and moorage area location be reviewed to determine if a drinking water intake is within 30 meters of this proposal. The depth and location of the water intake can be of concern to a drinking water supply system since water quality may be affected by the boating activity in the dock and moorage area.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Any further works in and about a stream require an application under Section 11 of the Water Sustainability Act and docks must follow the general permission guidelines. It is the proponent's responsibility to ensure his/her activities are in compliance with all relevant legislation, including the Water Sustainability Act and the Wildlife Act.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch  
No known archaeological sites recorded on either of the subject properties.

Transport Canada

No concerns with the proposed bylaw amendment. The existing dock and moorings were installed without first having obtained authorization under the Navigation Protection Act, as a result they are considered unlawful. The proponent will be required to submit a Notice to the Minister, which applies in this instance even if the structures are pre-existing. Once the Notice to the Minister of Transport has been received and assessed, an authorization with applicable terms and conditions will be issued.

CSRD Operations Management

No concerns

CSRD Financial Services

Interests unaffected

No response from the following agencies or First Nations Bands:

- Ministry of Environment
- Department of Fisheries and Oceans
- FrontCounterBC
- Neskonlith Indian Band
- Little Shuswap Indian Band
- Adams Lake Indian Band

#### **DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

#### **BOARD'S OPTIONS:**

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

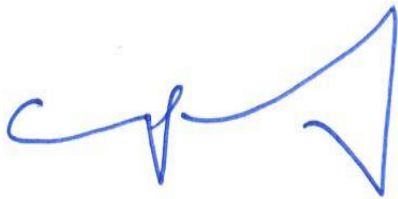
#### **LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Lakes Zoning Bylaw No. 900

**Report Approval Details**

|                      |  |
|----------------------|--|
| Document Title:      | 2018-04-19_Board_DS_BL900-22_Gray-Ulry.docx  |
| Attachments:         | <ul style="list-style-type: none"> <li>- BL900-22_Second.pdf</li> <li>- 2017-11-16_Board_DS_BL900-22_Gray-Ulry.pdf</li> <li>- BL900-22_First.pdf</li> <li>- BL725_Policies_BL900-22.pdf</li> <li>- Public_Submission_BL900-22.pdf</li> <li>- Agency_Referral_Responses_BL900-22.pdf</li> <li>- Maps_Plans_Photos_BL900-22.pdf</li> </ul> |
| Final Approval Date: | Apr 9, 2018  |

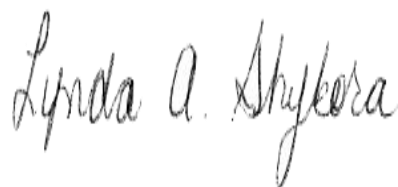
This report and all of its attachments were approved and signed as outlined below:



**Corey Paiement - Apr 5, 2018 - 4:33 PM**



**Gerald Christie - Apr 5, 2018 - 8:38 PM**



**Lynda Shykora - Apr 6, 2018 - 3:09 PM**

**No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora**

**Charles Hamilton - Apr 9, 2018 - 11:31 AM**



**COLUMBIA SHUSWAP REGIONAL DISTRICT****LAKES ZONING AMENDMENT****(GRAY-ULRY) BYLAW NO. 900-22****A bylaw to amend the "Lakes Zoning Bylaw No. 900"**

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No.900;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 900;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 900 cited as "Lakes Zoning Bylaw No. 900" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, Part 4 Zones, Section 4.7, Foreshore Multi-Family 2 Zone, is hereby amended by adding the following therefor:

i) Subsection .2 (b) Site Specific Density:

"For the surface of the *lake* adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the maximum number of berths is 2 and private mooring buoys is 8."

ii) Subsection .2 (c) Size of Dock:

"For the surface of the lake adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the minimum setback of private mooring buoys is 5 m from the side boundaries of the zone."

iii) Subsection .2 (d) Location and Siting:

"For the surface of the lake adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the minimum setback between Buoy I and Buoy J, as shown on Schedule 2 of Bylaw No. 900-22, is 18 m."

B. MAP AMENDMENT

1. Schedule B, Zoning Maps, is hereby amended by:

i) rezoning that part of Shuswap Lake lying adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw, from FR1 – Foreshore Residential 1, to FM2 – Foreshore Multi-Family 2.

BL 900-22

PAGE 2

2. This bylaw may be cited as "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22."

READ a first time this 16<sup>th</sup> day of November, 2017.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 900-22  
as read a third time.

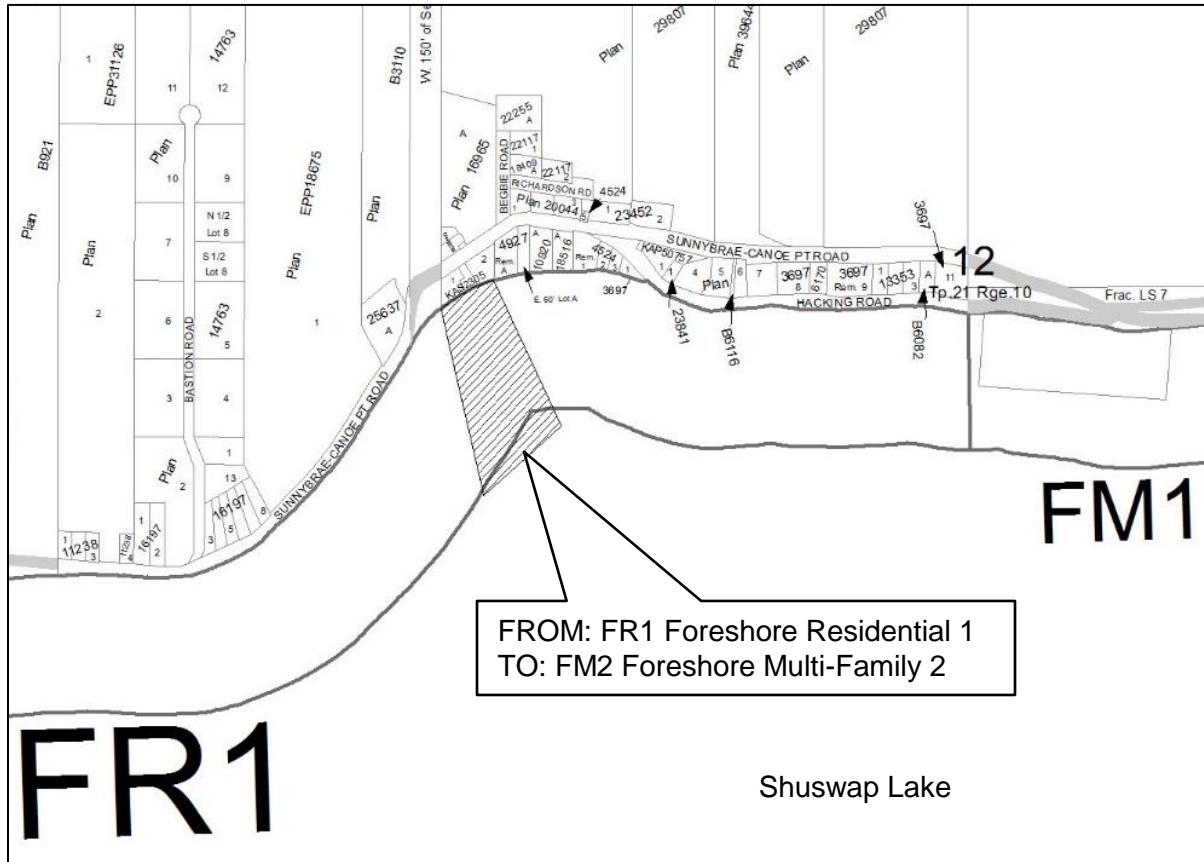
CERTIFIED a true copy of Bylaw No. 900-22  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

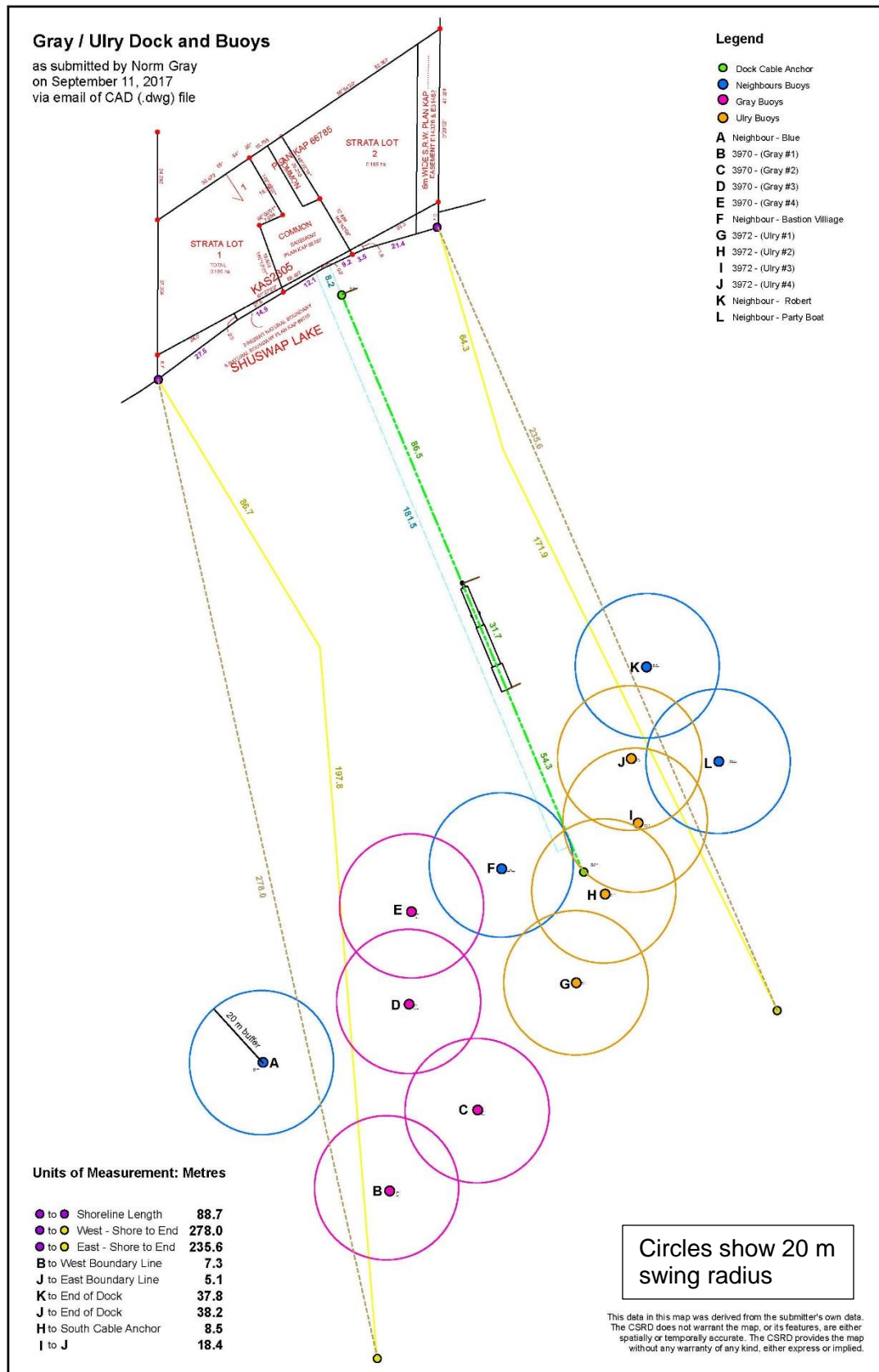
## SCHEDULE 1

### LAKES ZONING AMENDMENT (GRAY-ULRY) BYLAW NO. 900-22



## SCHEDULE 2

### LAKES ZONING AMENDMENT (GRAY-ULRY) BYLAW NO. 900-22





# BOARD REPORT

**TO:**

Chair and Directors

|                 |                        |
|-----------------|------------------------|
| <b>File No:</b> | BL900-22<br>PL20170149 |
|-----------------|------------------------|

**SUBJECT:**

Electoral Area C: Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

**DESCRIPTION:**
Report from Jennifer Sham, Planner, dated October 24, 2017.  
3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae
**RECOMMENDATION:**
THAT: "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22" be read a first time this 16<sup>th</sup> day of November, 2017;

AND THAT: The Board utilize the simple consultation process for Bylaw No. 900-22 and it be referred to the following agencies and First Nations:

- Advisory Planning Commission C;
- Interior Health Authority;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- Department of Fisheries and Oceans;
- FrontCounterBC;
- Transport Canada;
- CSR D Operations Management;
- CSR D Financial Services; and,
- All relevant First Nations Bands and Councils.

**SHORT SUMMARY:**

The owners would like to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to recognize 8 private mooring buoys and a shared dock adjacent to the common property of Strata Plan KAS2305 located in Sunnybrae in Electoral Area C. The proposal is to rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing dock and 8 private mooring buoys within the zone.

**VOTING:**
Unweighted  
Corporate
☐
LGA Part 14  
(Unweighted)
☒
Weighted  
Corporate
☐
Stakeholder  
(Weighted)
☐
**BACKGROUND:**

REGISTERED OWNER(S):

KAS2305

Strata Lot 1 = Norman Gray &amp; Bonnie Gray

Strata Lot 2 = Lloyd Ulry &amp; Gloria Ulry

## APPLICANT:

Gloria Ulry

## AGENT:

Gloria Ulry

## ELECTORAL AREA:

C

## LEGAL DESCRIPTIONS:

Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V

## PID(S):

KAS2305

Strata Lot 1 = 024-932-213

Strata Lot 2 = 024-932-221

## CIVIC ADDRESS:

KAS2305

Strata Lot 1 = 3965, 3967 &amp; 3970 Sunnybrae-Canoe Point Road, Sunnybrae

Strata Lot 2 = 3972 Sunnybrae-Canoe Point Road, Sunnybrae

## SURROUNDING LAND USE PATTERN:

North = Sunnybrae-Canoe Point Road, Bastion Mobile Village Mobile Home Park

South = Shuswap Lake

East = Residential

West = Lakeview Estates Mobile Home Park

## CURRENT &amp; PROPOSED USE:

Residential

## PARCEL SIZE:

KAS2305

Strata Lot 1 = 0.195 ha

Strata Lot 2 = 0.165 ha

Common = 0.12 ha

## DESIGNATION:

Electoral Area C Official Community Plan Bylaw No. 725

SSA Secondary Settlement Area

RR Rural Residential

FW Foreshore Water (Moorage)



**ZONE:**

Lakes Zoning Bylaw No. 900  
FR1 Foreshore Residential 1

**PROPOSED ZONE:**

Lakes Zoning Bylaw No. 900  
FM2 Foreshore Multi-Family 2

**AGRICULTURAL LAND RESERVE:**

0%

**SITE COMMENTS:**

Development Services (DS) staff visited the subject properties on October 12, 2017. Strata Lot 1, KAS2305 includes 3965, 3967, and 3970 Sunnybrae-Canoe Point Road: two dwellings to the north of Sunnybrae-Canoe Point Road and one to the south. Strata Lot 2, KAS2305 includes 3972 Sunnybrae-Canoe Point Road but there are 2 single family dwellings on this lot. The common area includes lands on both sides of Sunnybrae-Canoe Point Road. At the time of the site visit, the lake level was low; however, staff was unable to account for all the buoys associated with this application in the water. Prior to adoption of this bylaw, all the buoys will be tagged and documented as a condition of rezoning. See "Maps\_Plans\_Photos\_BL900-22.pdf".

**POLICY:**

Electoral Area C Official Community Plan Bylaw No. 725 (Bylaw No. 725)  
SSA Secondary Settlement Area  
RR Rural Residential  
FW Foreshore Water (Moorage)

If this bylaw amendment application is successful, a Foreshore and Water Development Permit will be required.

See "BL725\_Policies\_BL900-22.pdf" attached.

Lakes Zoning Bylaw No. 900  
FR1 Foreshore Residential 1

**1.1 Definitions**

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

**GROUP MOORAGE FACILITY** is one or more multi-berth fixed or floating docks providing communal moorage to an adjacent multi-dwelling unit or multi-parcel residential development, including a strata or shared interest development.

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

**Part 3 General Regulations****3.3 Berths**

.1 the number of total berths shall be calculated by counting each:

- (a) Dedicated moorage space for a single vessel at a fixed or floating dock to a maximum of 10 m (32.81 ft) of linear length on its longest side; and,

- (b) 10 m (32.81 ft) of linear length of a fixed or floating dock that may be used for the mooring of a single vessel.

#### FRI Foreshore Residential 1

Permitted uses: floating dock, including removable walkway, that is accessory to a permitted use on an adjacent waterfront parcel; private mooring buoy(s) that is accessory to a permitted use on an adjacent waterfront parcel or an adjacent semi-waterfront parcel; boat lift(s) that is accessory to a permitted use on an adjacent waterfront parcel.

#### Density:

Dock: 1 floating dock per adjacent waterfront parcel;

Private mooring buoys: 1 per adjacent semi-waterfront parcel; 1 per adjacent waterfront parcel with a lake boundary less than 30 m; 2 per adjacent waterfront parcel with a lake boundary of more than 30 m.

#### Size:

Floating dock must not exceed 24 m<sup>2</sup> in total upward facing surface area (not including removable walkway)

Floating dock surface must not exceed 3 m in width for any portion of the dock.

Removable walkway surface must not exceed 1.5 m in width for any other portion of the walkway.

#### Location and siting:

Minimum setback of a floating dock, private mooring buoy or boat lift accessory to an adjacent waterfront parcel (and adjacent semi-waterfront parcel in the case of private mooring buoys) is as follows:

- 5 m from the side parcel boundaries of that waterfront parcel (and semi-waterfront parcel in the case of private mooring buoys), projected onto the foreshore and water.
- 6 m from a Foreshore Park zone or park side parcel boundaries projected onto the foreshore and water.

#### Additional setbacks for private mooring buoys:

- 20 m from any existing structures on the foreshore or water.
- 50 m from any boat launch ramp or marina.

See "Maps\_Plans\_Photos\_BL900-22.pdf".

### **FINANCIAL:**

This rezoning application is the result of a bylaw enforcement action. If the Board does not adopt the proposed amending bylaw, and the owners do not bring the property into compliance, the Board may choose to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

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

The agent states that the existing dock has been in its current location since 1997. No licence of occupation or dock licence has ever been issued by the province for this dock; therefore, the Lakes Zoning Bylaw No. 900 did not recognize the dock. In 2015, the owners of Strata Lot 1 & 2 of KAS2305 replaced a portion of the existing dock, without a development permit, and a bylaw enforcement complaint was received. Upon receiving an application for a development permit, DS staff determined that the floating dock was providing communal moorage to the adjacent strata properties, and group moorage facility was not a permitted use in the FR1 zone. Further, the owners also stated that they had

8 existing private mooring buoys associated with the strata lots. Through a series of meetings between the owners and DS staff, the owners of KAS2305 submitted an application to rezone the water adjacent to KAS2305 to bring the property into compliance with Bylaw No. 900.

According to the dock plans supplied by the owners, the floating dock is 21.81 m<sup>2</sup> while the two walkways are 24.57 m<sup>2</sup> and 30.72 m<sup>2</sup> each. The total length of the dock and walkway is 33.48 m. The existing floating dock has 2 berths and is 7.15 m in length. The agent has indicated that the walkway exceeds the Provincial General Permission maximum width of 1.5 m at 2.1 m. Staff has informed the owners that a Provincial Specific Permission is required for this variance. The agent states that when she contacted FrontCounterBC, staff would not accept their Specific Permission application because the CSRD's rezoning process must be completed before the Specific Permission is issued.

As part of this application, the owners have indicated that they would like to also recognize the 8 private mooring buoys associated with the strata lots (4 buoys per strata lot) that existed before the adoption of Bylaw No. 900. The proposed bylaw amendment will create a zone boundary extending from the shoreline into Shuswap Lake that includes the dock and the 8 private mooring buoys. Bylaw No. 900 zone boundary currently only extends 200 m into Shuswap Lake in this area. This proposal will also extend the zone boundary 250 m into Shuswap Lake to include all 8 existing private mooring buoys. Further, this bylaw amendment will include a variance to the minimum setback area for the side parcel boundaries to the side zone boundaries, and the distance between Buoy I and Buoy J, as shown on Schedule 2 of Bylaw No. 900-22. Due to the curvature in the bay shoreline, the existing dock and buoys would be outside of the zone boundaries and would require a 0 m setback variance, if the setback was measured from the side parcel boundaries of the waterfront parcel projected onto the foreshore and water. Staff propose to measure the side boundaries from the proposed zone boundaries, and no variance is required for the existing dock or buoys. Of the buoys in the bay within the proposed zone area, two are within 20 m of one another; a variance has been included in this bylaw amendment to allow Buoy I and Buoy J (as shown on Schedule 2) to be within 18 m of each other. See "Maps\_Plans\_Photos\_BL900-22.pdf" and "BL900-22\_first.pdf".

The current FR1 zone allows 1 floating dock per adjacent waterfront parcel and 1 private mooring buoy per adjacent waterfront parcel having a lake boundary length of less than 30 m; the maximum width of the walkway must not exceed 1.5 m. The proposed FM2 zone allows a group moorage facility with 20 berths and 2 private mooring buoys; this zone does not have a maximum width for a walkway, but the floating dock surface must not exceed 3 m in width for any portion of the dock. The existing dock is 3.05 m in width; however, through the development permit process, the Manager of DS is able to issue a Development Permit with a minor variance.

Section 2.3.2.7 of Bylaw No. 725 states that the Regional District will encourage waterfront owners to consider shared docks in the interests of having one larger lock that extends into deep water, rather than a number of individual docks that are in relatively shallow water with higher fish habitat values. The existing dock is providing moorage for up to 4 dwelling units associated with KAS2305. If this rezoning is adopted, the owners of KAS2305 will be permitted one dock with 2 berths, and 8 private mooring buoys; no additional docks or buoys will be permitted.

#### **SUMMARY:**

DS staff is recommending BL900-22 be given first reading and sent to the referral agencies listed below for the following reasons:

- One shared dock for the strata will have less environmental impact on the foreshore area than the two permitted in the current zone;
- Bylaw No. 725 policies regarding waterfront development support this proposal; and,
- The owners are proposing to recognize existing uses that pre-date the adoption of Bylaw No. 900.

