



COLUMBIA SHUSWAP REGIONAL DISTRICT

Regular Board Meeting

LATE ITEMS AGENDA

Date: Thursday, November 15, 2018
Time: 9:30 AM
Location: CSR D Boardroom
555 Harbourfront Drive NE, Salmon Arm

Pages

5. Delegations

*5.2 11:15 - 11:30 AM: Building Bridges - Food Security

1

Melissa Hemphill, Food Security Coordinator, Community Connections (Revelstoke) Society, attending to provide the Board with a presentation about the work being done to grow the local food system.

**PowerPoint presentation attached to the Late Agenda.

9. Business By Area

*9.7 Request for Support - District of Sicamous - Grant Application

Request from District of Sicamous for Grant Application Support – Natural Resource Canada Clean Energy for Rural and Remote Communities BioHeat, Demonstration and Deployment Program Stream - Advancement of Biomass Heating Project

Verbal Update from Manager, Operations Management

Motion

THAT: the Board write a letter to the District of Sicamous in support of its grant application to Natural Resources Canada's Clean Energy for Rural and Remote Communities: BioHeat, Demonstration and Deployment Program Stream for advancement of a biomass heating project for the District of Sicamous;

AND THAT: the CSR D express interest in understanding how the bio-energy program could benefit the CSR D owned Sicamous and District Recreation Centre.

***11. IN CAMERA**

*Item added to the Late Agenda

Motion

THAT: pursuant to Sections 90(1)(e) of the Community Charter:

(e) the acquisition, disposition or expropriation of land or improvements, if the Board considers that disclosure could reasonably be expected to harm the interests of the regional district;

the Board move In Camera.

15. Business by Area***15.1 Electoral Area C: Development Permit No. 725-156 (Vandekerkhove)**

23

Report from Erica Hartling, Development Services Assistant, dated October 29, 2018.

3974 Sunnybrae-Canoe Pt Road, Tappen, BC

*Public submissions attached to the Late Agenda, refer to supporting document enclosures 5, 6 and 7.

Motion

THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 725-156 (Vandekerkhove), on Lot A, Section 12, Township 21, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 4927, except part lying east of the line drawn parallel to and perpendicularly distant 60 feet west from the easterly boundary of said lot, be approved for issuance this 15th day of November, 2018.

Laura Schumi

From: Lynda Shykora
Sent: Monday, November 05, 2018 2:08 PM
To: Laura Schumi
Cc: Jennifer Sham
Subject: FW: Building Bridges - Food Security - Delegation at Columbia Shuswap Regional District Board meeting to November 15, 2018 - CONFIRMED FOR 10:30 - 10:45 AM

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Hi, Laura,
 This Delegation is confirmed for 10:30 AM – 10:45 AM for the November Board agenda. Melissa Hemphill, Food Security Coordinator, Community Connections (Revelstoke) Society will be attending. The delegation is for Information of the Board.
 Regards,
 Lynda

On Wed, 29 Aug 2018 at 12:18, Lynda Shykora <LShykora@csrd.bc.ca> wrote:

Good afternoon, Melissa,

Thank you for the message below advising that you will reschedule your delegation to the November Board meeting. I will slot the Delegation as Tentative (most likely around 10:15/10:30 AM), for the November 15th, 2018 Board meeting. We do not have any other Delegation requests as of today's date, for that particular meeting. Closer to the meeting itself, I will be reviewing the agenda and business items and will confirm with you that we are able to confirm the Delegation request. For your information, the November meeting is our Inaugural meeting of the new CSRD Board, so there will be election of the Chair, Vice Chair etc. at the beginning of the meeting.

Regards,

Lynda Shykora | Deputy Manager

Corporate Administration Services

Columbia Shuswap Regional District

T: 250.833.5939 | F: 250.832.3375 | TF: 1.888.248.2773

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

From: Melissa Hemphill [<mailto:melissa.lei.hemphill@gmail.com>]
Sent: Tuesday, August 07, 2018 1:52 PM

To: Lynda Shykora <LShykora@csrd.bc.ca>

Subject: Re: Building bridges - Request to appear as Delegation at Columbia Shuswap Regional District Board meeting - tentative September 2018

Good afternoon Lynda,

Food is more than just nourishment, it is social cohesion. Through food we find ways to connect, collaborate, and build community. But with climate change and a lack of sovereignty over what has become a global food system, the future of our food becomes unclear. With an eye on sustainability and economic diversification, the food sector is one of limitless potential in the Columbia-Shuswap region.

I, Melissa Hemphill, Food Security Coordinator in Revelstoke, would like to provide a short presentation to the CSRD Board about the work being performed to grow the local food system. There are a number of organizations, key players and innovative programs involved in this work. Though there is fierce competition for land in the Revelstoke area, there is also a lot of support for food security initiatives. But we know that we cannot act alone. We must reach out to our neighbouring communities and the larger region for collaboration and partnership to build resiliency in our food system.

My presentation will explain how the current food system work has evolved, the regional and provincial collaborations in place and the future of this work. This presentation is for information purposes, but also to build bridges within the region.