### **IMPLEMENTATION:**

CSRD Policy P-18 regarding Consultation Processes- Bylaws, staff recommends the simple consultation process. Neighbouring property owners will first become aware of the application when a notice of application sign is posted on the property.

#### **Referral Process**

The following list of referral agencies is recommended:

- Advisory Planning Commission C;
- Interior Health Authority;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- Department of Fisheries and Oceans;
- FrontCounterBC;
- Transport Canada;
- CSRD Operations Management;
- CSRD Financial Services; and,
- All relevant First Nations Bands and Councils:
  - Neskonalith Indian Band;
  - Little Shuswap Indian Band; and,
  - Adams Lake Indian Band.

### **COMMUNICATIONS:**

If the Board gives Bylaw No. 900-22 first reading, the bylaw will be sent out to referral agencies. Referral responses will be provided to the Board with a future Board report, prior to delegation of a public hearing.

### **DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

### **BOARD'S OPTIONS:**

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

### **LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Electoral Area C Official Community Plan Bylaw No. 725

2. Lakes Zoning Bylaw No. 900

**Report Approval Details**

|                      |   |
|----------------------|---|
| Document Title:      | 2017-11-16_Board_DS_BL900-22_Gray-Ulry.docx   |
| Attachments:         | <ul style="list-style-type: none"><li>- BL900-22_First.pdf</li><li>- BL725_Policies_BL900-22.pdf</li><li>- Maps_Plans_Photos_BL900-22.pdf</li></ul> |
| Final Approval Date: | Nov 7, 2017   |

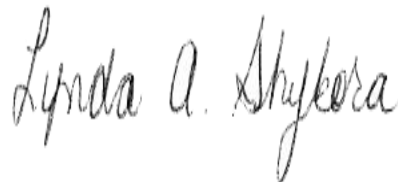
This report and all of its attachments were approved and signed as outlined below:



**Corey Paiement - Nov 6, 2017 - 1:19 PM**



**Gerald Christie - Nov 7, 2017 - 8:15 AM**



**Lynda Shykora - Nov 7, 2017 - 8:37 AM**



**Charles Hamilton - Nov 7, 2017 - 8:43 AM**



**COLUMBIA SHUSWAP REGIONAL DISTRICT****LAKES ZONING AMENDMENT****(GRAY-ULRY) BYLAW NO. 900-22****A bylaw to amend the "Lakes Zoning Bylaw No. 900"**

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No.900;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 900;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 900 cited as "Lakes Zoning Bylaw No. 900" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, Part 4 Zones, Section 4.7, Foreshore Multi-Family 2 Zone, is hereby amended by adding the following therefor:
  - i) Subsection .2 (b) Site Specific Density:
 

"For the surface of the *lake* adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the maximum number of berths is 2 and private mooring buoys is 8."
  - ii) Subsection .2 (c) Size of Dock:
 

"For the surface of the lake adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the minimum setback of private mooring buoys is 5 m from the side boundaries of the zone."
  - iii) Subsection .2 (d) Location and Siting:
 

"For the surface of the lake adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, the minimum setback between Buoy I and Buoy J, as shown on Schedule 2 of Bylaw No. 900-22, is 18 m."

B. MAP AMENDMENT

1. Schedule B, Zoning Maps, is hereby amended by:
  - i) rezoning that part of Shuswap Lake lying adjacent to Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot shown on Form V, which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw, from FR1 – Foreshore Residential 1, to FM2 – Foreshore Multi-Family 2.

BL 900-22

PAGE 2

2. This bylaw may be cited as "Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22."

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

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

\_\_\_\_\_  
CHAIR

CERTIFIED a true copy of Bylaw No. 900-22  
as read a third time.

CERTIFIED a true copy of Bylaw No. 900-22  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer

**FR1**

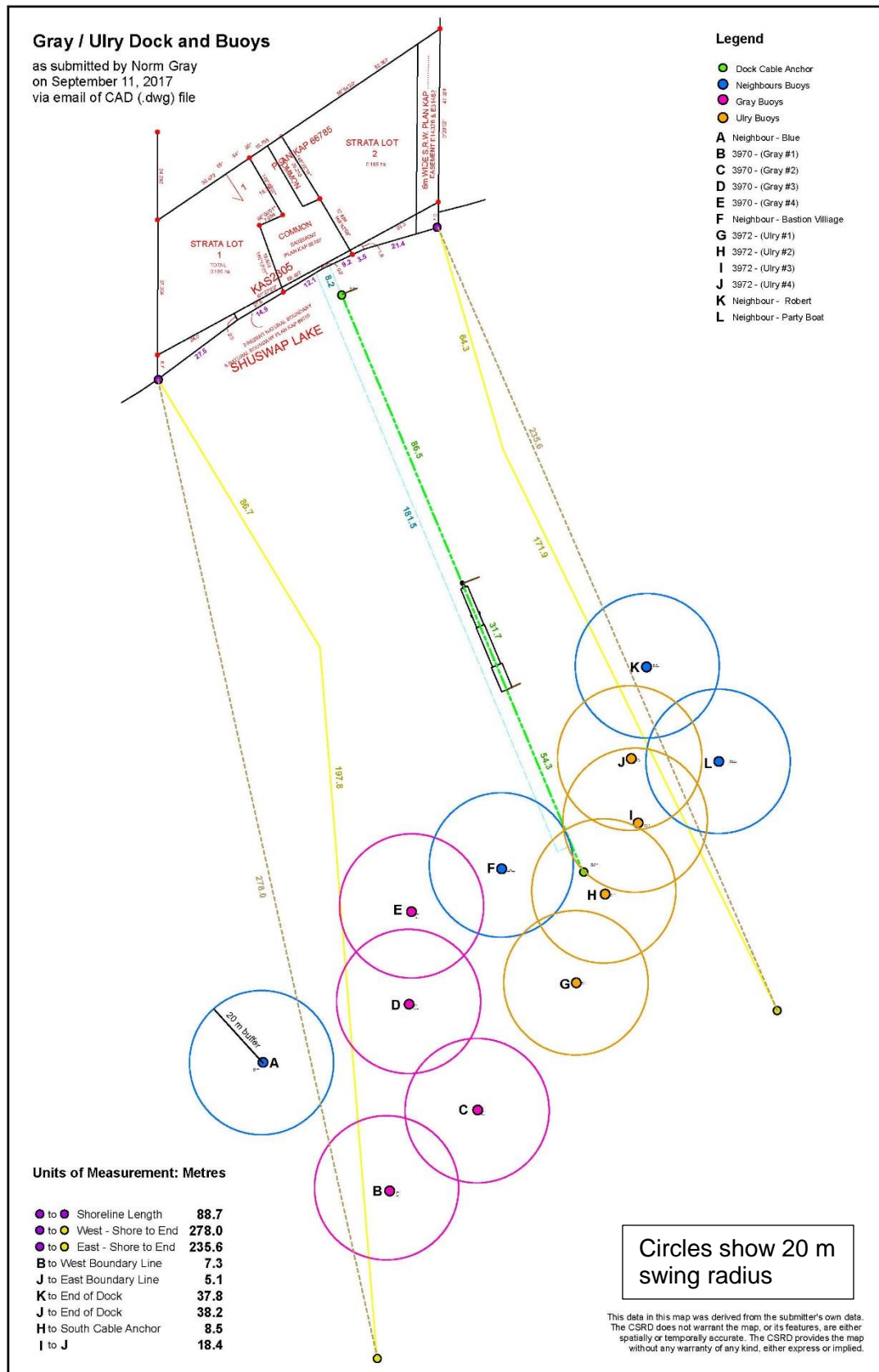
**FM1**

FROM: FR1 Foreshore Residential 1  
TO: FM2 Foreshore Multi-Family 2

Shuswap Lake

## SCHEDULE 2

### LAKES ZONING AMENDMENT (GRAY-ULRY) BYLAW NO. 900-22



## Electoral Area C Official Community Plan Bylaw No. 725

### Section 2. Protecting Our Lake Community

#### 2.3 Shoreline Environment

Shorelines are among the most sensitive natural environments, as they are where two ecosystems merge — an aquatic ecosystem and a terrestrial ecosystem. Shoreline environments experience a significant amount of pressure from human activity, including the impacts from watercraft use. Private boat docks are common throughout the South Shuswap.

Though much of the upland of Shuswap and White Lake is privately owned, the Provincial Crown owns nearly all areas located between the high and low watermarks of lakes, streams and rivers. Individuals cannot build on, or develop, aquatic Crown land without the Province's authorization. If an owner of the adjacent upland property proposes to construct moorage, a licence of occupation for moorage is required from the Integrated Land Management Bureau.

##### 2.3.1 Objectives

- .1 To maintain the unique physical and biological characteristics of the shoreline environment.
- .2 To maintain shoreline habitats to protect them from undesirable development.
- .3 To manage the foreshore to ensure appropriate use and prevent overdevelopment.

##### 2.3.2 Policies

- .1 Non-moorage uses other than passive recreation are not acceptable on the foreshore. These include facilities such as beach houses, storage sheds, patios, sun decks, and hot tubs. Additionally, no commercial uses, including houseboat storage or camping, are acceptable on the foreshore.
- .2 Land owners must not alter the natural habitat and shoreline processes unless specifically authorized. The placement of fill and the dredging of aquatic land are not generally acceptable.
- .3 Encourage the Integrated Land Management Bureau, when carrying out reviews of foreshore tenure applications, to take the foregoing objectives and policies into consideration, with emphasis on the environmental sensitivity of the foreshore areas, as well as ensuring an appropriate relationship with upland areas.
- .4 Private moorage owners and builders will comply with the Ministry of Environment's Best Management Practices for Small Boat Moorage on Lakes, and minor works policies published by Transport Canada, Navigable Waters Protection Division prior to construction of any foreshore moorage (works).
- .5 Encourage Government agencies with mandates for protecting the environmental integrity of lakes in the South Shuswap to carry out scientific research and water quality testing to determine whether the quality of lake water near the shoreline is deteriorating, and if it is, to determine the cause(s) of the deterioration, and take steps toward correcting the situation.

The Regional District will:

- .6 Assess and strive to protect sensitive fish habitat when implementing the boat launching facilities provisions of the Electoral Area C Parks Plan;
- .7 Encourage waterfront owners to consider shared docks in the interests of having one larger dock that extends into deep water, rather than a number of individual docks that are in relatively shallow water with higher fish habitat values;

- .8 Advise and expect property owners to replace older, on-site sewage systems with newer technology to prevent potential contamination of the shoreline;
- .9 Advise and expect property owners not to remove vegetation along the shoreline that could result in erosion, loss of food and nutrients for fish, and loss of shade for young fish; landowners must refer to the Ministry of Environment's Best Management Practices for Hazard Tree and Non Hazard Tree Limbing, Topping or Removal; and
- .10 Implement Lakes Zoning Bylaw 900 which sets out regulations pertaining to the placement of docks and buoys

### **3.6 Waterfront Development**

#### *3.6.1 Objective*

- .1 To maintain the near shore areas of Shuswap Lake, White Lake and Little White Lake ecologically intact by focusing development away from the shoreline and by minimizing impacts from moorage facilities.

#### *3.6.2 Policies*

- .1 New waterfront development will only be supported if it:
  - a) Is residential in nature;
  - b) Has maximum densities of:
    - i. 1 unit / 1 ha ( 1 unit /2.47 ac) on the waterfront in Secondary Settlement Areas and the Sorrento Village Centre; or
    - ii. 1 unit / 2 ha (1 unit / 4.94 ac) in all other areas;
  - c) Creates lots each with a minimum of 30 m of water frontage;
  - d) Is located a minimum of 50 m away from the natural boundary of Shuswap Lake, White Lake and Little White Lake: Development Permit Areas may apply, see Section 12 of this plan; and
  - e) Provides adequate moorage subject to the moorage policies in Section 3.7.
- .2 Development on waterfront parcels should be clustered to minimize impact on the landscape and preserve natural open space. Applications that do not include Section 219 covenants to prohibit additional subdivision, protect natural areas from further development and address other site specific considerations will not be supported.

### **3.7 Foreshore Water (FW) (Moorage)**

#### *3.7.1 Objective*

- .1 To acknowledge existing permitted private moorage uses and commercial marinas and provide limited opportunities for future moorage associated with residential development.

#### *3.7.2 Policies*

- .1 Moorage, including docks, private moorage buoys and boat lifts, may be considered only for new fee-simple waterfront parcels.
- .2 New development proposals on the waterfront parcel will provide a maximum of 1 moorage space per:
  - a) New waterfront parcel created; or
  - b) 30m of water frontage of the parent parcel; and



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

- .3 Dry land boat storage solutions are strongly preferred over floating or fixed docks for all new or redeveloped waterfront properties.
- .4 Moorage proposals will be located away from or redesigned to avoid negative impacts on adjacent structures and uses, including other docks, marinas, beach access points, parks, utilities, water intakes, etc.
- .5 Support for new waterfront proposals should consider the provision of related public amenities such as dedicated moorage spaces and facilities for public use, dedicated public accesses to the foreshore (including boat launches), waterfront park dedication, or similar amenities which enable greater public access and use of the foreshore and water.
- .6 Moorage should be located away from or be designed to have minimal impact on fish and riparian habitat. The Shuswap Watershed Mapping Project data, as updated from time to time on the Community Mapping Network ([www.cmnbc.ca](http://www.cmnbc.ca)), should be referenced to help determine habitat values (other government data sources may also be utilized).

## 12.2 Foreshore and Water Development Permit Area

### .1 Purpose

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

### .2 Justification

The Foreshore and Water Development Permit Area arises from the growing impact that structures, including (but not limited to) docks, swimming platforms, and private mooring buoys, are having on the lakes in the Electoral Area. Evidence of these impacts is documented in the Shuswap Watershed Mapping Project, which was completed in conjunction with Fisheries & Oceans Canada, the BC Ministry of Environment and environmental consultants.

The intent of the Foreshore and Water Development Permit Area is to:

- .1 Allow for the proper siting of structures on the foreshore and swimming platforms in the water to prevent or minimize negative impacts on lake ecology, including fish habitat; and,
- .2 Complement the Riparian Areas Regulation (RAR) and Shuswap Lake 100 m Development Permit Areas, recognizing the important and sensitive interrelationship of these shoreline areas.

### .3 Area

The Foreshore and Water Development Permit Area extends from the lake's natural boundary across the entire area of Shuswap Lake, White Lake and Little White Lake. In the case of Shuswap Lake, the DPA extends to the Electoral Area 'C' boundary.

### .4 Exemptions

A Foreshore and Water DPA is not required for the following:

- .1 Structures and works associated with a public park use;

- .2 Installation and maintenance of utilities and utility corridors;
- .3 Subdivision;
- .4 Commercial and multi-family moorage facilities, including marinas and strata moorage structures, requiring Provincial tenure. (*Rationale: these facilities undergo Provincial review and are referred to other government agencies, including Fisheries and Oceans Canada, through that process, thus satisfying the intent of this Development Permit Area*);
- .5 Maintenance and alterations of existing structures, except:
  - a. alterations which increase the size of the existing structures;
  - b. removal and reconstruction of existing structures; or
  - c. replacement docks and swimming platforms, as defined by the guidelines below; or,
- .6 Land alterations that will demonstrably increase environmental values (e.g. creation of additional fish habitat).

## .5 Guidelines

For all relevant guidelines, the Shuswap Watershed Atlas, based on the Shuswap Watershed Mapping Project, will be referenced to determine an area's Aquatic Habitat Index Rating, known fish rearing and spawning areas, natural features such as stream deltas and vegetation, etc.

### .1 For new and replacement docks and for new and replacement swimming platforms

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

Docks and swimming platforms shall:

- a. minimize impact on the natural state of the foreshore and water whenever possible;
- b. not use concrete, pressure-treated wood (i.e. creosote), paint or other chemical treatments that are toxic to many aquatic organisms, including fish, and severely impact aquatic environments;
- c. use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports for structures that will be submerged in water. Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment;
- d. use only treated lumber that is environmentally-friendly for structures that are above water;
- e. be made by cutting, sealing and staining all lumber away from the water using only environmentally-friendly stains. All sealed and stained lumber should be completely dry before being used near water;
- f. have plastic barrel floats that are free of chemicals inside and outside of the barrel before they are placed in water;
- g. avoid the use of rubber tires as they are known to release compounds that are toxic to fish;
- h. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas;
- i. be sited in a manner which minimizes potential impacts on water intakes and other utilities; and,
- j. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation by positioning the dock or swimming platform in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 1.5 m (4.92 ft) water depth at the lake-end of the dock is recommended at all times.

### .2 For new private mooring buoys

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

Private mooring buoys shall:

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

.3 For other land alterations

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

### COLUMBIA SHUSWAP REGIONAL DISTRICT

Notes of the Public Hearing held on Wednesday June 20, 2018 at 6:00 PM at the Sunnybrae Community Hall, Sunnybrae-Canoe Point Road, Sunnybrae, BC regarding proposed Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22.

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PRESENT: Chair Paul Demenok – Electoral Area C Director  
Jennifer Sham – Planner, Development Services  
Erica Hartling – Development Services Assistant  
24 members of the public including the applicants

Chair Demenok called the Public Hearing to order at 6:00 PM. Following introductions, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22.

The Planner explained the requirements of Section 470 of the Local Government Act and noted that the Public Hearing Report will be submitted to the Board for consideration at a future Board meeting. The Planner explained the notification requirements set out in the Local Government Act and noted the Public Hearing notice was advertised in the Shuswap Market News on June 8 and 15, 2018.

The Planner provided background information regarding this application, reviewed the purpose of the bylaws, and summarized the referral agencies' responses and written submissions received before the public hearing. Additional written submissions were received at the public hearing.

The Chair opened the floor for comments.

[REDACTED], is an adjacent property owner and showed maps of the area, handed out copies of his written submission including a photo, and read out the written submission in opposition of the proposed bylaw amendment. Reasons for the opposition include: his inability to place buoys due to the number of existing buoys in the bay, the location of a number of the buoys in front of the neighbouring foreshore; alleged moving of buoys in the bay; lack of identification on the buoys; anchors for seedoos at the shoreline; proximity of the buoys to other buoys in the bay; the location of the dock on the east side of the gravel spit; general foreshore right and public interest; the number of buoys requested for the development; and the bylaw amendment "infringes on our foreshore rights". See Appendix 1 attached.

[REDACTED] is an adjacent property owner who stated that the access to their dock in the bay is from the east. The subject dock is located on the east side of the gravel spit. [REDACTED] suggested that the dock be moved to the other side of the spit. A letter from her daughter was submitted in opposition of the proposed bylaw amendment and this letter was read out loud. The concerns in the letter included boating safety, increased boat traffic, and useable space in the bay. See Appendix 2 attached.

Gloria Ulry, 3977 Sunnybrae-Canoe Point Road, is one of the applicants. Ms. Ulry explained that the subject property was purchased in 2001 with the same number of boats as now. The property was previously used as a campground and then changed to a strata. Ms. Ulry stated that the purpose of this bylaw amendment application is to be in compliance with the regulations. Ms. Ulry clarified that any movement of any buoys was due to storms and no new buoys have been placed in the bay. Ms. Ulry further explained that the dock is registered with BC Assessment and that the buoys were placed in the water before the Lakes Zoning Bylaw No. 900 was adopted. Ms. Ulry stated that they come into the bay from the east side because the bay is shallow and deeper water is needed. The applicants submitted a written submission in response to some of the comments from the public in written submissions received at the CSRD office. See Appendix 3 attached.

Norm Gray, 3970 Sunnybrae-Canoe Point Road, is one of the applicants. Mr. Gray stated that the gravel spit was created in the 1980s and goes 90 degrees from the shoreline - the dock is on the east side of that spit. Mr. Gray stated that there is a substantial difference in the water depth from the east and west of that spit; to move the dock in and out, a pickup truck is used on the gravel spit. Mr. Gray clarified that when the property was a campground, there were 4 buoys on the east side and 3 on the west side of the gravel spit - the 4<sup>th</sup> buoy on the west side of the spit was placed in 2011.

The Chair stated that the current bylaw would allow 2 buoys per parcel and asked if they could comply with this, resulting in a total of 4 buoys.

Ms. Ulry replied that anyone who does not have foreshore property should have to pull their buoys out. Further, Ms. Ulry stated that they would have to accept the Board's decision but the additional 2 buoys each are grandfathered in, so the total would remain 8 buoys as it is now.

The Chair asked what if the Board permits 8 buoys with the condition that they had to be moved.

Mr. Gray stated that there is no space to move the buoys.

Ms. Ulry stated that they could work with the neighbours.

Mr. Gray added that they have not had any issues in the neighbourhood since 1997.

Ms. Ulry stated that they have not been asked to move the buoys but they would be happy to work with the neighbours.

Mr. Gray stated that the spoke with \_\_\_\_\_ but the next day he placed 2 buoys in the bay - Copper Island placed the buoys.

\_\_\_\_\_ stated that the \_\_\_\_\_ have tried to register their buoys and if the CSRD would allow them to do this, this would "all go away".

\_\_\_\_\_ questioned whether any consideration to wildlife, riparian, and the known salmon habitat has been made - her concerns are more on the environmental side of things including disruption to sensitive wildlife areas.

████████████████████ stated he has an objection to the proposal because the properties are in a bay and the pie shaped [zone area] should be fair. ██████████ stated that the proposed zone appears to widen from the shoreline into Shuswap Lake. ██████████ submits a written submission. See Appendix 4 attached.

████████████████████ stated that Mr. Gray was aware that Copper Island was correcting his dock anchor and pointed to the area on the map.

████████████████████ owns the Mobile Home Park north of the subject properties, and has an easement on the subject property. ██████████ is opposed to the proposal. The water intake servicing the 22 mobile homes has been there since the 1980s according to ██████████, and since then, more buoys have been added around the intake. ██████████ said that Interior Health has concerns about the water intake and the houseboat. Further, he states that the Ulry's buoys are located over the water intake and that they have a huge wharf that sometimes restricts his tenants' access. ██████████ shows and submits a photo of the foreshore area. See Appendix 5 attached.

Ms. Ulry stated that the legal easement on the property gives the Mobile Home Park users access to the lake, and in return, the Mobile Home Park provides the strata with water. Any damage to the water intake would affect the strata. Ms. Ulry stated that there have never been any concerns with the usage of their boats in the past. Further, regarding the wharf, it would have been pulled onto the foreshore during high water and they have not restricted people from using the foreshore.

████████████████████ stated that she is a year-round resident and in front of her, there are 7 buoys. Although she does not own a boat, she stated that all the neighbours are respectful and approach the shoreline slowly. ██████████ stated that this has worked for the past 25 years and does not see why it cannot continue to work.

Mr. Gray wanted to set the record straight regarding his houseboat – he does not dump grey or blackwater in the lake. Mr. Gray does not know how deep the water intake is, but it is past the drop off in the bay and all the buoys are located before the drop off.

████████████████████ stated that he is responsible for that water intake and since it was installed, more buoys have been placed in the bay.

████████████████████ address unknown, is friends with the ██████████ and is tired of watching her friends get used by their neighbours.

████████████████████ stated he applied for a dock permit and asked if it transfers to a new owner.

Planner responded that the zone would not change with the change in ownership of the land. Further, she responded that there are Provincial regulations and CSRD/local government regulations that are different. If a Development Permit was issued for a dock, it is registered on title and goes with the land – does not matter if the ownership changes, but the conditions of the permit still must be met. Planner offered to research ██████████ permit after the public hearing.

████████████████████ said that BC Assessment recognized his dock and it has a separate folio number and asked if this meant his dock was registered. Further, he asked if he wanted to repair his dock, where would he get permission from.



Planner responded that repairing the dock is permitted, but if a new or replacement dock is required, a Development Permit through the CSRD is needed.

██████████ stated that the submitted photo [from the ██████████] is self-explanatory.

Ms. Ulry stated that the lake promotes boating and to see boats is not a bad thing. She stated that this is not a marina and that this has existed for 26 years.

██████████ stated that the photo submitted showed buoys without boats, but if the buoys were all in use, there is a wall of boats.

Ms. Ulry stated that the buoys existed before they purchased the property and that the view she has is the same as everyone else in the bay.

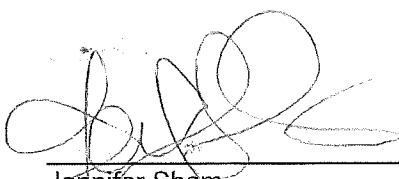
██████████ asked why the buoys were not marked with identification.

Ms. Ulry said that they were trying to register the buoys and want the licensing in place first.

Hearing no further representations or questions about proposed Bylaw No. 900-22 the Chair called three times for further submissions before declaring the public hearing closed at 7:26 PM.

CERTIFIED as being a fair and accurate report of the public hearing.

  
\_\_\_\_\_  
Director Paul Demenok  
Public Hearing Chair

  
\_\_\_\_\_  
Jennifer Sham  
Planner

# BL900-22 Public Hearing Notes Appendix 1

CSRD Columbia Shuswap Regional District

June 20, 2018

PUBLIC HEARING SUBMISSION –

LAKES ZONING AMENDMENT (GRAY-ULRY) BYLAW No. 900-22

Submitted by

Response to Development Application: Gloria & Lloyd Ulry / Norman & Bonnie Gray  
Site: Strata Lots & Easement located at 3970 & 3972 Sunnybrae-Canoe Point Rd, Tappen

## RESPONSE TO APPLICATION

**We are the adjacent landowners and we oppose the noted application.**  
**REASONS FOLLOW:**

The Amendment and Variances requested have a very negative and punitive effect on our property and foreshore.

Note: Application as submitted is for Foreshore Multiple Family FM1

Note: No application has been submitted for FM2 nor does the foreshore support it.

1. The application applies for registration of an oversize dock and 8 buoys to serve the single parcel strata lots at 3970 & 3972 Sunnybrae-Canoe Point Road which has 288 feet of waterfront. To facilitate this request the applicants have applied to locate most of the buoys in front of the adjacent 113 feet of foreshore at 3974 Sunnybrae Road. WE ARE DEFINITELY OPPOSED TO THIS.
2. Our zoning is FR1. Under Bylaw 900 we qualify for a dock and two buoys. Our dock is recognized by BC Assessment and we would like to register the two buoys as well.
3. On October 5, 2017 we attended at CSRD to request a registration of our existing buoys. We were told that NO buoys could be registered to that address because there were too many in front of our property already. We were NOT told of the existing application to register those buoys to the adjacent property.

4. On October 12, 2017 CSRD staff visited the Subject Property applying for Amendment Bylaw 900-22. In the Board report Staff indicated that they were "unable to account for all the buoys associated with this application". The Ulrys and Grays over the years have placed various buoys in various positions in the water to satisfy their needs. When asked to move them from the foreshore at 3974 Sunnybrae they have adamantly refused.
5. On June 8<sup>th</sup>, 2018 we, [REDACTED] checked each of the 8 buoys and none of them had the name Ulry or Gray. Most had no identification. The applicants take the position that these 8 buoys are grandfathered as being in place in August 2012. The applicants have not produced any proof to support this statement. Their names are not even on buoys let alone any legal identification as required by the Federal Private Buoy Regulations. Shuswap Lake is governed by these regulations.
6. On April 25, 2018 we noted there are at least 4 additional anchors and buoys at the shoreline (pictures available) ready to be placed in the water for seadoos etc. Not mentioned in the Board Report is a "wash house" with laundry, bathroom & shower facilities to service three RV sites numbered 12, 13, and 14.
7. On May 5<sup>th</sup> 2018 we hired Copper Island Diving to put a regulation buoy on our boat anchor. As with the CSRD they too refused to position our buoy in its existing location, citing proximity to other buoys. We had them move it further out in the water as a temporary measure until we regain use of our foreshore. WE OPPOSE A VARIANCE IN THE PROXIMITY OF THE BUOYS TO ONE ANOTHER.
8. The main purpose for Copper Island Diving to be there was to re-establish the position of the dock cable and anchor. It had been moved approximately 60 feet towards the shore. Neighbours opinion was that the ice had moved the 1500 pound anchor. Copper Island found that to be doubtful. Cost to us was about \$3000.00.
9. The CSRD created a diagram (see Board Report) for the Grays & Ulrys to show where their existing buoys and dock are located. It presents a picture of a very crowded shoreline – and conveniently our dock has not been placed on the diagram. CSRD Staff, and the diagram itself, indicate that it is not accurate. Yet it is being presented as verification of buoys that the applicants state were in the water – in those positions – prior to August of 2012 when Bylaw 900 was passed.
10. We oppose the granting of the Dock variance as presented. The dock is situated on a gravel spit and positioned on the east side (see Board Report photos) so that access and egress by water is

always through our foreshore. The dock should be repositioned to allow access to the west side, within the subject foreshore in order to be compliant with Bylaw 900. WE OPPOSE THE DOCK VARIANCE IN ITS PRESENT POSITION.

11. We have been aware of Zoning Amendment Bylaw No 900-22 for approximately one month and received formal notice dated June 4, 2018 for a June 20<sup>th</sup> Public Hearing. The Grays and Ulrys on the other hand have been working on this with the CSRD for over 2 years and have had copious assistance.

12. The Board Report indicates that the Desired Outcome is that the "Board endorse the CSRD staff recommendation". We are appalled and amazed that Staff has recommended a Bylaw Amendment favouring the applicant when it requires that the applicant use all of the foreshore allocated to the adjacent landowner. Note again that we were denied a request to register two buoys on October 5<sup>th</sup>, 2017 for and that Staff attended the adjacent property at. on October 12<sup>th</sup>, 2017 to formulate a report for the 900-22 Amendment Application.

13. We were told that Notice of Public Hearing is sent for "land within 100 meters of your property" and is only required to be sent 15 days prior to the hearing. This application is to have buoys registered against our property and we should have been notified of the Application immediately and certainly prior to a staff recommendation to reallocate our foreshore rights. CSRD Staff has given zero consideration to the effect the granting of Bylaw Amendment 900-22 will have on the.

14. As an upland owner with 113 ft of waterfront we are entitled to two buoys and a dock. The Ulrys & Grays are fully aware that we have never wanted their boats anchored on our foreshore and they have in fact refused to move them. The Gray / Ulry 288 ft. single parcel strata is entitled to two buoys and one dock. By Ms. Ulry's own admission the water is a shallow shoal. As such it does not comfortably support the requested 8 buoys. WE OPPOSE THE GRANTING OF 8 BUOYS.

We essentially have a bylaw complaint. We requested dialogue with the Ulrys and Grays through an email to Jennifer Sham, CSRD Planner. Norman Gray has spoken with us. Although we have not spoken or communicated with the Ulrys, indications are that the Ulry position is that they are entitled to all that they have requested and will make no concessions. Our request is that all buoys, docks, moorings etc. that are on the foreshore without written permission of the upland owner should be removed. We reserve the right to revise this complaint as information comes available.

There are a number of omissions and inaccuracies in the Development Application Form, and accordingly in the Board Report. If time permits we will make a written submission in that regard but unfortunately due to other projects and the short time frame we have not been able to address that issue prior to the Hearing. There are also pertinent Provincial and Federal guidelines that govern foreshore rights and time has not permitted that we address those in this response.

We oppose the application for Lakes Zoning Amendment (Gray-Ulry) Bylaw 900-22 as it infringes on our foreshore rights. At the very least the Grays and Ulrys should reapply for an amendment / variance using their own parcel entitlement within the Bylaw 900 guideline.

The CSRD Decision should reflect a fair and equitable model that can be used by all waterfront owners moving forward. As we understand it that is the intended mandate of the extensive hours involved in the creation of Bylaw 900.

We rely on the CSRD to uphold Bylaw 900 which by every indication was created to resolve exactly such issues as are involved in the Lake Zoning Amendment Bylaw 900-22.

Respectfully submitted, as signed






BL900-22 Public Hearing Notes  
Appendix 2



June 12, 2018

To whom it may concern,

Re: LAKES ZONING AMENDMENT (GRAY-ULRY) BYLAW No. 900-22

I am [REDACTED] Tappen  
BC, and have spent the last 27 years vacationing at our home on the lake every summer with my family.

Each year, we find there seems to be more boats moored than the previous year. In the past, the amount of boats moored has not presented too many problems, but is more of a nuisance when trying to navigate coming and going from our dock. However, we came to know and trust the habits of the permanent boat owners and everyone was respectful of each other with regards to safety, docking, approaching the shorelines at appropriate speeds and more importantly, awareness of children playing in the water and jumping off the docks.

However, in the last 5 years it seems there are new boats moored each week and we have run into some issues with boaters speeding away from the dock, moving at high speeds around the boats already on buoys, being disrespectful of other boaters trying to navigate pulling waterskiers and young children tubing and a general disregard for boating safety. We have to be very mindful for ourselves and more so for our children while we are boating, swimming, paddleboarding or kayaking as the boating activity has increased.

The waterfront bay in question does not have enough useable space to safely moor the requested amount of boats. To allow enough buoys for temporary tenants to moor their boats will inhibit the use of the bay and compromise people's safety based on the volume of traffic and the close proximity of all the buoys.

For safety reasons, we are strongly opposed to granting 8 buoys on the foreshore at 3974 Sunnybrae Road.

Sincerely,

[REDACTED]

BL900-22 Public Hearing Notes  
Appendix 3

June 20, 2018

**Lake Zoning Amendment (Gray-Ulry) Bylaw 900-22**

**Response to the opposition letters sent in regard to our Lake Zoning Amendment application.**

The following is a summary of the concerns stated and our response to those concerns.

 (Bullets align to the letter submitted)

**1. Four buoys rather than 1 buoy per property**

- The bylaw for Single Family 1 zoning indicates that 1 buoy is allowed per property. This designation also allows 2 buoys if the lake boundary length is 30 M or greater. This is greater than the one buoy as listed by
- The application for lake zoning prompted the request by the Gray's and the Ulry's to ask for an exception that would allow their 4 buoys per property to be given legal conformance
- The Ulry property on lot 2 of the strata has 4 dwellings and the Gray property on lot 1 of the strata has a duplex, a house and a cabin.
- The buoys themselves regardless of the application decision will stay in place as legal non-conforming buoys so nothing will change in terms of buoy location or numbers.
- We do not always have all buoys occupied but when we are all on property those buoys are necessary.
- An approximately 30 minute drive, each way, to the marina to use the boats we have been using off the end of our dock for several years seems an unreasonable option for an owner of lake front property.
- We would not be requesting the licensing of the total number of buoys if that was not our need and our past use. Since our application was posted multiple buoys have been dropped down our shoreline.

June 20, 2018

- There are not many multiple dwelling properties on this section of the lake so it is unlikely that that an individual will be requesting licensing of multiple buoys.
- If this zoning application is denied the buoys remain legal non-conforming and nothing changes from the way we have operated for many years.
- The CSRD has approved several exceptions to the current bylaw as listed on pages 16 and 17 of the Lake Zoning Bylaw No.900.
- Historically, our properties have had the buoys in question in place for more than 17 years and were also part of the Bastion Bay Campground prior to the land subdivision and registration of the strata. During this time period we have never had a collision or a near miss with those operating motorized or non-motorized water craft, kayakers, paddle boarders and swimmers in the area
- Our children and grand children also kayak, paddleboat and swim in this area and as licensed and responsible boat operators we take care when navigating the waters most especially in the no wake zone. The lives of our children are precious and we believe in safe water practices to ensure their safety and the safety of others on the water. We have in fact performed a few rescues on the lake over our time here.
- The density of our property will not change whether the application is approved or not approved as the buoys are legal nonconforming. We simply seek to license our dock and buoys and rezone the lake front to the proper zoning.

## 2. Zoning to FM2

- After being reported for an oversize dock we began the process of seeking a variance. The dock met the requirement for size; the walkway was 20 inches wider than allowable. We sought a variance on the width.

June 20, 2018

- After submitting the paperwork for the variance and paying our fees, we learned that the water in front of our strata was zoned single family
- Both lots in the strata have multiple dwellings and we have been confused about why a previous campground and a registered strata would be deemed single family.
- In order to comply with the bylaws we were required to make an application for rezoning to Foreshore Multifamily 2 which is why we are at this point in the application process.
- Norm Gray attended public meetings regarding buoys and docks and does not recall discussions concerning the zoning of water, which we were informed happened in 2012.
- The Ulry's are out of province summer residents who did not receive any notification of zoning but were told after the fact that it was advertised in the local paper.
- Had either party known they could speak to the zoning, both parties would have done so.
- At the end of hacking road there is a series of cabins that began as trailers on the side of the hill. The lake front in this area is zoned Foreshore Multi -Family 1 so there is in fact other property in this area zoned Multi Family.
- With the new bylaws for zoning and inspection coming into play in 2019 this property would not be acceptable as a site for a high density condominium. The riparian area would not allow for a large development nor is there enough property lakeside to meet bylaws in place and those that may be coming. Residents might need to be more worried about two mobile home parks across the highway that have the room for development into condominiums creating a significant amount of road traffic to the area.

June 20, 2018

- We are not changing the density of this property. We will continue as we have for the past 17 years. We are adding nothing in terms of density to the application just seeking to license what is.

[REDACTED]

- Most of the input listed by [REDACTED] is not relevant to our application. Those items we will not comment on.
- Concern has been raised about contamination of the drinking water. The water provided to our Strata is part of an easement set up during the sale of the mobile home property. This agreement allowed the water treatment system to remain on the Strata property. This treatment facility provides water for both the mobile home park and the Strata property and therefore any contribution to decreasing the quality of our drinking water would be foolish.
- We will state again that we will not be changing anything that has been in place since the strata was formed in 2001. We have not increased the number of buoys and in fact one of the buoys in the area is a legal non-conforming buoy placed in the water by the [REDACTED] who do not have lake front property.
- The Ulry property is a family property that is occupied by family gatherings for less than 2 months of the year.
- Claims of increased turbidity in the water and its affect on the water system being caused by our buoys, dock and boating traffic is interesting. The buoys and dock have been present for over 17 years and this is the first time we have heard this turbidity claim. We have had less people on site during this time period than any other year since the strata was formed. How can the turbidity then be attributed to the number of buoys and people on the property.
- Turbidity rises in the spring due to run off from the mountains and streams and there is a plywood plant just down the lake. The unusually high water of the past two years may also have affected turbidity. These could account for the possible water issues.

June 20, 2018

- Norm Gray and [redacted] are long serving members of the local fire department and therefore responsible citizens in the area
- Our friends and family have supported the Easter egg hunts and community breakfasts and suppers down at the Sunnybrae Seniors and Community Hall.
- We love the lake and wish to balance keeping it a thriving, healthy lake with the many water activities we have enjoyed on this lake since we were teens.

Thank you for the opportunity to speak to the concerns.

Norma and Bonnie Gray

Lloyd and Gloria Ulry



BL900-22 Public Hearing Notes  
Appendix 4

[REDACTED]

June 20, 2018

Re: Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

I am the owner of [REDACTED], and have several objections to the proposed amendment.

The zone outlined in Schedule 1 of proposed Bylaw 900-22 does appear to infringe upon the lakefront area defined by the extension of my property lines into the foreshore region. That could affect the future placement on my own buoys.

The shape of the proposed rezoning area is increasing with size as it extends out into the lake, taking up a disproportionate width of the deeper lakeshore which is the best mooring area. This seems unfair to me. The 'slice' should be getting smaller as you move out into the lake, not bigger.

I'm concerned with how the rezoning will affect the placement of buoys in my neighbours' properties at [REDACTED], and perhaps create a cascade of buoys being moved east into the area in front of my property in order to accommodate the proposed rezoning. I don't see how that will be addressed going forward.

While we have never had problems with the usage of the dock and buoys by the current owners of the Gray-Ulry properties, we can see problems in the future with new owners of the properties and future development. Since the amendment is permanent, this could become a problem down the road.

I therefore oppose the application as presented.

[REDACTED]

BL900-22 Public Hearing Notes  
Appendix 5



High  
water  
7

**Jennifer Sham**

**From:** [REDACTED]  
**Sent:** June 18, 2018 10:50 AM  
**To:** Jennifer Sham; Director Demenok  
**Subject:** Public hearing submission - bylaw No. 900-22  
**Categories:** CityView Planning Attachment

To whom it may concern,

Sunnybrae Bible Camp shares an interest in the proposed bylaw change. We are in favor of the proposed change.

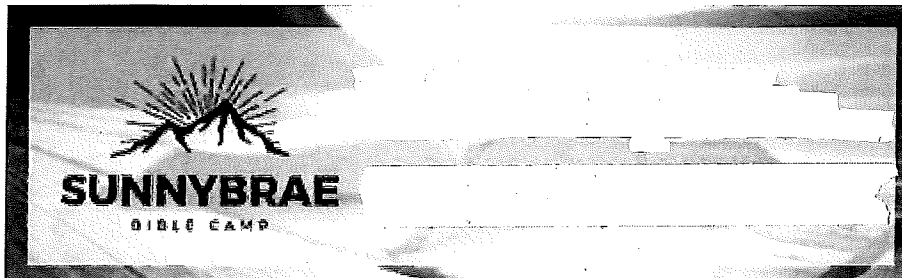
Basis for our decision.

- We are neighbors.
- We are friends with many of the interested parties and like to afford the same courtesies so often afforded to us.
- We share the same waterfront. For whatever reason our guests love to paddle through the spattering of boats there.
- The unique properties of water, gentle sloping topography, and the exposed rock of Bastion means that we really do share even the airspace. We hear everything that goes on in that particular bay.
- SBC is in favor of the clarifying values that come with an OCP. It is time for compliance to have its way out here, be it by enforcement or by amending land designations.

Feel free to further inquire,

I will be attending the meeting this coming Wednesday.

|                                  |   |                                |
|----------------------------------|---|--------------------------------|
| <input type="checkbox"/> CAO     | <input type="checkbox"/> Agenda:          | Ownership:                     |
| <input type="checkbox"/> Works   | <input type="checkbox"/> Reg Board        | File #                         |
| <input type="checkbox"/> DS      | <input type="checkbox"/> In Camera        |                                |
| <input type="checkbox"/> Fin/Adm | <input type="checkbox"/> Other Mtg.       |                                |
| <b>JUN 18 2018</b>               |   |                                |
| <input type="checkbox"/> Ec Day  | <input type="checkbox"/> Staff to Report  | Ack Sent:                      |
| <input type="checkbox"/> IT      | <input type="checkbox"/> Staff to Respond | <input type="checkbox"/> Fax   |
| <input type="checkbox"/> Parks   | <input type="checkbox"/> Staff info Only  | <input type="checkbox"/> Mail  |
| <input type="checkbox"/> SEP     | <input type="checkbox"/> Dir Mailbox      | <input type="checkbox"/> Email |
| <input type="checkbox"/> HR      | <input type="checkbox"/> Dir Circulate    |                                |
| <input type="checkbox"/> Other   |   |                                |



**Jennifer Sham**

**From:** [REDACTED]  
**Sent:** June 18, 2018 8:22 AM  
**To:** Jennifer Sham  
**Subject:** Re: Bylaw No. 900-22 (Gray-Ulry)

**Categories:** CityView Planning Attachment

My brother [REDACTED] is the registered owner of the lot at [REDACTED], and I am the registered owner of the mobile home on it, and am a full-time resident. [REDACTED] received notification but I didn't.

I want to go on public record as saying that I have no objection to this application. At the present, you can sit in my house and look out at the lake and see 7 buoys directly in front of me, including 2 belonging to the [REDACTED], which they moved there just recently. I have never complained or told anyone to move their buoys. (I don't own a boat or a buoy).

It doesn't matter where you put buoys, they'll be in front of someone.

Where they are has worked for 25 years, and it can continue to do so. I find the Ulrys and Grays to be good, responsible neighbours, whose boating use respects the rules and other users.

I'm afraid any objections would have more to do with vindictiveness and a power struggle rather than any practical or logical reasons.

PS: My brother [REDACTED] has been travelling and is expected to be here today, and may also send you an email.

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BL900-22

CV PL20170000149

**From:** [REDACTED]  
**To:** [Planning Public Email address](#)  
**Subject:** Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22  
**Date:** Monday, June 18, 2018 8:11:03 AM

Greetings from Sunnybrae! I am writing in regards to the zoning amendment which has been put forward. My family of 4 has lived in the Sunnybrae region for the past (nearly) four years, and in that time, we have never encountered any issues with the buoys or dock in question. We would speak in favour of ruling on the side of the amendment, and ask the CSRD to consider bringing this matter to a close quickly and favourable. Please approve this rezoning request.

Thank you for your work on our behalf!

[REDACTED]

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BL900-22  
PL20170000149

**From:** [REDACTED]  
**To:** [Planning Public Email address](#)  
**Subject:** Support for - Lake Zoning Amendment (Gray-Ulry) – Bylaw No. 900-22  
**Date:** Monday, June 18, 2018 8:06:41 AM

To whom it may concern at the CSRD:

I am writing this letter in support of the **Lake Zoning Amendment (Gray-Ulry) – Bylaw No. 900-22.** I live in Sunnybrae and with the many times I have been on the lake with a boat, I have never encountered a problem with the buoys or the dock referenced in this amendment. Thank you for considering my support on this matter.

Kind regards,  
[REDACTED]

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BL900-22  
CV: PL20170000149

**From:** [REDACTED]  
**To:** [Planning Public Email address](#)  
**Subject:** Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22  
**Date:** Monday, June 18, 2018 8:01:04 AM

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To whom it may concern,  
 I'm writing this on behalf of the Grays to let you know that we have never had any issues with the buoys or the dock that is mentioned in the amendment. Thank you

[REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]

Sent from my iPhone

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BL900-22  
CV: PL20170000149

From: [REDACTED]  
To: [Planning Public Email address; isham@csrd.bc.ca](mailto:Planning.Public.Email.address@isham@csrd.bc.ca)  
Subject: public hearing No 900-22  
Date: Monday, June 18, 2018 7:44:35 AM

"Public Hearing Submission-Bylaw 900-22"

[REDACTED]

We were kids when we first starting camping at this property and learning to master water sports behind our parent's boat. In 2001 my parents purchased the property. My 3 children now get to enjoy the lake front property in BC. We are in support of the Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22.

We have a trailer on Pad 2 of this property and also own a boat. Along with the many other boaters on the lake we enjoy spending time on the water tubing with the kids, surfing and swimming.

Spending the summers out in the area with my family, friends, and kids and our neighbors the Grays and their children has been like having a little piece of heaven. We work hard to maintain the property together and we play together. We are out on the water almost every day unless it is raining. My husband and I both have our boaters license we are respectful when navigating the water and respectful of the property of the other land owners. We believe we are good neighbors.

In the past four years my family has had to deal with constant harassment concerning an easement on our property that is not being impacted by this application. Since the application has become public we have seen animosity in our neighborhood that we were unaware was present prior to the active lobbying of someone who does not own lake front property.

We are unable to attend the public meeting due to work and kids in school.

The Ulrys and Gray family are simply applying to be able to license/approve what has already been in place for over 20 years. This will hopefully put to rest future reporting of our property to the many agencies governing the lake. Thank you for listening and hope my kids and us can enjoy for many years to come.

Respectfully,

[REDACTED]

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**Jennifer Sham**

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**From:** Marianne Mertens  
**Sent:** June 19, 2018 1:00 PM  
**To:** Jennifer Sham  
**Cc:** Planning Public Email address  
**Subject:** FW: Gray's

For your public hearing binder

**From:** [REDACTED]  
**Sent:** Tuesday, June 19, 2018 11:44 AM  
**To:** Planning Public Email address <Plan@csrd.bc.ca>  
**Subject:** Gray's

Hello,

We are neighbors to the Gray's in Sunnybrae and we just wanted to write a quick note to say that we haven't experienced any problems with their docks or bouys and we are right next to them on the lake.

Thank you,

[REDACTED]

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**Jennifer Sham**

**From:** Marianne Mertens  
**Sent:** June 19, 2018 11:34 AM  
**To:** Jennifer Sham  
**Cc:** Planning Public Email address  
**Subject:** FW: Submission for hearing on BL900-22, PL20170149  
**Attachments:** Lake Photo House Boat.JPG

Hi Jenn, here is one for your public hearing binder

**From:** [REDACTED]  
**Sent:** Tuesday, June 19, 2018 10:49 AM  
**To:** Planning Public Email address <Plan@csrd.bc.ca>  
**Subject:** Submission for hearing on BL900-22, PL20170149

To whom it may concern,

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We would like to express our objection to the zoning amendment noted above. We have a family property a few doors down at [REDACTED]. The line of sight view from the front of our property is directly out through some of the multiple buoys in question, as can be seen by the attached picture which shows an existing older house boat which is moored on one of the buoys. The reasons for our objection are as follows:

1. The application would include permitting of eight mooring buoys for the property. We are in a quiet part of the lake, and the majority of our neighbors have only one buoy per property.
  - o The lower density makes it safe for everyone, including our kids, to swim, use paddleboards and kayaks in front of their properties.
  - o While the application appears to be about eight existing buoys, it has not been our experience to see that many boats moored in that section of the lake.
  - o We are concerned that permitting this significant number of buoys would set a precedent that would change the nature of our section of the lake.
  - o It also seems unnecessary, as there is a marina directly across the lake for those who do not have lake access. We object to the approval for eight buoys as it is a significant increase to the current one buoy per property bylaw and norm.
2. We are more concerned about the potential rezoning to multi-family. This application seeks to bring the existing situation into compliance, but if the property is rezoned, what prevents a future owner from redeveloping the property into higher density development, such as condos?
  - o Multi family development would completely alter the nature of our quiet cove. There are no other multi family lakefront developments on this section of the lake, but allowing one sets a precedent that others will try to follow.
  - o If the property was rezoned, and a future owner decided to redevelop the property into a high density condo development, neighbors will not have the opportunity to comment on such a development.
  - o Even if comments were allowed, opposition to a multi-family development on a currently zoned multi-family property will not be taken seriously as it is within the land use permitted by the zoning. Our family has experience with this type of rezoning ending up in a high density

development years down the road, at a previous lakefront property we owned on a different lake.

- o High density development on this part of the lake will have a negative environmental impact. This cove is special because it is quiet and has an abundance of fish fry which attract golden and bald eagles, osprey, herons and loons, which feed directly in this small cove. The nearby marsh with cat tails also contains numerous winged birds and water fowl, which frequent the cove as well. I personally have seen over 20 loons, return to fish as a group over several days, within 10 meters of the end of our dock. Numerous times, I have seen osprey and eagles dive from the air to catch fish in this cove. Prior to rezoning to multifamily an environmental impact assessment should be done.

It seems that in trying to bring the current situation into compliance, risks are created through rezoning and setting new precedents for development in the area. These developments would have a serious detrimental impact on the cove both for current residents and for the environment, and therefore we must object to the application.

Sincerely,

[REDACTED]





**Jennifer Sham**

**From:** Marianne Mertens  
**Sent:** June 19, 2018 7:36 AM  
**To:** Jennifer Sham  
**Cc:** Planning Public Email address  
**Subject:** FW:

Hi Jenn this came in for your

**From:** [REDACTED] [mailto:  
**Sent:** Monday, June 18, 2018 4:32 PM  
**To:** Planning Public Email address <Plan@csrd.bc.ca>  
**Subject:**

Public Hearing Submission – Bylaw 900-22”

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[REDACTED]

We are summer residents at the listed property. We have been celebrating summer on this property for over 17 years. During this time, we have enjoyed the use of the dock and buoys and the lake for recreation and relaxation. There are four dwellings on this property and we each own a boat. The use of the lake front up until now has been very amenable. We have not had the neighbors over complaining about the buoys moored or boat traffic in and out of the dock. We are respectful of other boaters and work hard to be cooperative neighbors. If we have had a small issue we usually talk to the parties involved. If the neighbors fence is falling over while they are off property we mend and repair as we can. Our only real problem happened when neighbors were practicing their golf swing and one of the balls hit the side of our boat. After discussing the concerns, the direction of play changed and there was not another incident. When storms come up we check the safety of all boats in the bay and if any swing loose or are in trouble we come to their aide.

The lake in this location is quite shallow at times and the water levels raise and lower from spring to fall. The changing levels do require buoys to be located quite far from shore. We have navigated both the changing lake scape and boat moorings when occupied or empty without accident for over 17 years. Without the four buoys on it would be most troubling to unload and load boats daily. Having to do so would defeat the purpose of having lake front property.

Our boats are in the water for a very short time every year. We have not had an issue with the neighbors until the sign for rezoning was erected. We are unable to make the public meeting and want our voice of support to be counted.

Our hope is that this lake zoning amendment will pass the third reading.

[REDACTED]

**Jennifer Sham**

**From:** Marianne Mertens  
**Sent:** June 19, 2018 4:46 AM  
**To:** Jennifer Sham  
**Subject:** FW: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

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

From: [REDACTED] m]  
 Sent: Monday, June 18, 2018 3:21 PM  
 To: Planning Public Email address <Plan@csrd.bc.ca>  
 Subject: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

Dear CSRD Committee,  
 I don't see any reason why the bouys or dock mentioned in this amendment should be a problem. I'd be happy for them to be able to go ahead with their plans.  
 Respectfully,  
 [REDACTED]

Sent from my iPhone

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**Jennifer Sham**

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**From:** [REDACTED] <[REDACTED]>  
**Sent:** June 18, 2018 9:05 PM  
**To:** Planning Public Email address; Jennifer Sham; Director Demenok  
**Subject:** Bylaw 900-22 Site Specific Rezoning

Dear Jennifer Sham

RE: Norm and Bonnie Gray and Lloyd and Gloria Ulry Rezoning application

As residents of [REDACTED] in Sunnybrae Properties, [REDACTED] unequivocally support this application. As regular users of our limited waterfront in Tappen Sunnybrae we believe an organized usage model recognizing 25 years of responsible stewardship by the applicants is appropriate.

Sincerely  
 [REDACTED]

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**Jennifer Sham**

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**From:** [REDACTED]  
**Sent:** June 18, 2018 4:04 PM  
**To:** Jennifer Sham  
**Subject:** Bylaw # 900-22

To whom it may concern.

I live at [REDACTED] We have lived here for 14 years and have been involved with this bylaw process from when the dock complaint was filed. I feel that this has been a witch hunt from the beginning. It amazes me that 1 or 2 parties can create such animosity in a neighborhood. Our family has used this dock and beach for 14 years. We support this bylaw change and hope that the planning department can see through the false claims against the Grays/Ulrys.

Please feel free to contact me.

Thank you

[REDACTED]  
[REDACTED]  
[REDACTED]

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**Jennifer Sham**

**From:** [REDACTED] .ca>  
**Sent:** June 18, 2018 11:47 AM  
**To:** Planning Public Email address  
**Subject:** Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

To Whom it may concern,

My name is [REDACTED]. I have lived and worked in the Sunnybrae area since January 2016. Although I do not own property here I do consider it my home. I have lived on [REDACTED] road quite close to the Gray's and currently rent [REDACTED]. In both locations I have never had any issues with the way the Gray's use their lake property or the lake. From my perspective I see no need to limit them in any way from what they are asking in the amendment.

Thank you for inviting the voice of the community into your decisions.

[REDACTED]  
**Millar College of the Bible**  
**Sunnybrae Campus**  
 3915 Sunnybrae – Canoe Point Road  
 Tappen, BC V0E 2X1

[www.millarcollege.ca](http://www.millarcollege.ca)

**MILLAR**

Sunnybrae Campus

The vision of Millar College of the Bible is to develop passionate, relevant servants of Jesus Christ who are shaped by the entire scriptures.

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**Jennifer Sham**

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**From:** [REDACTED]  
**Sent:** June 18, 2018 9:58 AM  
**To:** Planning Public Email address  
**Subject:** Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

To Whom it May Concern,

My name is [REDACTED] and I live at [REDACTED] in Tappen. I am writing to speak to the Lake Zoning Amendment, Bylaw No. 900-22, and that I have never encountered any issues with the buoys or the dock mentioned in the bylaw amendment.

Thank you,

[REDACTED]  
 Millar College of the Bible  
 Sunnybrae Campus  
 3915 Sunnybrae – Canoe Point Road  
 Tappen BC V0E 2X1

[www.millarcollege.ca](http://www.millarcollege.ca)



The vision of Millar College of the Bible is to develop passionate, relevant servants of Jesus Christ who are shaped by the entire scriptures.

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| <input type="checkbox"/> Other   | <input type="checkbox"/> Dir Circulate    |                                |



**Jennifer Sham**

---

**From:** [REDACTED]  
**Sent:** June 18, 2018 9:26 AM  
**To:** Planning Public Email address  
**Subject:** Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

Dear CSRD,

I just want to send off a quick not to say that I have never encountered any issues with the buoys or the dock mentioned in the bylaw amendment (re: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22). I think it would be awesome if they would be able to be granted permission the amendment.

Thank you for you consideration,

[REDACTED]  
 [REDACTED]

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**Jennifer Sham**

---

**From:** [REDACTED]  
**Sent:** June 18, 2018 8:41 AM  
**To:** Jennifer Sham  
**Subject:** Fw: Public Hearing Submission - Bylaw No. 900-22

On Monday, June 18, 2018 9:32 AM, [REDACTED] <[REDACTED]> wrote:

**We are writing in support of the Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22.**

We have a [REDACTED] and have been enjoying time with our family on this property for over 20 years. During this time, the dock and buoys in the amendment have been in place and used by friends and family of the Gray's and Ulry's.

As safe boaters, we are always aware of the location of other boats and use common sense and good judgement when navigating throughout the Bastion By area.

We abide by the rules for approaching docks and land and adhere to the "No Wake" Zones. Keeping the lake and the property in healthy conditions in very important to us.

We do spend time on the lake nearly every day and have not to our knowledge had issues with the buoys and dock.

As the depth of the water and the change in water levels fluctuate in the area, it does require the buoys to be set quite far from the shore.

In addition, we were quite surprised to find out that our multi-family property was zoned with single-family water. Multi-family use has been the practice for as long as we have been coming to this area of the Shuswap, first as a camper and then now as a summer resident.

For us and our family members, the summer season is one for rest and relaxation and the pleasure of time spent touring the lake in our boat.

We absolutely enjoy our time spent at our lake property, the Town of Salmon Arm, and all the area has to offer in amenities such as golfing, rodeos, the Blues Festival, and all other activities.

We sincerely hope that the above Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22 is approved.

Respectfully,

[REDACTED]  
[REDACTED]

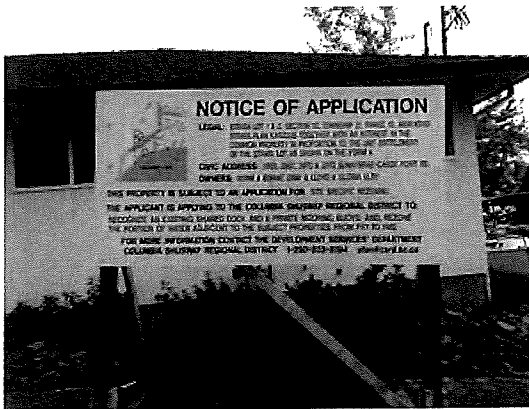
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**Jennifer Sham**

**From:** Marianne Mertens  
**Sent:** June 20, 2018 8:14 AM  
**To:** Jennifer Sham  
**Cc:** Planning Public Email address  
**Subject:** FW: Application for Site Specific Rezoning W6M, KDYD Strat Plan KAS2305 of 3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, from zone FR1 to FM2

BL900-22

**From:** [REDACTED]  
**Sent:** Tuesday, June 19, 2018 7:41 PM  
**To:** Planning Public Email address <Plan@csrd.bc.ca>  
**Subject:** Re: Application for Site Specific Rezoning W6M, KDYD Strat Plan KAS2305 of 3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, from zone FR1 to FM2



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**Re: Application for Site Specific Rezoning of Strata Lot 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD Strat Plan KAS2305 of 3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, from zone FR1 to FM2**

To whom it may concern,

As nearby lakefront neighbours at [REDACTED] we write to express our concerns and objections to the above rezoning application. It is our understanding that this application is submitted to bring into compliance a situation which is currently not in compliance with current zoning bylaws for this region. We feel that to approve this rezoning application could result in future unwanted and unsuitable development to the fragile ecosystem of this area. We believe that a better, more suitable solution would be for the CSRD to "grandfather" the deviant use by the current owner, by granting a letter of understanding to the owners that they will be permitted to keep their current configuration even though not in alignment with the current zoning applied to their property. As long as the current configuration is maintained, and any future owners are given said letter by the present owners to allow their ongoing use of same configuration, this would be a reasonable solution. Rezoning the property to multi-family could result in unwanted and unsuitable development. We believe that the same rules for buoys should be applied to these four properties as apply to all other properties in this area, and that buoys should be for personal use only, not for commercial purposes.

Thank you for addressing our concerns and giving consideration to alternate, and what we believe are less contentious, more suitable solutions to retain the beauty and natural balance of this area.

Regards,

[REDACTED]

**Jennifer Sham**

**From:** Marianne Mertens  
**Sent:** June 20, 2018 8:11 AM  
**To:** Jennifer Sham  
**Cc:** Planning Public Email address  
**Subject:** FW: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

-----Original Message:

**From:** [REDACTED]  
**Sent:** Tuesday, June 19, 2018 5:40 PM  
**To:** Planning Public Email address <Plan@csrd.bc.ca>  
**Subject:** Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

To whom it may concern,

My name is [REDACTED] and I live at [REDACTED]. Our lake access is in the same corner of the Lake as the property being considered in the mentioned by law. We have lived here for 6 years and have never had any concern or issue. We use the lake extensively and with small kids we tend to stay in our little bay area. The buoys and dock are not an issue.

Thanks,

[REDACTED]

Sent from my iPhone

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**COLUMBIA SHUSWAP REGIONAL DISTRICT**

P.O. Box 978 SALMON ARM, BC V1E 4P1

Telephone: 1-250-832-8194 Fax: 1-250-832-3375

**Staff Contact: Jennifer Sham**
[jsham@csrd.bc.ca](mailto:jsham@csrd.bc.ca)

BYLAW NO.:900-22

## RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

☐ Approval Recommended Subject to Conditions Below.

☐ No Objections

☒ Interests Unaffected by Bylaw.

☐ Approval not Recommended Due To Reasons Outlined Below.

|                                  |   |                                |
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Signed By: J. Sham

Title Manager, Financial Services

Date: April 4/18

Agency CSR District





## **COLUMBIA SHUSWAP REGIONAL DISTRICT**

### **Columbia Shuswap Regional District Electoral Area 'C' Advisory Planning Commission Minutes**

Date: 26-March-2018  
Time: 7 pm  
Location: Upper Level  
Cedar Centre  
2316 Lakeview Drive, Blind Bay

#### **Members Present:**

|               |            |
|---------------|------------|
| Steve Wills   | Chair      |
| Simon Brown   | Vice-Chair |
| Cal Cosh      | Secretary  |
| Ted Vlooswyk  | Member     |
| Alan Cook     | Member     |
| Brian Morris  | Member     |
| Reg Walkers   | Member     |
| Millie Barron | Member     |

**Director, Electoral Area 'C':** Paul Demenok

#### **Members Absent:**

Glenn Johanson Member

Staff: None

Guests: Gloria Ulay, Lloyd Ulay, Nadine Gray, Tim Thompson, Jordie Wiens, Edith Rizzi

0360 50  
 BL900-22 PL20170000149  
 4051 00 26 CE20140000104 & CE 201500000086  
 BL701-85 PL201600000064  
 BL725-11 PL201700000240

4050 02 73 CE201500000245  
 DVP701-79 PL201800000037  
 DP725-139 PL201800000036  
 DP725-137 PL201800000028

7 pm - Call to order  
 Moved Walters / Barron

unanimous

Notes on the proceedings:

## 1. Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

Civic Address: 3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae

Legal Description: Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V

Owner/Agent: Gloria Ulry

Short Summary: The owners would like to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to recognize 8 private mooring buoys and a shared dock adjacent to the common property of Strata Plan KAS2305 located in Sunnybrae in Electoral Area C. The proposal is to rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing dock and 8 private mooring buoys within the zone.

Moved Morris / Walters

carried

Against : Barron

### Notes on the proceedings

The agent for the application outlined the application and both the reasons for this change and the general workings of the sites. The proposed change will resolve issues related to the walkway for the dock as the regulations are different for a multi-family dock. The shallow nature of the Bay requires a long walk way. The proposed changes will include recognition of the existing dock and the 8 buoys associated with 2 strata lots. The agent outlined the number of residential units in place for each of the two strata lots.

The Commission discussed the steps the applicants had followed and clarified the ownership of the buoys as outlined on the maps and photos in the supporting materials. Each of the two strata lots has three cottages / houses and a single serviced RV site.

The Commission did note additional buoys in the area with uncertain links to properties in the area.

The Commission supported the rezoning application and thanked the applicants for their attendance and the details of their plans.

## 2. South Shuswap Zoning Amendment (Thompson) Bylaw No. 701-85 and Electoral Area C Official Community Plan Amendment (Thompson) Bylaw No. 725-11

Civic Address: 2009 Eagle Bay Road

Legal Description: Amended Lot 24 (C32100F), Section 20, Township 22, Range 10, West of the 6th

Meridian, Kamloops Division Yale District, Plan 6612

Owner/Agent: Tim and Tracy Thompson

Shuswap Zoning Amendment (Thompson) Bylaw No. 701-85 and Electoral Area C Official Community Plan Amendment (Thompson) Bylaw No. 725-11

Short Summary: The owner of the subject property at 2009 Eagle Bay Road has applied for an OCP/Rezoning Amendment to allow a Commercial use of the property. The owner would like to operate the existing single family dwelling on the lakeshore portion of the subject property as a weekly vacation rental and to utilize the area upland of Eagle Bay Road for a printing and retail sales shop, boat storage and for a Recreational vehicle and a Park Model.

The application outlined a number of questions and needs for additional information and data from other agencies and owners. The Commission felt the application need much additional data and considered the matters as a planning direction and felt the question at this meeting was a matter of principle and considered the vote as an indication of approval in principle.

Moved : Morris / Walters

Carried

Against: Vlooswyk

### **Notes on the proceedings**

Tim Thompson was in attendance and outlined the application and what brought this to the current situation. He indicated there is no commercial boat storage involved and that the 3 boats on the site are owned by himself and his brother. The desire to provide a serviced RV site needs to be clarified. The concept is for using the home as a vacation rental, seasonal accommodation for the owner in the upland park model and for the development of a double garage / shop on the upland portion of the property to house a printing shop and to utilize the existing Yurt as a gallery and for retail sales of the prints / pictures produced in the on site shop.

The Commission felt the application required additional information, copies of relevant agreements and an overall review of the total site.

In particular the Commission felt the relationship between the existing dock and the expanded docks at Finz – next door should be reviewed; the water and septic systems for the entire site – all of the buildings needs clarification and much bigger than just this application the issue of vacation rentals is a matter that seems to need additional clarification in the area zoning.

### **3. Development Permit 725-139 and Development Variance Permit 701-79**

Civic Address: 3107 Trans Canada Highway

Legal Descriptions: Parcel A (Plan B6049) of the SE ¼, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District (PID: 006-268-978)

Owner/Agent: 1133071 BC Ltd. c/o Mr. Jordie Wiens

Short Summary: The subject property is located in Blind Bay of Electoral Area C and is subject to the

0360 50  
 BL900-22 PL20170000149  
 4051 00 26 CE20140000104 & CE 201500000086  
 BL701-85 PL201600000064  
 BL725-11 PL20170000240

4050 02 73 CE20150000245  
 DVP701-79 PL20180000037  
 DP725-139 PL20180000036  
 DP725-137 PL20180000028

Electoral Area C Official Community Plan Bylaw No. 725 and the regulations of South Shuswap Zoning Bylaw No. 701. The property is designated commercial and therefore requires a form and character Development Permit. The owner is applying to vary the front parcel line and exterior side parcel line setback for a new gas pump canopy structure.

That DP 725-139 – for the reduced set backs for the planned developments ( the new canopy )

Moved Morris / Cook unanimous

That DVP 701-79 – for the form and character permit for the new canopy

Moved Cosh / Brown unanimous

### Notes on the proceedings

Jordie Wiens was in attendance and outlined the development of the New Balmoral Store and Chevron Station. The existing building has been upgraded and is expected to be retained in use for some time – with a longer term plan to replace. In the short term the plans call for the introduction of a Chevron branded canopy over the new pumps and this canopy will extend into the set back area between the site and the Highway – MOTI has reviewed the plans and has indicated approval will follow.

The Commission extend congratulations to Jordie for the great progress to date and welcomed the new business in the area.

### 4. Development Permit 725-137

Civic Address: 4162 Galligan Road

Legal Description: Lot 1, Section 4, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan 43738

Owner/Agent: Elizabeth Anne Robertson Shepherd / Nadine Mayer, Triton Docks Short Summary: The applicant is proposing to install a dock on the foreshore adjacent to the subject property. A Development Permit is required for all dock and buoy installations. The proposed dock exceeds the size requirements outlined in Lakes Zoning Bylaw No. 900 by more than 10%. As such the Development Permit must be approved by the Regional District Board in accordance with Development Services Procedures Bylaw No. 4001.

Moved Barron / Vlooswyk unanimous

### Notes on the proceedings

No applicant in attendance.

This was explained as the recurring problem that exists with the Imperial measurement from the standard manufacture of docks and the metric specifications of the bylaw.

Adjournment.


**COLUMBIA SHUSWAP REGIONAL DISTRICT**

P.O. Box 978 SALMON ARM, BC V1E 4P1

Telephone: 1-250-832-8194 Fax: 1-250-832-3375

**Staff Contact: Jennifer Sham**
**jsham@csrd.bc.ca**

BYLAW No:

900-22

## RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

☒ Approval Recommended Subject to Conditions Below

☐ No Objections

☐ Interests Unaffected by Bylaw

☐ Approval not Recommended Due To Reasons Outlined Below

Thank you for the opportunity to review the rezoning which will recognize an existing shared dock and existing 8 private mooring buoys associated with the 2 Lot Strata development.

Interior Health would recommend that the dock and moorage area location be reviewed to determine if a drinking water intake is within 30 meters of this proposal. The depth and location of the water intake can be of concern to a drinking water supply system since water quality may be affected the boating activity owing to the dock and moorage area.

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Signed By: *J. Sham*

Title Environmental Health Officer

Date: December 28, 2017

Agency Interior Health


**COLUMBIA SHUSWAP REGIONAL DISTRICT**

P.O. Box 978 SALMON ARM, BC V1E 4P1  
 Telephone: 1-250-832-8194 Fax: 1-250-832-1083

FILE NO.

PL20170000149 BL900-22

DATE RECEIVED:

Nov 22, 2017

## OPERATIONS MANAGEMENT

**Comments:** Marianne Mertens

**Terry Langlois**  
 Team Leader Utilities

No concerns

**Derek Sutherland**  
 Team Leader  
 Protective Service

No Concerns

**Sean Coubrough**  
 Fire Services Coordinator

No concerns

**Ben Van Nostrand**  
 Team Leader  
 Environmental Health

No Concerns

**Ryan Nitchie**  
 Team Leader  
 Community Services

No Concerns

**Darcy Mooney**  
 Manager  
 Operations Management

no concerns





**COLUMBIA SHUSWAP REGIONAL DISTRICT**

P.O. Box 978 SALMON ARM, BC V1E 4P1

Telephone: 1-250-832-8194

Fax: 1-250-832-3375

**Staff Contact: Jennifer Sham**

**jsham@csrd.bc.ca**

BYLAW NO.:900-22

## RESPONSE SUMMARY

[illegible]

Approval Recommended for Reasons  
Outlined Below

☐ Interests Unaffected by Bylaw.

X Approval Recommended Subject to  
Conditions Below.

☐ Approval not Recommended Due To Reasons Outlined Below.

☐ No Objections

Under the ***Navigation Protection Act (NPA)*** it is prohibited to construct, place, alter, repair, rebuild, remove or decommission works on navigable waters listed in the Schedule to the ***NPA*** without prior authorization of the Minister of Transport.

Upon review of the attached information it has been determined that the existing dock and moorings were installed without first having obtained authorization under the **NPA**, as a result they are considered unlawful.

The proponent will be required to submit a Notice to the Minister, which applies in this instance even if the structures are pre-existing. The pertinent application forms and guidance documents can be found at <http://www.tc.qc.ca/eng/programs-624.html>.

Once the Notice to the Minister of Transport has been received and assessed, an authorization with applicable terms and conditions will be issued.

Signed By: \_\_\_\_\_

Title NPP Officer

Date: 2018-01-03

Agency Transport Canada



December 18, 2017

Applicant File Number: **900-22**

Columbia Shuswap Regional District  
PO Box 978  
Salmon Arm, BC V1E 4P1

Attention: Jennifer Sham

**Re: Rezoning existing shared dock at 3965, 3967, 3970, and 3972 Sunnybrae-Canoe Point Road, Sunnybrae**

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development (FLNRORD) has reviewed the above noted referral. We understand that the application is for rezoning an existing dock.

1. Any further works in and about a stream require an application under Section 11 of the Water Sustainability Act and docks must follow the general permission guidelines. The following links contain additional information:

<http://www.frontcounterbc.gov.bc.ca/guides/water/changes-in-about-stream/overview/>

<https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crown-land-uses/residential-uses/private-moorage>

2. It is the proponent's responsibility to ensure his/her activities are in compliance with all relevant legislation, including the *Water Sustainability Act* and the *Wildlife Act*.

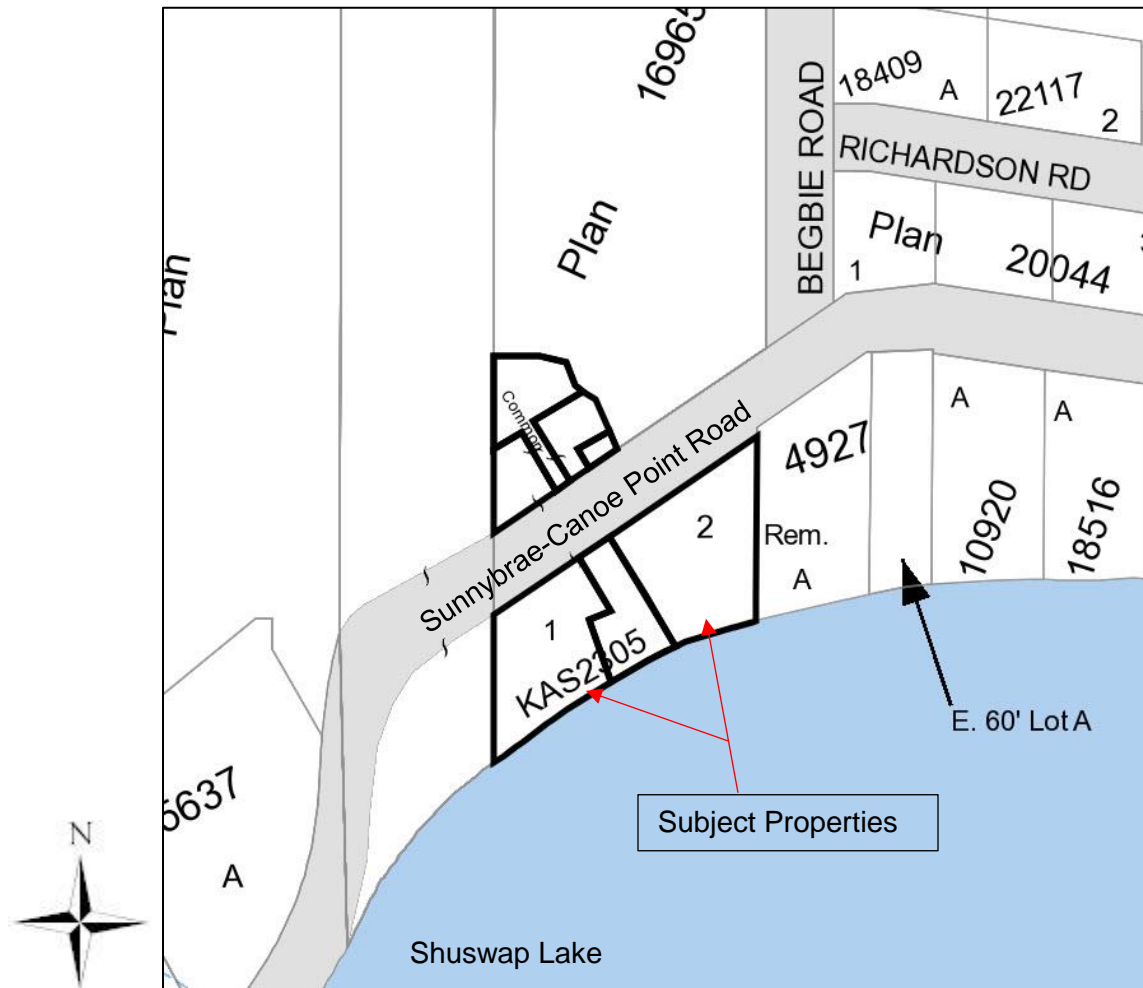
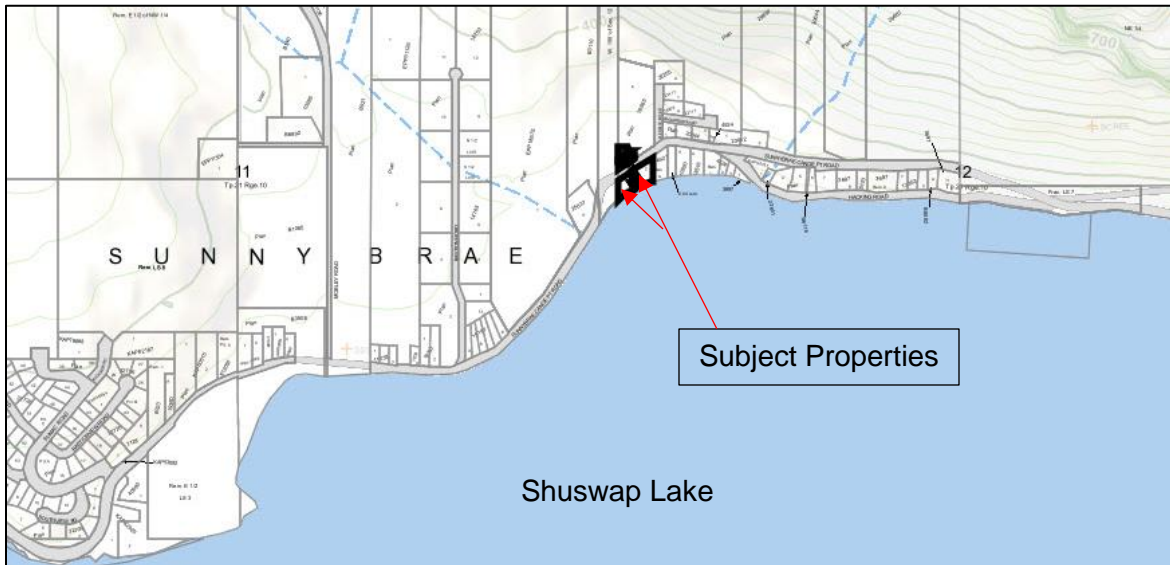
Please contact the undersigned if you cannot follow the recommendations provided in this referral response at *Robyn.Reudink@gov.bc.ca* or 250-371-6246 or if you have further questions or require additional information.

Sincerely,

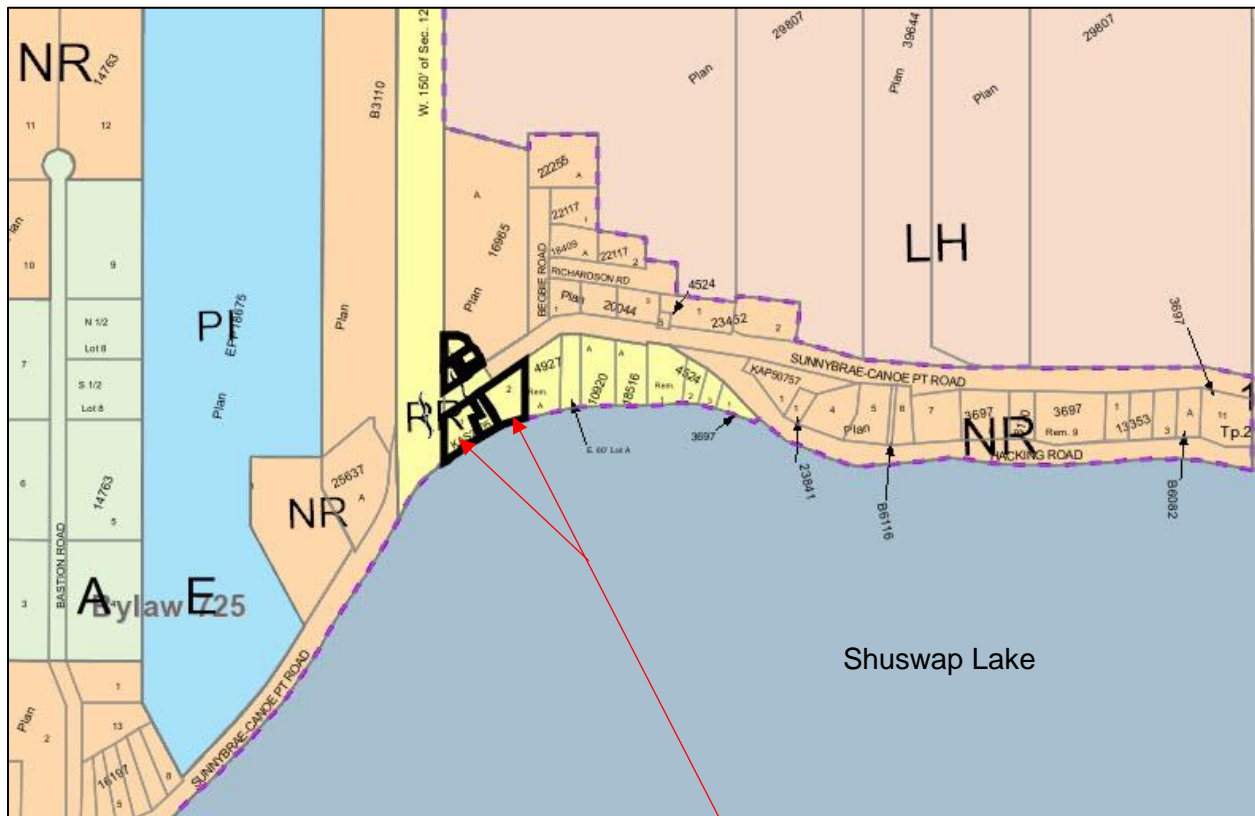
Robyn Reudink  
Ecosystems Biologist  
Thompson Okanagan Region

Kamloops, BC

# Location

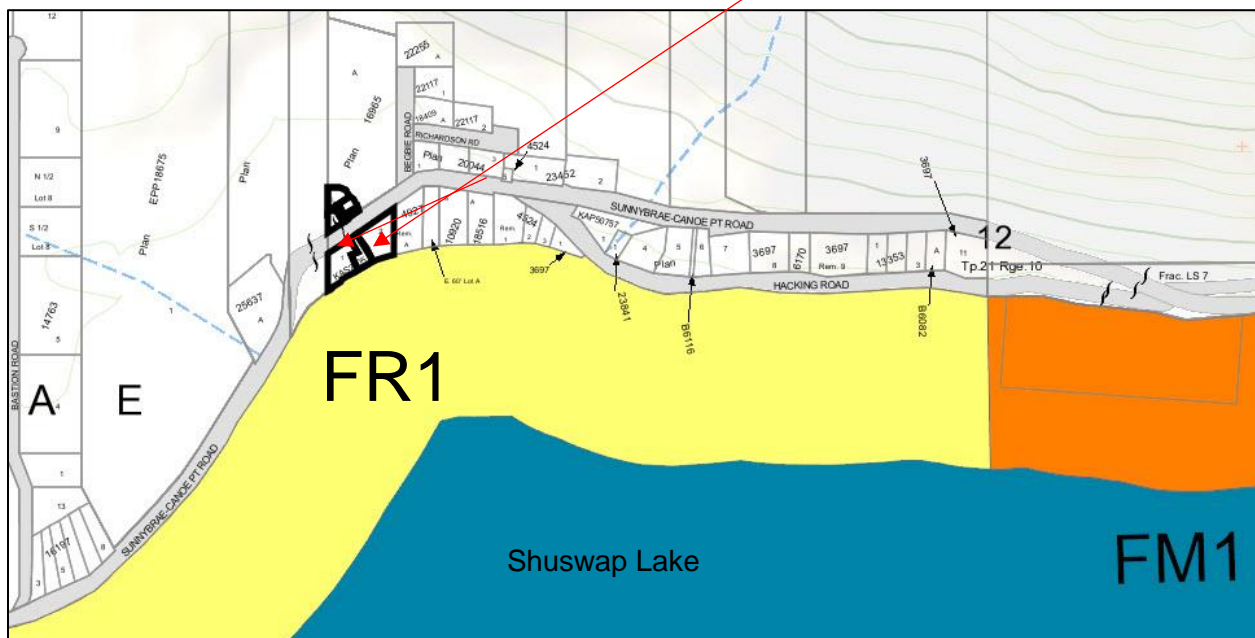


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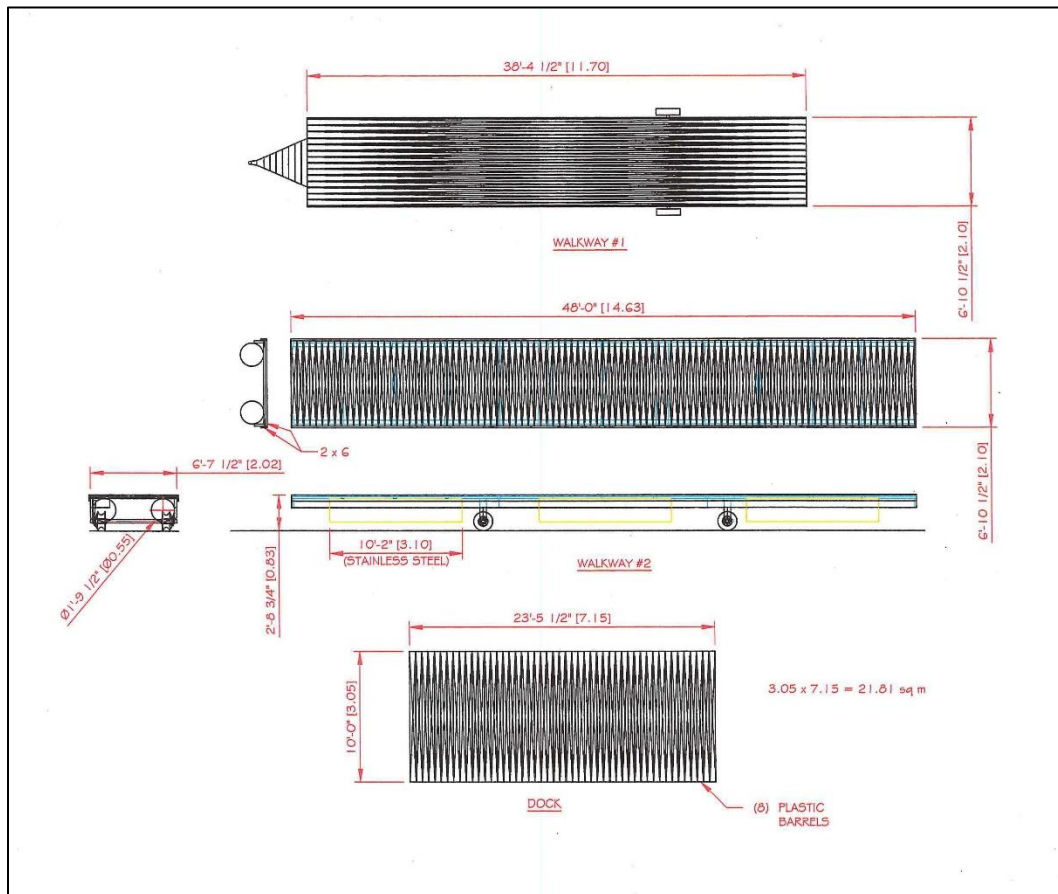
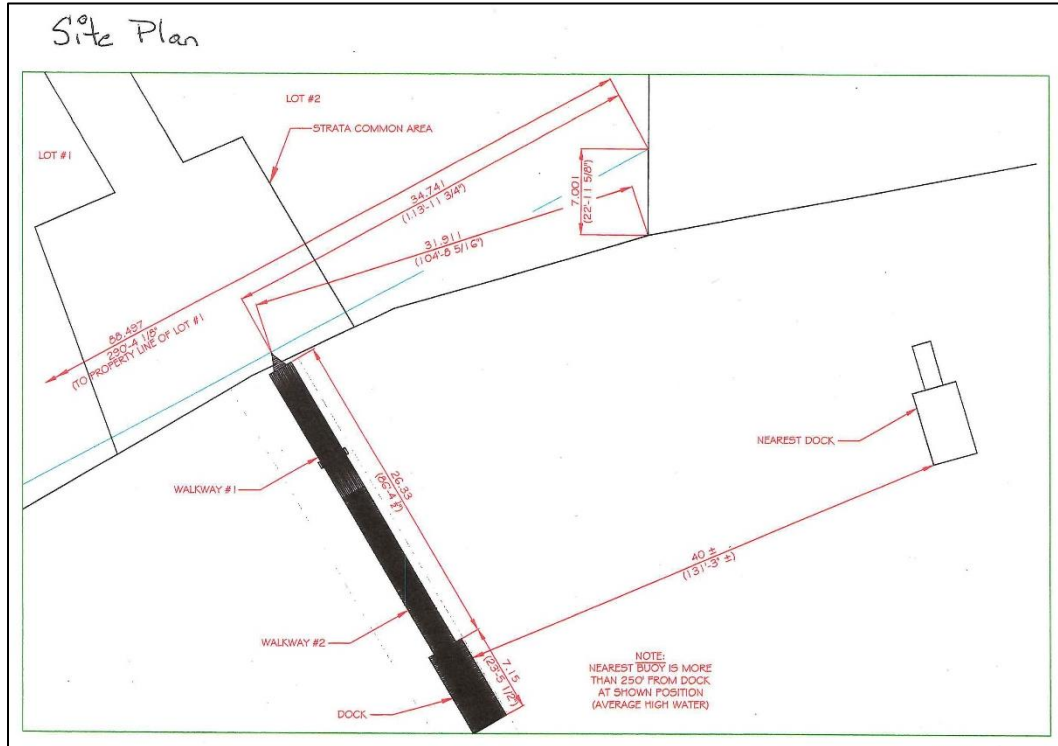


Subject Properties

## Lakes Zoning



## Site Plan



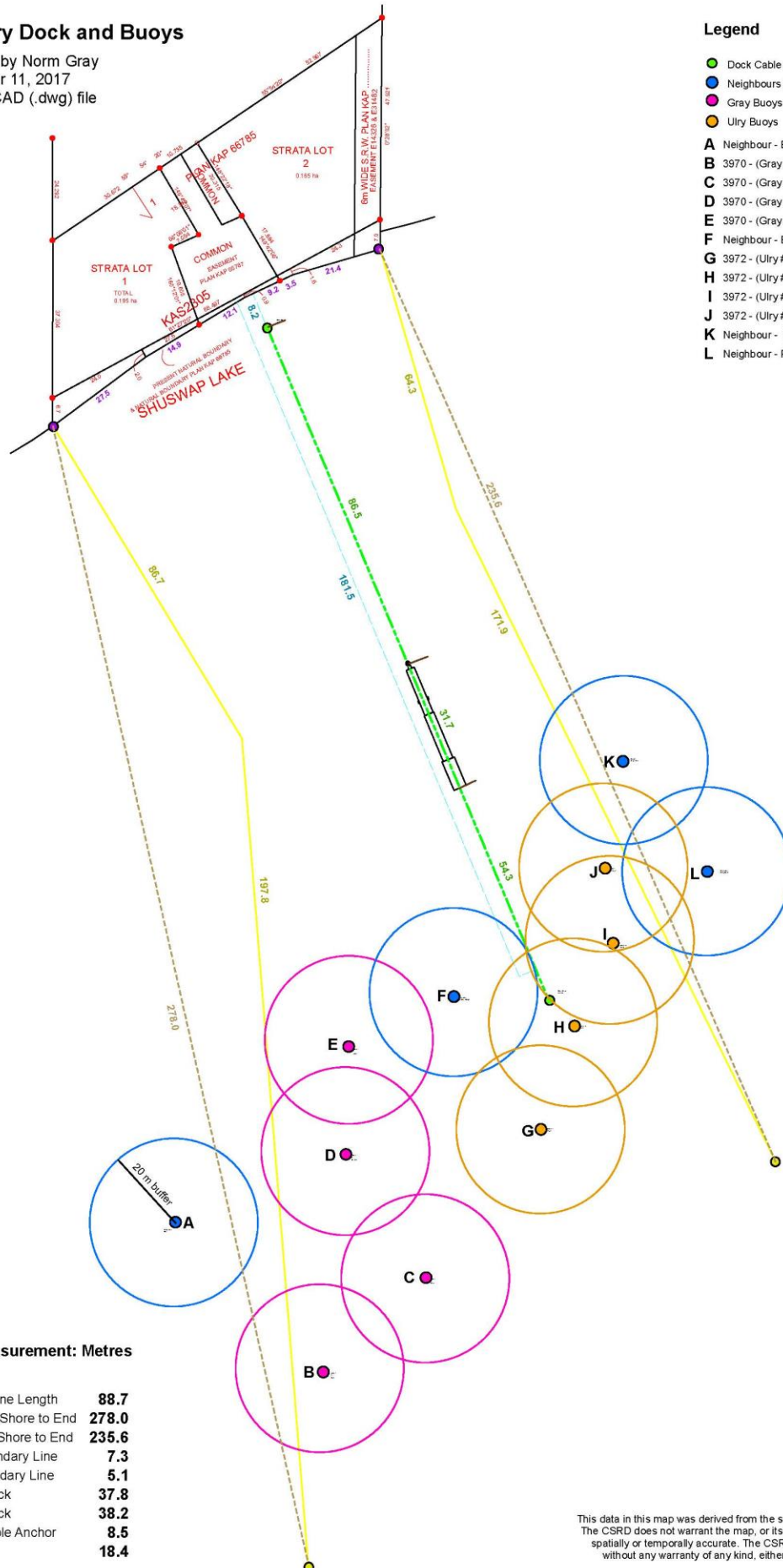


# Gray / Ulry Dock and Buoys

as submitted by Norm Gray  
on September 11, 2017  
via email of CAD (.dwg) file

## Legend

- Dock Cable Anchor
- Neighbours Buoys
- Gray Buoys
- Ulry Buoys
- A** Neighbour - Blue
- B** 3970 - (Gray #1)
- C** 3970 - (Gray #2)
- D** 3970 - (Gray #3)
- E** 3970 - (Gray #4)
- F** Neighbour - Bastion Village
- G** 3972 - (Ulry #1)
- H** 3972 - (Ulry #2)
- I** 3972 - (Ulry #3)
- J** 3972 - (Ulry #4)
- K** Neighbour - Robert
- L** Neighbour - Party Boat



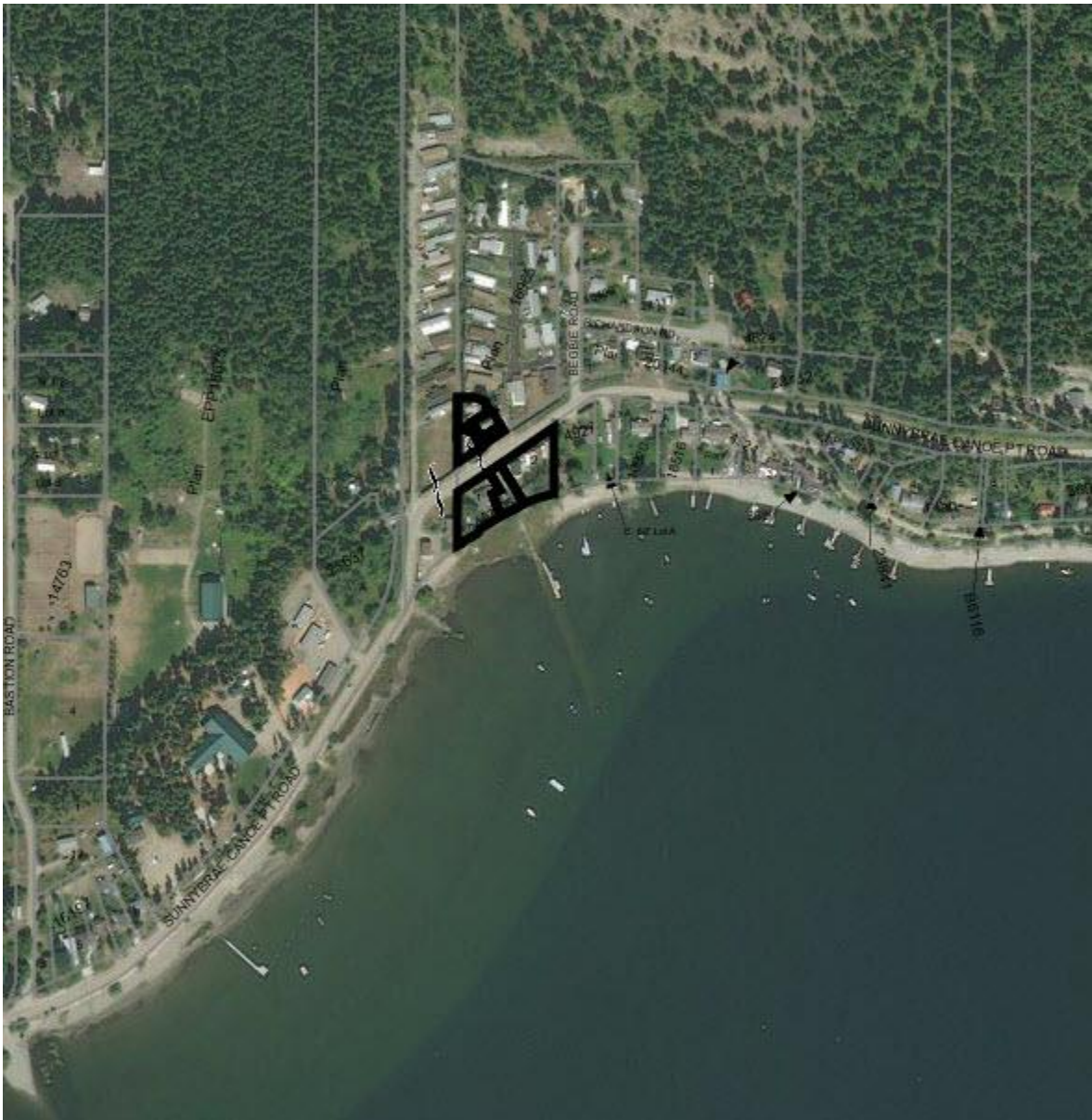
## Units of Measurement: Metres

|                                |       |
|--------------------------------|-------|
| ● to ● Shoreline Length        | 88.7  |
| ● to ● West - Shore to End     | 278.0 |
| ● to ● East - Shore to End     | 235.6 |
| <b>B</b> to West Boundary Line | 7.3   |
| <b>J</b> to East Boundary Line | 5.1   |
| <b>K</b> to End of Dock        | 37.8  |
| <b>J</b> to End of Dock        | 38.2  |
| <b>H</b> to South Cable Anchor | 8.5   |
| <b>I</b> to <b>J</b>           | 18.4  |

This data in this map was derived from the submitter's own data. The CSRD does not warrant the map, or its features, are either spatially or temporally accurate. The CSRD provides the map without any warranty of any kind, either express or implied.

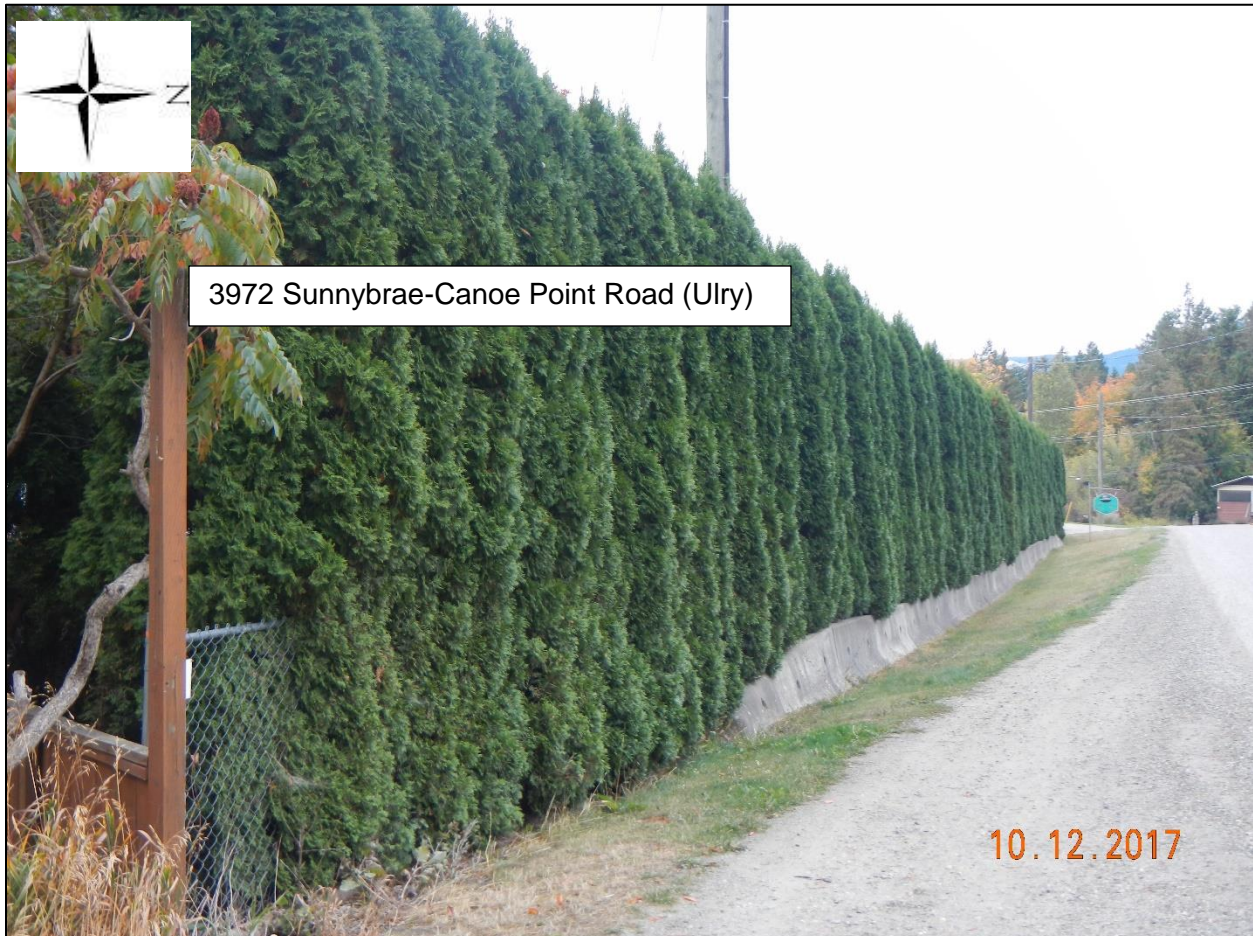


Orthophoto





Photos



























Floating dock













# **Dock and Buoy In Relation to Gray/Ulry**

Original information by Norm Gray  
submitted Aug 1, 2018  
via surveyed points from shore

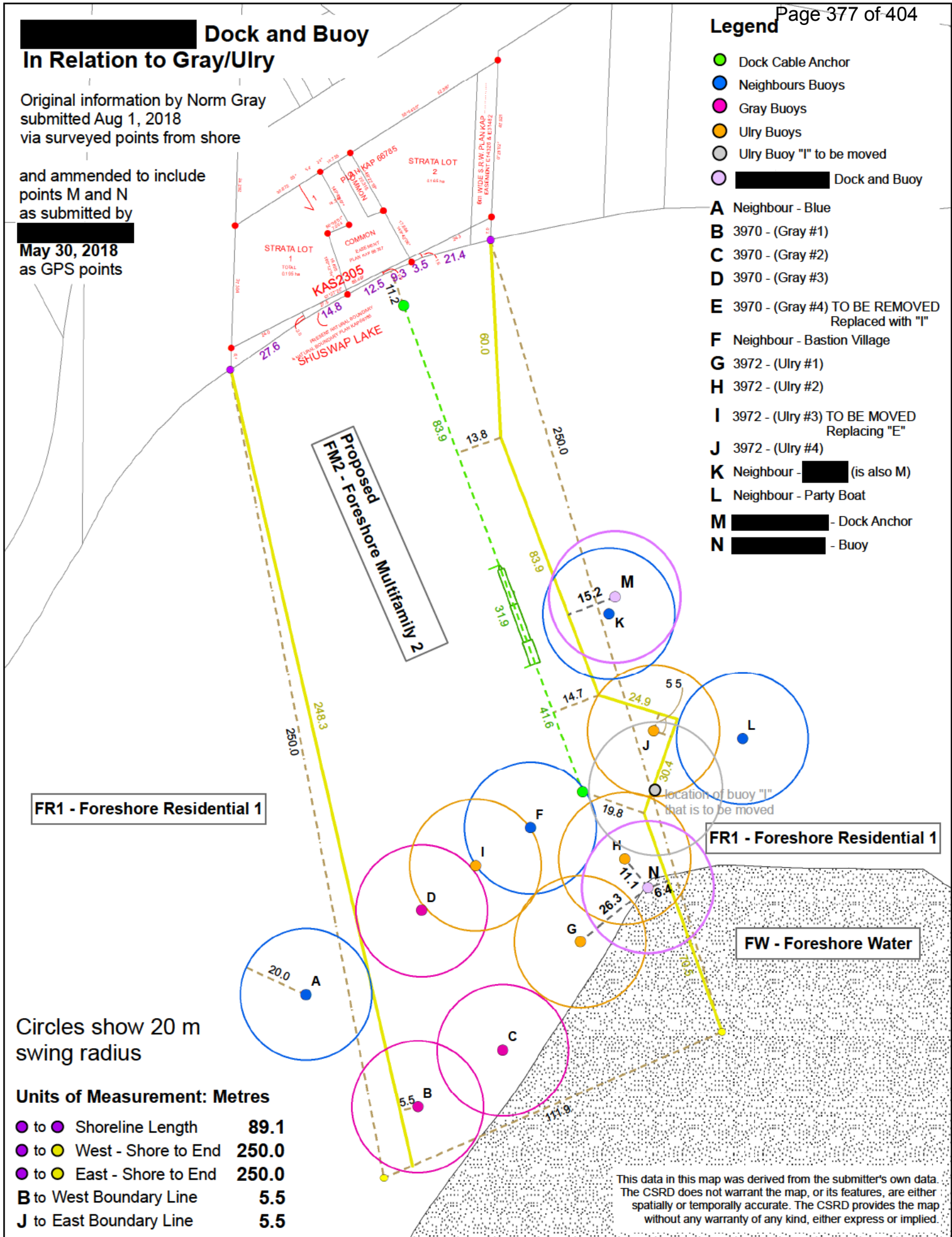
and ammended to include  
points M and N  
as submitted by

May 30, 2018  
as GPS points

## **Legend**

- Dock Cable Anchor
- Neighbours Buoys
- Gray Buoys
- Ulry Buoys
- Ulry Buoy "I" to be moved
- [Redacted] Dock and Buoy

- A** Neighbour - Blue
- B** 3970 - (Gray #1)
- C** 3970 - (Gray #2)
- D** 3970 - (Gray #3)
- E** 3970 - (Gray #4) TO BE REMOVED  
Replaced with "I"
- F** Neighbour - Bastion Village
- G** 3972 - (Ulry #1)
- H** 3972 - (Ulry #2)
- I** 3972 - (Ulry #3) TO BE MOVED  
Replacing "E"
- J** 3972 - (Ulry #4)
- K** Neighbour - [Redacted] (is also M)
- L** Neighbour - Party Boat
- M** [Redacted] - Dock Anchor
- N** [Redacted] - Buoy





# BOARD REPORT

**TO:** Chair and Directors

**File No:** BL650-13  
PL20180000033

**SUBJECT:** Electoral Area F: Anglemont Zoning Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13

**DESCRIPTION:** Report from Candice Benner, Development Services Assistant, dated August 8, 2018.  
7838 Golf Course Road, Anglemont

**RECOMMENDATION #1:** THAT: "Anglemont Zoning Bylaw Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13" be read a third time, this 16<sup>th</sup> day of August, 2018.

**RECOMMENDATION #2:** THAT: "Anglemont Zoning Bylaw Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13" be adopted, this 16<sup>th</sup> day of August, 2018.

## SHORT SUMMARY:

The owner has applied for a zoning text amendment to permit an existing upper floor dwelling unit as a permitted use in the P-4 zone in Anglemont Zoning Bylaw No. 650 for the subject property only. A new definition for Golf Course and an amended definition of Public Assembly Facility is proposed to be included in Bylaw No. 650 to help clarify permitted uses.

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

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## BACKGROUND:

See "2018-05-17\_Board\_DS\_BL650-13\_Anglemont\_Estates\_Golf\_Course.pdf" and "2018-07-19\_Board\_DS\_BL650-13\_Anglemont\_Estates\_Golf\_Course.pdf".

## POLICY:

See "2018-05-17\_Board\_DS\_BL650-13\_Anglemont\_Estates\_Golf\_Course.pdf" and "2018-07-19\_Board\_DS\_BL650-13\_Anglemont\_Estates\_Golf\_Course.pdf".

## FINANCIAL:

See "2018-05-17\_Board\_DS\_BL650-13\_Anglemont\_Estates\_Golf\_Course.pdf" and "2018-07-19\_Board\_DS\_BL650-13\_Anglemont\_Estates\_Golf\_Course.pdf".

## KEY ISSUES/CONCEPTS:



See "2018-05-17\_Board\_DS\_BL650-13\_Anglemont\_Estates\_Golf\_Course.pdf" and "2018-07-19\_Board\_DS\_BL650-13\_Anglemont\_Estates\_Golf\_Course.pdf".

### **SUMMARY:**

The proposal is to allow an existing upper floor dwelling unit on the subject property, to add a new definition of Golf Course, and amend the existing Public Assembly Facility definition to include "recreation", in Anglemont Zoning Bylaw No. 650.

### **IMPLEMENTATION:**

#### **Public Hearing**

The delegated Public Hearing for the proposed bylaw amendment was held August 7, 2018, at the Lakeview Community Centre in Anglemont. Nine members of the public attended including one of the applicants. All those who spoke were in favour of the application; there were no written submissions.

### **COMMUNICATIONS:**

In accordance with CSRD Policy P-18 regarding Consultation Processes –Bylaws, staff recommended the simple consultation process.

Notice of development sign was posted on the property on June 12, 2018, following first reading on May 17, 2018.

Notices for the public hearing were sent to owners and tenants within 100 m of the subject property as well to all parcels currently zoned P-4 Recreation in Bylaw No. 650.

Newspaper ads for the public hearing were placed in the Shuswap Market News for two consecutive weeks: July 27, 2018 and August 3, 2018.

### **DESIRED OUTCOMES:**

That the Board endorse staff recommendations.

### **BOARD'S OPTIONS:**

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

### **LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Electoral Area F Official Community Plan Bylaw No. 830
2. Anglemont Zoning Bylaw No. 650

**Report Approval Details**

|                      |  |
|----------------------|--|
| Document Title:      | 2018-08-16_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.docx  |
| Attachments:         | <ul style="list-style-type: none"> <li>- BL650-13_Third_and_adopt.pdf</li> <li>- 2018-05-17_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.pdf</li> <li>- 2018-07-19_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.pdf</li> <li>- Agency_referral_responses_BL650-13.pdf</li> <li>- Rainville_letter_2018-02-22_BL650-13.pdf</li> <li>- Public_hearing_notes_2018-08-07_BL650-13.pdf</li> <li>- Maps_Plans_Photos_BL650-13.pdf</li> </ul> |
| Final Approval Date: | Aug 14, 2018   |

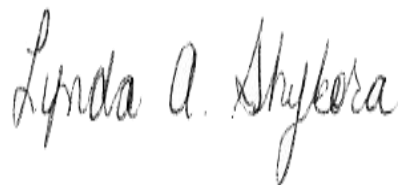
This report and all of its attachments were approved and signed as outlined below:



**Corey Paiement - Aug 14, 2018 - 9:12 AM**

**No Signature - Task assigned to Gerald Christie was completed by workflow administrator Tommy Test**

**Gerald Christie - Aug 14, 2018 - 9:14 AM**



**Lynda Shykora - Aug 14, 2018 - 9:31 AM**



**Charles Hamilton - Aug 14, 2018 - 10:24 AM**

COLUMBIA SHUSWAP REGIONAL DISTRICT

ANGLEMONT ZONING AMENDMENT (ANGLEMONT ESTATES GOLF COURSE) BYLAW  
NO. 650-13

A bylaw to amend the "Anglemont Zoning Bylaw No. 650"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 650;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 650;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "Anglemont Zoning Bylaw No. 650" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, which forms part of the "Anglemont Zoning Bylaw No. 650" is hereby amended as follows:

i. Part 1, Definitions is amended by:

Adding the following new definitions:

"GOLF COURSE is the use of land, *buildings*, and structures for playing golf and may include driving range, clubhouse, restaurant, pro shop, and similar accessory facilities necessary for golf purposes and which may include the maintenance and administration of the golf course";

after the definition of "FLOOR AREA",

"PUBLIC ASSEMBLY FACILITY is the *use* of land, *buildings* or structures where people gather periodically to public, cultural, religious, philanthropic, entertainment, or recreation purposes";

after the definition of "PRINCIPAL USE",

"UPPER FLOOR DWELLING UNIT means a *dwelling unit* that is located above the ground floor of a principle permitted use and contains a separate entrance";

after the definition of "SIGHT TRIANGLE".

ii. Section 5.10 Recreation -P-4 Zone is amended by adding the following to the Permitted Uses:

"(f) upper floor dwelling unit, permitted only on Lot B Section 15 Township 23 Range 9 W6M Kamloops Division Yale District Plan 17443 (PID: 001-583-255)".

2. This bylaw may be cited as "Anglemont Zoning Amendment (Anglemont Estates Golf Course) Bylaw No. 650-13."

READ a first time this \_\_\_\_\_ 17<sup>th</sup> day of \_\_\_\_\_ May \_\_\_\_\_, 2018.

READ a second time, as amended this \_\_\_\_\_ 19<sup>th</sup> day of \_\_\_\_\_ July \_\_\_\_\_, 2018.

PUBLIC HEARING held this \_\_\_\_\_ 7<sup>th</sup> day of \_\_\_\_\_ August \_\_\_\_\_, 2018.

READ a third time, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
CORPORATE OFFICER  
CERTIFIED a true copy of Bylaw No.650-13  
as read a third time.

\_\_\_\_\_  
CHAIR  
CERTIFIED a true copy of Bylaw No.650-13  
as adopted.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Corporate Officer



# BOARD REPORT

**TO:** Chair and Directors

|   |
|---|
| <b>File No:</b> BL650-13<br>PL20180000033 |
|---|

**SUBJECT:** Electoral Area F: Anglemont Zoning Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13

**DESCRIPTION:** Report from Candice Benner, Development Services Assistant, dated April 18, 2018.  
7838 Golf Course Road, Anglemont

**RECOMMENDATION #1:** THAT: "Anglemont Zoning Bylaw Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13" be read a first time this 17<sup>th</sup> day of May, 2018.

**RECOMMENDATION #2:** THAT: the Board utilize the simple consultation process for Bylaw No. 650-13, and it be referred to the following agencies and First Nations:

- Interior Health Authority;
- Ministry of Transportation and Infrastructure;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- CSR Operations Management;
- CSR Financial Services;
- All relevant First Nations Bands and Councils.

## SHORT SUMMARY:

The subject property is part of the Anglemont Estates Golf Course operation located in Anglemont in Electoral Area F. Through recent correspondence with the owner, it was determined that the existing upper floor dwelling unit located on the subject property is not permitted with the current zoning of the property. The owner has applied for a zoning text amendment to include an upper floor dwelling unit as a permitted use in the P-4 zone in Anglemont Zoning Bylaw No. 650 for the subject property. The owner also expressed concern regarding what associated uses are permitted within a golf course operation as golf course is currently not defined in Bylaw No. 650. Staff are proposing to add a definition for golf course use to Bylaw No. 650 to provide clarity regarding what associated uses are permitted with golf course.

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

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## BACKGROUND:

PROPERTY OWNER:  
Anglemont Estates Golf Course Ltd., Inc. No. 594055  
ELECTORAL AREA:  
F

CIVIC ADDRESS:  
7838 Golf Course Road

**LEGAL DESCRIPTION:**

Lot B Section 15 Township 23 Range 9 W6M Kamloops Division Yale District Plan 17443

**PID:**

001-583-255

**SIZE OF PROPERTY:**

0.431 ha

**DESIGNATION:**

Electoral Area F Official Community Plan Bylaw No. 830  
Secondary Settlement Area -SSA

**CURRENT ZONE:**

Anglemont Zoning Bylaw No. 650  
Recreation -P-4 zone

**PROPOSED ZONE:**

Recreation P-4 with a special regulation for upper floor dwelling unit

**SURROUNDING LAND****USE PATTERN:**

North: P-4 zone, residential

South: RM-2 zone, vacant

East: P-4 zone, vacant

West: Golf Course Road, P-4 zone, Anglemont Estates Golf Course

**CURRENT USE:**

Permitted Uses: accessory to golf course including: pro shop and retail sales, coffee shop, licensed establishment, administration office

Not Permitted: dwelling

**PROPOSED USE:**

Permitted Uses: accessory to golf course including: pro shop and retail sales, coffee shop, licensed establishment, administration office

Special Regulation for subject property: upper floor dwelling unit

**SITE COMMENTS:** The subject property is part of the Anglemont Estates Golf Course operation and includes an administration office, pro shop and retail sales, restaurant and coffee shop, and other accessory uses related to the golf course. The golf course fairways are located across the road to the west.

The parcel is surrounded by a mix of residential, golf course, and vacant properties.

**POLICY:**

Electoral Area F Official Community Plan Bylaw No. 830  
Section 11 Managing Growth: North Shuswap



## 11.1 General Land Use

### Policy 5

Lee Creek, Celistia, Magna Bay, Anglemont, St. Ives, and Seymour Arm are designated Secondary Settlement Areas. Low density residential and neighbourhood convenience commercial uses are appropriate in these Secondary Settlement Areas. All new development must be connected to community water and sewer services, except in Seymour Arm. The following land uses are generally acceptable in the Secondary Settlement Areas:

1. Detached and Duplex Residential
2. Recreational Residential
3. Commercial
4. Public and Institutional
5. Park and Protected Area
6. Foreshore and Water
7. Agriculture
8. Commercial Public Utility

## 11.5 Residential

### Objective 1

To ensure a range of housing choices is available in the North Shuswap to accommodate people of all ages and incomes.

### Anglemont Zoning Bylaw No. 650

#### Current Zone: Recreation P-4

##### .1 Permitted Uses

The uses stated in this subsection and no others are permitted in the Recreational zone, except as stated in Part 3 General Regulations.

- (a) Airport
- (b) Golf course
- (c) Curling rink
- (d) Public assembly facility
- (e) Accessory use

#### Proposed Zoning Amendment:

The following definitions are proposed to be included in the Definitions section of Bylaw No. 650:

#### Part 1 Definitions

GOLF COURSE is the use of land, *buildings* and structures for playing golf and may include driving range, clubhouse, restaurant, pro shop, and similar accessory facilities necessary for golf purposes and which may include the maintenance and administration of the golf course;

UPPER FLOOR DWELLING UNIT means a *dwelling unit* that is located above the ground floor of a principle permitted use and contains a separate entrance;

#### Part 5

##### 5.10 Recreation P-4

The proposal will involve adding a new site specific permitted use to Part 5.10 as follows:

##### .1 Permitted Uses

(f) *upper floor dwelling unit*, permitted only on Lot B Section 15 Township 23 Range 9 W6M Kamloops Division Yale District Plan 17443 (PID: 001-583-255).

**FINANCIAL:**

This bylaw amendment is not the result of bylaw enforcement; however, the Anglemont Estates Golf Course currently has a dwelling unit located on the upper floor of the building on the property that is not permitted in the P-4 zone of the zoning bylaw. If the Board does not adopt the proposed amendment, the use of the dwelling unit will be not be able to be re-established.

**KEY ISSUES/CONCEPTS:**

The subject property has a dwelling unit located above the pro-shop which is currently not permitted in Bylaw No. 650. The dwelling unit has 4 bedrooms, one bathroom and one kitchen and has its own exterior entrance. The owners have indicated that the dwelling unit was occupied by family from 1985-1988 and then again from 1996-1999. Since that time the dwelling unit has been occupied off and on by both family and staff during the golf season. As the dwelling unit has not been continuously occupied, the dwelling unit use is not considered to be lawfully non-conforming. The owner wishes to ensure and have certainty that the dwelling unit will be permitted and continue to be permitted in future so has applied to rezone the property to permit the existing dwelling unit. Staff are proposing a site specific upper floor dwelling unit use in the P-4 zone for the subject property only.

The property is an integral part of the Anglemont Golf Course operation, although the golf course itself is located on three separate properties to the west across the road. The subject property currently has a pro-shop including retail sales, restaurant, coffee shop, licensed establishment, and administration office uses which are all associated with the golf course and all are permitted in the P-4 zone as they all fall within associated uses of the golf course principle use. However, golf course is not a defined term in Bylaw No. 650 at this time. The owner has indicated that clarification of the permitted uses associated with golf course would be helpful in ensuring that the uses currently being operated on the subject property are permitted. Staff are proposing to define golf course in Bylaw No. 650 to provide clarity of this use.

The property is connected to the CSRD Anglemont Community Water System; the owner has indicated that there is an existing independent on-site septic system located on the subject property.

Bylaw No. 650 has three other properties currently zoned P-4, not including the Anglemont Golf Course. Two of the properties, located adjacent to the subject property, are currently vacant and the third property is the location of Lakeview Community Center.

**SUMMARY:**

Development Services staff are proposing this bylaw amendment to recognize the existing dwelling unit located on the upper floor of the golf course building on the subject property while also including a golf course definition to clarify the use and its associated uses in Bylaw No. 650.

Staff are recommending first reading of this amendment as it will recognize the ongoing historic use of the dwelling unit on the subject property and adding a golf course definition will help clarify this use and its associated uses currently permitted in the P-4 zone.

**COMMUNICATIONS:**

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommends the simple consultation process. This report will be sent out to referral agencies requesting input and recommendations on the proposed amendment.

The following list of referral agencies is recommended:

- Interior Health Authority;
- Ministry of Transportation and Infrastructure;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services; and,
- All relevant First Nations Bands and Councils:
  - Adams Lake Indian Band
  - Little Shuswap Indian Band
  - Neskonlith Indian Band
  - Okanagan Indian Band
  - Shuswap Indian Band
  - Simpcw First Nation
  - Splots'in First Nation

#### **DESIRED OUTCOMES:**

That the Board endorse staff recommendation.

#### **BOARD'S OPTIONS:**

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

#### **LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Electoral Area F Official Community Plan Bylaw No. 830
2. Anglemont Zoning Bylaw No. 650

**Report Approval Details**

|                      |  |
|----------------------|--|
| Document Title:      | 2018-05-17_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.docx  |
| Attachments:         | - BL650-13_First.pdf<br>- Rainville_letter_2018_22_02_BL650-13.pdf<br>- Maps_Plans_Photos_BL650-13.pdf |
| Final Approval Date: | May 8, 2018  |

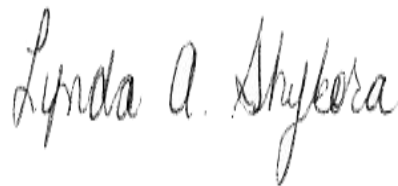
This report and all of its attachments were approved and signed as outlined below:



**Corey Paiement - May 7, 2018 - 11:38 AM**



**Gerald Christie - May 7, 2018 - 11:39 AM**



**Lynda Shykora - May 8, 2018 - 11:10 AM**

**No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora**

**Charles Hamilton - May 8, 2018 - 11:11 AM**



# BOARD REPORT

**TO:** Chair and Directors

|   |
|---|
| <b>File No:</b> BL650-13<br>PL20180000033 |
|---|

**SUBJECT:** Electoral Area F: Anglemont Zoning Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13

**DESCRIPTION:** Report from Candice Benner, Development Services Assistant, dated June 28, 2018.  
7838 Golf Course Road, Anglemont

**RECOMMENDATION #1:** THAT: "Anglemont Zoning Bylaw Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13" be given second reading, as amended, this 19<sup>th</sup> day of July 2018.

**RECOMMENDATION #2:** THAT: a public hearing to hear representations on "Anglemont Zoning Bylaw Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13" be held;

AND THAT: notice of the public hearing be given by the staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Larry Morgan, as Director of Electoral Area F being that in which the land concerned is located, or Alternate Director Robert Missegheers, if Director Morgan is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

## SHORT SUMMARY:

The owner has applied for a zoning text amendment to permit an existing upper floor dwelling unit as a permitted use in the P-4 zone in Anglemont Zoning Bylaw No. 650 for the subject property only. A new definition for Golf Course is proposed to be included in Bylaw No. 650 to help clarify what uses are permitted with golf course use.

After first reading but before referrals were sent out, the owner indicated that they would like to ensure that a tennis court use may be permitted as a use at the Anglemont Estates Golf Course property. Public Assembly Facility is already a permitted use within the P-4 Recreation zone. For clarity, staff is proposing to include "recreation" in the Public Assembly Facility definition in Bylaw No. 650.

Agency referrals were then sent out. Staff indicated on the referral forms that agencies may also consider a potential amendment to the definition of Public Assembly Facility in their review and that this amendment would be presented to the Board at second reading, as amended for consideration and review.

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

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**BACKGROUND:**

See "2018-05-17\_Board\_DS\_BL650-13\_Anglemont\_Estates\_Golf\_Course.pdf".

**POLICY:**

See "2018-05-17\_Board\_DS\_BL650-13\_Anglemont\_Estates\_Golf\_Course.pdf".

Anglemont Zoning Bylaw No. 650

Current Zone: Recreation P-4

.1 Permitted Uses

The uses stated in this subsection and no others are permitted in the Recreational zone, except as stated in Part 3 General Regulations.

(a) Airport

(b) Golf course

(c) Curling rink

(d) Public assembly facility

(e) Accessory use

Proposed Zoning Amendment:

The following definitions are proposed to be included in the Definitions section of Bylaw No. 650:

Part 1 Definitions

GOLF COURSE is the use of land, *buildings* and structures for playing golf and may include driving range, clubhouse, restaurant, pro shop, and similar accessory facilities necessary for golf purposes and which may include the maintenance and administration of the golf course;

PUBLIC ASSEMBLY FACILITY is the use of land, buildings, or structures where people gather periodically for public, cultural, religious, philanthropic, entertainment, or recreation purposes;

UPPER FLOOR DWELLING UNIT means a *dwelling unit* that is located above the ground floor of a principle permitted use and contains a separate entrance;

Part 5

5.10 Recreation P-4

The proposal will involve adding a new site specific permitted use to Part 5.10 as follows:

.1 Permitted Uses

(f) *upper floor dwelling unit*, permitted only on Lot B Section 15 Township 23 Range 9 W6M Kamloops Division Yale District Plan 17443 (PID: 001-583-255).

**FINANCIAL:**

See "2018-05-17\_Board\_DS\_BL650-13\_Anglemont\_Estates\_Golf\_Course.pdf".

**KEY ISSUES/CONCEPTS:**

See "2018-05-17\_Board\_DS\_BL650-13\_Anglemont\_Estates\_Golf\_Course.pdf".



The Board gave first reading of this amendment at its May 17, 2018 Board meeting for a site specific bylaw amendment to permit an existing upper floor dwelling unit on the subject property. Staff also proposed to include a "Golf Course" definition in Bylaw No. 650 to help clarify what is permitted in a golf course use.

After the Board meeting, the applicant approached staff asking whether a tennis court would be permitted as a secondary use at Anglemont Estates Golf Course. Staff determined that a tennis court, and other passive recreation uses, are appropriate within the Public Assembly Facility use and therefore, are proposing to amend the existing definition of Public Assembly Facility in Bylaw No. 650 to include "recreation". Public Assembly Facility is permitted in the P-4 zone and would therefore be permitted on all P-4 zoned properties within the boundaries of Bylaw No. 650, including the Anglemont Estates Golf Course properties.

### **SUMMARY:**

The proposal is to allow an existing upper floor dwelling unit on the subject property, to add a new definition of Golf Course, and amend the existing Public Assembly Facility definition to include "recreation", in Anglemont Zoning Bylaw No. 650.

### **IMPLEMENTATION:**

In accordance with CSRD Policy P-18 regarding Consultation Processes –Bylaws, staff recommended the simple consultation process.

Notice of development signs were posted on the property on June 12, 2018, following first reading on May 17, 2018. As of the date of this report, no written submissions from the public have been received.

### **COMMUNICATIONS:**

See "Agency\_referral\_responses\_BL650-13.pdf".

Bylaw No. 650-13 was sent out to the following referral agencies for comment:

Interior Health:

Interests unaffected.

CSRD –Operations Department:

- Utilities: suite will be required to pay an additional yearly user fee for water.
- All other: no concerns.

The following agencies did not respond to the request for comments:

- Ministry of Transportation and Infrastructure
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch
- CSRD Financial Services
- Adams Lake Indian Band
- Little Shuswap Indian Band
- Neskonalith Indian Band
- Okanagan Indian Band
- Shuswap Indian Band
- Simpcw First Nation

- Splats'in First Nation.

**DESIRED OUTCOMES:**

That the Board endorse staff recommendations.

**BOARD'S OPTIONS:**

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

**LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Electoral Area F Official Community Plan Bylaw No. 830
2. Anglemont Zoning Bylaw No. 650

**Report Approval Details**

|                      |  |
|----------------------|--|
| Document Title:      | 2018_07_19_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.docx  |
| Attachments:         | <ul style="list-style-type: none"><li>- BL650-13_Second_as_amended.pdf</li><li>- 2018-05-17_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.pdf</li><li>- Agency_referral_responses_BL650-13.pdf</li><li>- Rainville_letter_2018-02-22_BL650-13.pdf</li><li>- Maps_Plans_Photos_BL650-13.pdf</li></ul> |
| Final Approval Date: | Jul 9, 2018  |

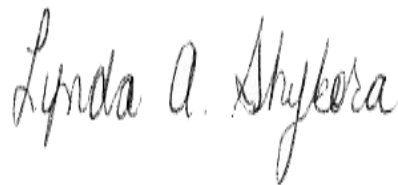
This report and all of its attachments were approved and signed as outlined below:



**Corey Paiement - Jul 5, 2018 - 10:35 AM**



**Gerald Christie - Jul 5, 2018 - 11:24 AM**



**Lynda Shykora - Jul 9, 2018 - 10:37 AM**



**Charles Hamilton - Jul 9, 2018 - 4:13 PM**



May 30, 2018

Marianne Mertens  
Columbia Shuswap Regional District  
PO Box 978  
555 Harbourfront Drive NE  
Salmon Arm, BC V1E 4P1  
<mailto:mmertens@csrd.bc.ca>

Dear Marianne Mertens:

**RE: File #: BL650-13**  
**Our interests are unaffected**

The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

However, should you have further concerns, please return the referral to [hbe@interiorhealth.ca](mailto:hbe@interiorhealth.ca) with a note explaining your new request, or you are welcome to contact me directly at 1-855-744-6328 then choose HBE option.

Sincerely,

**Mike Adams, CPHI(C)**  
Team Leader, Healthy Communities  
Interior Health Authority


**COLUMBIA SHUSWAP REGIONAL DISTRICT**

P.O. Box 978 SALMON ARM, BC V1E 4P1  
 Telephone: 1-250-832-8194 Fax: 1-250-832-1083

FILE NO.

PL20180000033/650-13

DATE RECEIVED:

May 28, 2018

## OPERATIONS MANAGEMENT

**Comments:** Marianne Mertens

**Terry Langlois**  
 Team Leader Utilities

No concerns, suite will be required to pay an additional yearly user fee for water.

**Derek Sutherland**  
 Team Leader  
 Protective Service

no concerns

**Sean Coubrough**  
 Fire Services Coordinator

No ocncerns.

**Ben Van Nostrand**  
 Team Leader  
 Environmental Health

No Concerns

**Ryan Nitchie**  
 Team Leader  
 Community Services

No Concerns

**Darcy Mooney**  
 Manager  
 Operations Management

no concerns

***Anglemont Estates Golf Course Ltd.***  
***Drinda Rainville – Secretary***  
***Craig Golemlaski - President***  
***5 Cougar Ridge Close S.W.***  
***Calgary, AB T3H 0V4***  
***403-663-8811***  
***[drinda.r@telus.net](mailto:drinda.r@telus.net)***  
***[drindarainville@gmail.com](mailto:drindarainville@gmail.com)***

February 22nd, 2018  
CSRD  
c/o Laura Janssen  
Planning Assistant  
Via E-Mail  
[ljanssen@csrd.bc.ca](mailto:ljanssen@csrd.bc.ca)

## **HISTORY OF ANGLEMONT ESTATES GOLF COURSE PRO SHOP SITE**

The original building on this site was the Anglemont Estates Lodge, which was lost to fire May 8<sup>th</sup>, 1976. The Lodge had 18 guest rooms, each fitted with their own bathroom. It also had an onsite manager's suite. The Lodge had a licensed restaurant for up to 120 people. There was a dance floor, pool room, recreation room, offices, storage, washrooms to support these areas as well as a septic tank and field to support same. The current Pro Shop was built on the same site in the fall of 1976. The upper level was built as living quarters (for management or staff) and is a 1700 square foot, 4 bedroom, one bath home. It has an open living/dining/kitchen area along with a front deck and covered rear access down to the Pro Shop located below. The Pro Shop has retail space, office and storage, sitting areas, and a kitchen area along with two washrooms.

Drinda's family lived in the living quarters from March, 1985 through to May, 1988. Craig's family lived in the living quarters from 1996 – 1999. Since that time, we have had family and staff stay in the living quarters during the golf season.

There was a new septic tank lid poured in 2011 as well as an inspection lid. Please see attached letter from B & D Concrete Stamping.

The Anglemont Fire Department is located on the next property to the north of the Pro Shop.

The actual Golf Course (on a separate title) is zoned recreation. The 1.06 acre Pro Shop site is better suited to CG-2 Zoning to allow for residential use in the upper level of the Pro Shop, as well as future business expansion, ie: restaurant/coffee shop, retail, etc.

Thank you for your consideration.

Sincerely,  
Drinda Rainville  
Anglemont Golf Course LTD. Secretary





**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
**Notes of Public Hearing for**  
**Anglemont Zoning Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13**

Notes of the Public Hearing held on Tuesday August 7, 2018 at the Lakeview Community Centre, 7703 Squilax-Anglemont Road, Anglemont regarding Anglemont Zoning Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13

The Public Hearing commenced at 5:30 pm.

PRESENT: Chair Larry Morgan, Director Electoral Area F  
 Candice Benner, Development Services Assistant  
 9 members of the public

The Chair introduced himself and staff to those present and read the introductory statement. He noted that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to Anglemont Zoning Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13.

Candice Benner advised that the public hearing was called under Section 464 of the Local Government Act. The public hearing was delegated to Larry Morgan, Director for Electoral Area F. She mentioned that notices had been posted in the local newspapers in accordance with the requirements of the Act. She explained that once the Public Hearing is closed no further submissions or comments may be received.

Candice then explained that BL650-13 amendment pertains to four different items:

1. The owners of Anglemont Estates Golf Course have applied for a zoning text amendment to recognize the existing upper floor dwelling unit for the property at 7838 Golf Course Road;
2. Staff is proposing to include new definitions for upper floor dwelling unit and
3. golf course in Anglemont Zoning Bylaw No. 650;
4. Staff is also proposing to amend the definition of public assembly facility to Bylaw No. 650 to include recreation.

After first reading, the bylaw was sent out to referral agencies, most responses were no response or no objections. CSRD Utilities department did indicate that the suite will be required to pay an additional yearly user fee for water.

Candice indicated that the next steps include third reading and possible adoption at the August 16, 2018 or September 20, 2018 Board meetings.

Chair opened the hearing for public comments:

[REDACTED] what does public assembly facility mean.

Candice—read out current and proposed definition.

[REDACTED]—other properties permit recreation?

Candice –depends, properties that are zoned for public assembly facility are permitted to have recreation.

–is the density proposed being increased for subdivision.

Candice –no, this is to recognize the existing residence on the property already. Subdivision is not being proposed.

–is there something that the golf course wants to do regarding recreation that they need to ask permission to do recreation such as pickleball or badminton?

Candice –currently recreation is permitted but not explicitly recognized so the amended definition provides clarity of recreation that is already permitted.

Drinda Rainville, Anglemont Estates Golf Course–clarify, main concern was residential dwelling being recognized. It has always been there but lost recognition in 1993 because it wasn't in constant use.

–golf course pays for rezone application.

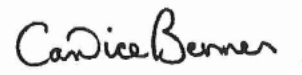
Drinda –yes.

–public here is in support and the community is in support.

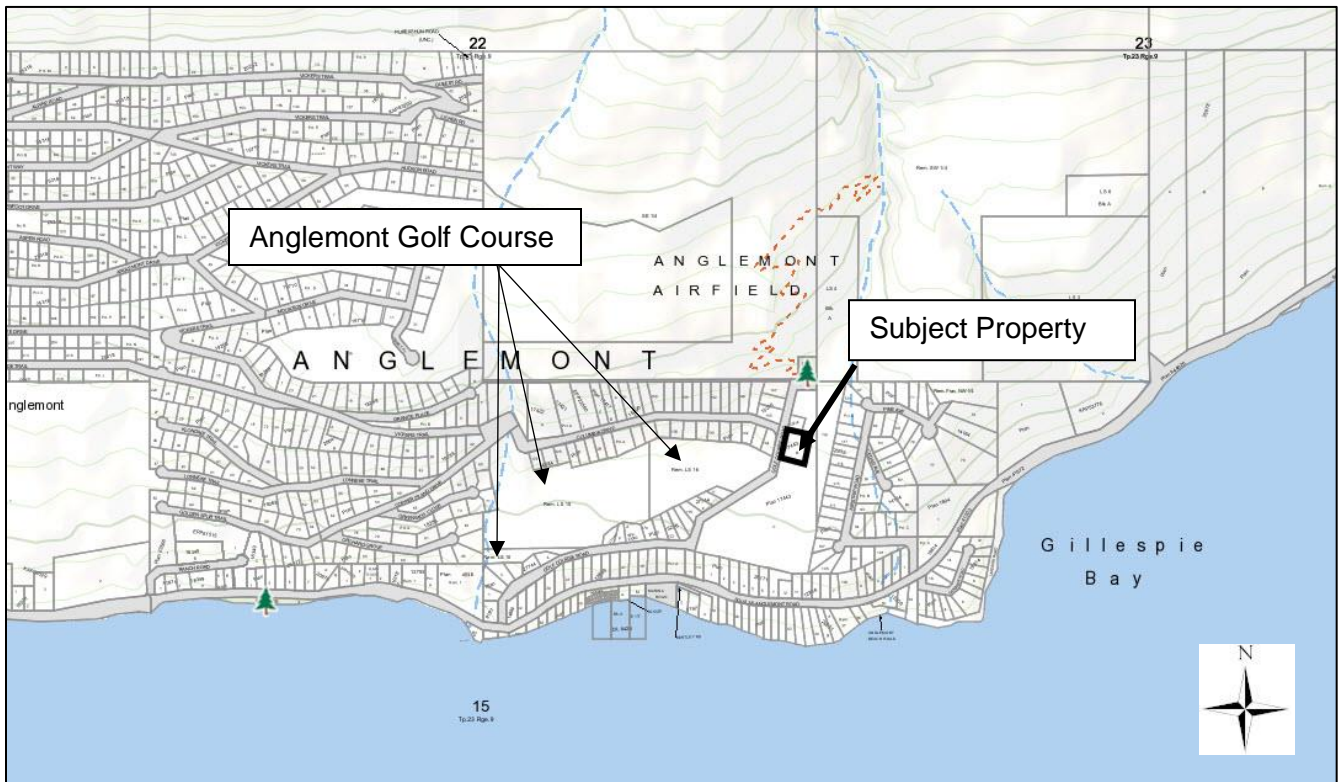
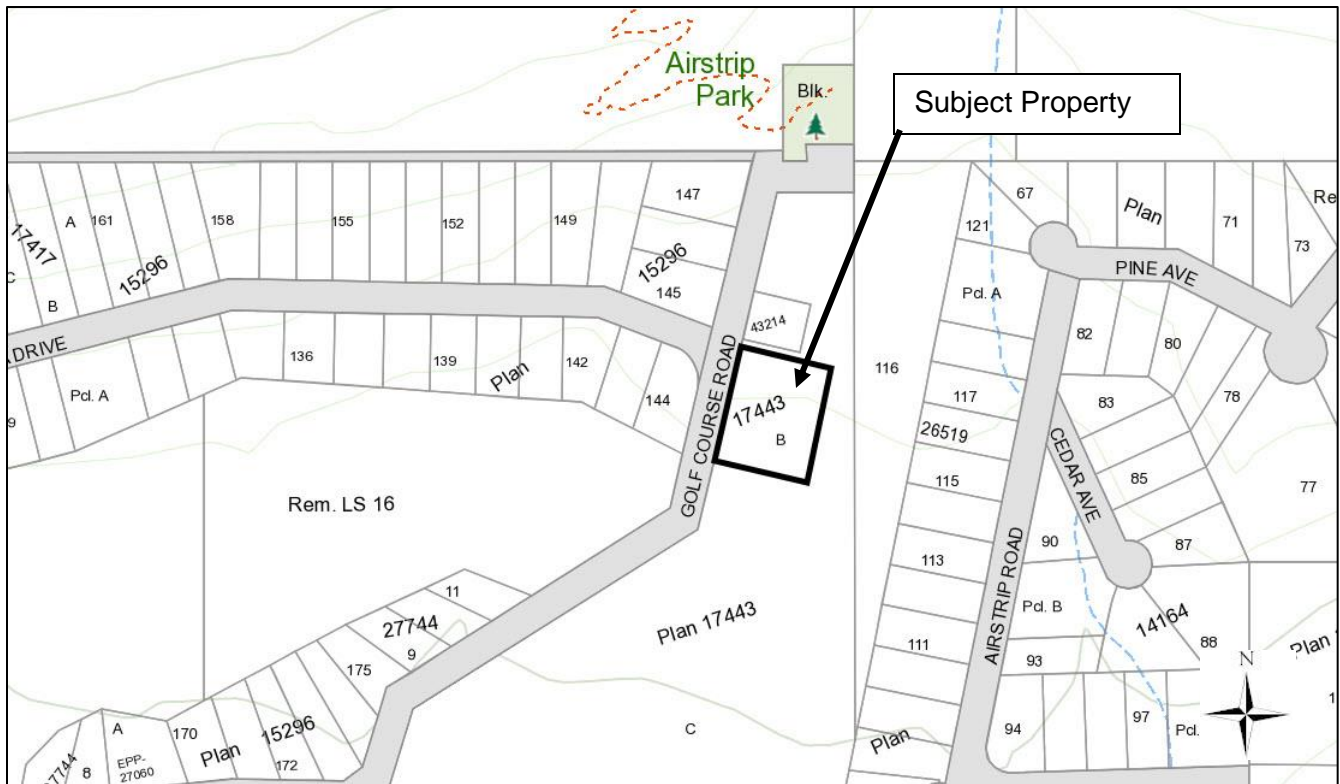
–tennis court permitted. Old bylaw permitted these uses including residence.

Candice –not familiar with the old bylaw, can look into the old permitted uses.

Chair declared public hearing closed at 5:53 pm.

  
Larry Morgan, Director – Electoral Area F  
Candice Benner, DSA, notetaker

Location

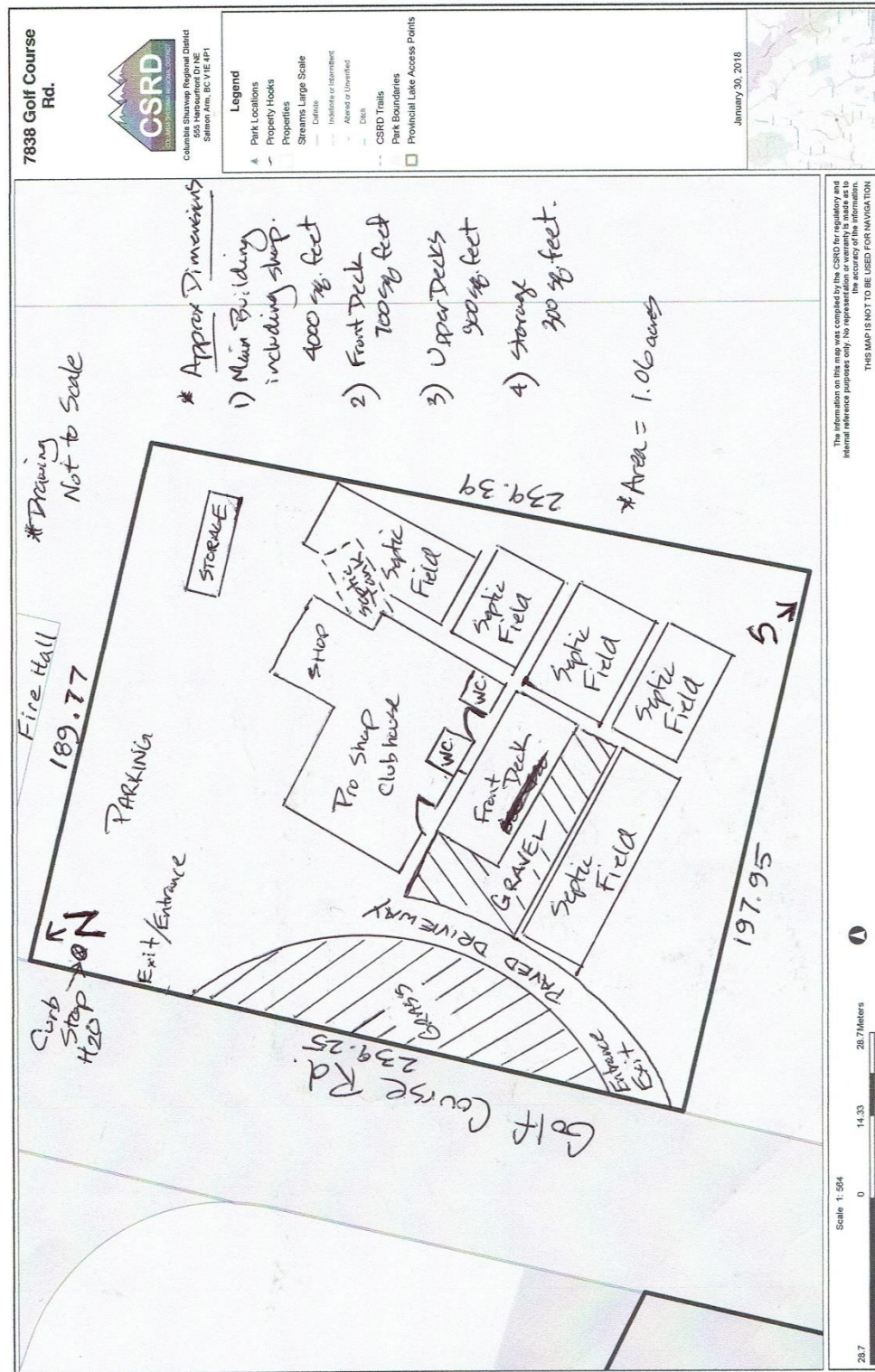




The map displays the Anglemont area with the following features:

- Zoning Districts:** RS-1 (Single-Family Residential), RM-2 (Medium-Density Residential), P-4 (Public Use), and CG-2 (Community General).
- Landmarks:** Airstrip Park, Bylaw 650 - Anglemont, and the subject property (highlighted in pink).
- Streets:** COLUMBIA DRIVE, GOLF COURSE ROAD, PINE AVE, CEDAR AVE, AIRSTRIP ROAD, MARINA ROAD, SOULAX ANGLEMONT ROAD, BENTLEY RD, and ANGLEMONT BEACH ROAD.
- Other Labels:** "Rem. LS 15", "Rem. LS 16", "Rem. LS 10", "Rem. LS 14", "Rem. LS 13", "Rem. LS 12", "Rem. LS 11", "Rem. LS 10", "Rem. LS 9", "Rem. LS 8", "Rem. LS 7", "Rem. LS 6", "Rem. LS 5", "Rem. LS 4", "Rem. LS 3", "Rem. LS 2", "Rem. LS 1", "Rem. LS 1/2", "Rem. LS 1/4", "Rem. LS 1/8", "Rem. LS 1/16", "Rem. LS 1/32", "Rem. LS 1/64", "Rem. LS 1/128", "Rem. LS 1/256", "Rem. LS 1/512", "Rem. LS 1/1024", "Rem. LS 1/2048", "Rem. LS 1/4096", "Rem. LS 1/8192", "Rem. LS 1/16384", "Rem. LS 1/32768", "Rem. LS 1/65536", "Rem. LS 1/131072", "Rem. LS 1/262144", "Rem. LS 1/524288", "Rem. LS 1/1048576", "Rem. LS 1/2097152", "Rem. LS 1/4194304", "Rem. LS 1/8388608", "Rem. LS 1/16777216", "Rem. LS 1/33554432", "Rem. LS 1/67108864", "Rem. LS 1/134217728", "Rem. LS 1/268435456", "Rem. LS 1/536870912", "Rem. LS 1/1073741824", "Rem. LS 1/2147483648", "Rem. LS 1/4294967296", "Rem. LS 1/8589934592", "Rem. LS 1/17179869184", "Rem. LS 1/34359738368", "Rem. LS 1/68719476736", "Rem. LS 1/137438953472", "Rem. LS 1/274877906944", "Rem. LS 1/549755813888", "Rem. LS 1/1099511627776", "Rem. LS 1/2199023255552", "Rem. LS 1/4398046511104", "Rem. LS 1/8796093022208", "Rem. LS 1/17592186044416", "Rem. LS 1/35184372088832", "Rem. LS 1/70368744177664", "Rem. LS 1/140737488355296", "Rem. LS 1/281474976710592", "Rem. LS 1/562949953421184", "Rem. LS 1/1125899906842368", "Rem. LS 1/2251799813684736", "Rem. LS 1/4503599627369472", "Rem. LS 1/9007199254738944", "Rem. LS 1/18014398509477888", "Rem. LS 1/36028797018955776", "Rem. LS 1/72057594037911552", "Rem. LS 1/14411518807582304", "Rem. LS 1/28823037615164608", "Rem. LS 1/57646075230329216", "Rem. LS 1/115292150460658432", "Rem. LS 1/230584300921316864", "Rem. LS 1/461168601842633728", "Rem. LS 1/922337203685267456", "Rem. LS 1/1844674407370534912", "Rem. LS 1/3689348814741069824", "Rem. LS 1/7378697629482139648", "Rem. LS 1/14757395258964279296", "Rem. LS 1/29514790517928558592", "Rem. LS 1/59029581035857117184", "Rem. LS 1/118059162071714234368", "Rem. LS 1/236118324143428468736", "Rem. LS 1/472236648286856937472", "Rem. LS 1/944473296573713874944", "Rem. LS 1/1888946593147427749888", "Rem. LS 1/3777893186294855499776", "Rem. LS 1/7555786372589710999552", "Rem. LS 1/15111572745179421999104", "Rem. LS 1/30223145490358843998208", "Rem. LS 1/60446290980717687996416", "Rem. LS 1/120892581961435375992832", "Rem. LS 1/241785163922870751985664", "Rem. LS 1/483570327845741503971328", "Rem. LS 1/967140655691483007942656", "Rem. LS 1/1934281311382966015885312", "Rem. LS 1/3868562622765932031770624", "Rem. LS 1/7737125245531864063541248", "Rem. LS 1/15474250491063728127082496", "Rem. LS 1/30948500982127456254164992", "Rem. LS 1/61897001964254912508329984", "Rem. LS 1/123794003928509825016659968", "Rem. LS 1/247588007857019650033319936", "Rem. LS 1/495176015714039300066639872", "Rem. LS 1/990352031428078600133279744", "Rem. LS 1/1980704062856157200266559488", "Rem. LS 1/3961408125712314400533118976", "Rem. LS 1/7922816251424628801066237952", "Rem. LS 1/15845632502849257602132475904", "Rem. LS 1/31691265005698515204264951808", "Rem. LS 1/63382530011397030408529903616", "Rem. LS 1/126765060022794060817059807232", "Rem. LS 1/253530120045588121634119614464", "Rem. LS 1/507060240091176243268239228928", "Rem. LS 1/1014120480182352486536478457856", "Rem. LS 1/2028240960364704973072956915712", "Rem. LS 1/4056481920729409946145913831424", "Rem. LS 1/8112963841458819892291827662848", "Rem. LS 1/16225927682917639784583655325696", "Rem. LS 1/32451855365835279569167310651392", "Rem. LS 1/64903710731670559138334621302784", "Rem. LS 1/129807421473341118276669242605568", "Rem. LS 1/259614842946682236553338485211136", "Rem. LS 1/519229685893364473106676970422272", "Rem. LS 1/1038459371786728946213353940844544", "Rem. LS 1/2076918743573457892426707881689088", "Rem. LS 1/4153837487146915784853415763378176", "Rem. LS 1/8307674974293831569706831526756352", "Rem. LS 1/16615349948587663139413663053512704", "Rem. LS 1/33230699897175326278827326107025408", "Rem. LS 1/66461399794350652557654652214050816", "Rem. LS 1/132922799588701305115309304428101632", "Rem. LS 1/265845599177402610230618608856203264", "Rem. LS 1/531691198354805220461237217712406528", "Rem. LS 1/1063382396709610440922474435424813056", "Rem. LS 1/2126764793419220881844948870849626112", "Rem. LS 1/4253529586838441763689897741699252224", "Rem. LS 1/8507059173676883527379795483398504448", "Rem. LS 1/1701411834735376705475959096679700896", "Rem. LS 1/3402823669470753410951918193359401793", "Rem. LS 1/6805647338941506821903836386718803586", "Rem. LS 1/13611294677883013643807672773437607172", "Rem. LS 1/27222589355766027287615345546875214344", "Rem. LS 1/54445178711532054575230691093750428688", "Rem. LS 1/1088903574230641091504613821875008573

## Site Plan





Orthophoto





Photos



View of subject property from front



View of subject property from rear