Your partner in good food,

Melissa Hemphill

From: Director Martin

Sent: Wednesday, July 11, 2018 11:23 AM

To: Melissa Hemphill <melissa.lei.hemphill@gmail.com>

Cc: Lynda Shykora <LShykora@csrd.bc.ca>

Subject: Re: Building bridges

Hi Melissa, please connect with Lynda Shykora regarding the process for presenting to the Board.

Looking forward to it.

Rhona

Sent from my iPhone

On Jul 11, 2018, at 10:46 AM, Melissa Hemphill <melissa.lei.hemphill@gmail.com> wrote:

Hi Rhona,

Hopefully you remember me - Food Security Coordinator in Revelstoke.

In my role to increase our community's food security, my efforts focus on growing our local food system. And while I have good connections with the

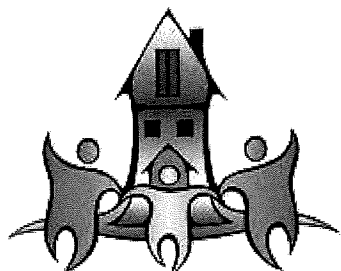
municipality, I would like to build a connection with the regional district, as the local food system is much bigger than our municipal boundary.

I would like to present our food security work to your board to tell them about what we have been up to and the potential that we see in regional collaboration. Is there an appropriate meeting that myself and my colleague could present our work? With summer holidays, I am thinking that early fall would be the earliest time.

Looking forward to hearing back from you.

Your partner in good food,

Melissa



COMMUNITY CONNECTIONS

Melissa Hemphill,

Food Security Coordinator,

Community Connections (Revelstoke) Society

(p) 250-837-2920

(c) 250-814-3207

Growing Resilience

Food Security Work in Revelstoke & Beyond

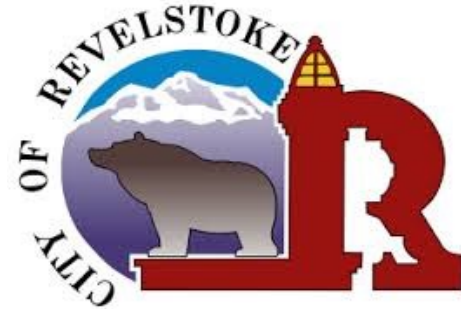


Food Security Coordinator

- Melissa Hemphill
 - Employed by Community Connections (Revelstoke) Society, a social service agency
-
- Mandated to implement recommendations in the 2014 Revelstoke Food Security Strategy



How the Work is Funded



What is Food Security?

When all people, at all times, have access to safe, affordable, nutritious food to meet their needs.

What is leading to a lack of food security?

Global threats to food security:

- Peak oil
- Peak water
- Climate change
- Rapid urbanization
- Continued population growth
- Unsustainable industrial agriculture

ALMOST A BILLION PEOPLE
are going hungry, while we waste
1/3 OF THE FOOD WE PRODUCE.

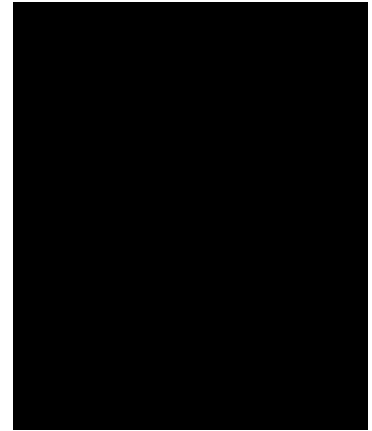


Local threats to food security:

- Historic loss of farmland
- Resort development pressure on land use
- High cost of land
- High cost of living
- Aging farmers
- Loss of knowledge
- Transportation and distribution challenges

The Result:

- Rising food prices
- Rising food bank usage
- Disconnected from our food system
- 92% of our food is imported from outside 250km
- Loss of food sovereignty due to globalization



A Solution: Relocalization

The BC Ministry of Agriculture's publication *British Columbia Agriculture Plan: Growing a Healthy Future for B.C. Families* calls for:

- Enhanced community-based/local food systems
- Addressing food security through diverse local production
- Environmental stewardship/climate change mitigation
- Bridging the urban-agriculture divide

Locally produced essential foods
+
Imported luxury foods

Relocalizing results in Resilience

The local benefits of working on Food Security:

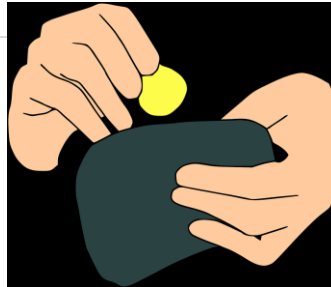
Health

- Access to safe, nutritious food
- Gardening and cooking skills
- Connection to the natural world
- Social cohesion through shared meals
- Revitalization of rural culture
- Improvements in public health



Economic Development

- Increased employment in food production, processing and retail
- Agritourism
- Farmers markets as incubators and alternatives to corporate grocers



Environmental Sustainability

- Preservation of ecosystems and soil health
- Sustainable production practices
- Food miles
- Responsible waste management



Revelstoke's Food Security Goals

- Dignified **access** to food.
- **Environmentally sustainable food production.**
- Fostering **food culture.**
- **Economic sustainability.**
- **Education** on food systems and food security.



What are we doing in Revelstoke?

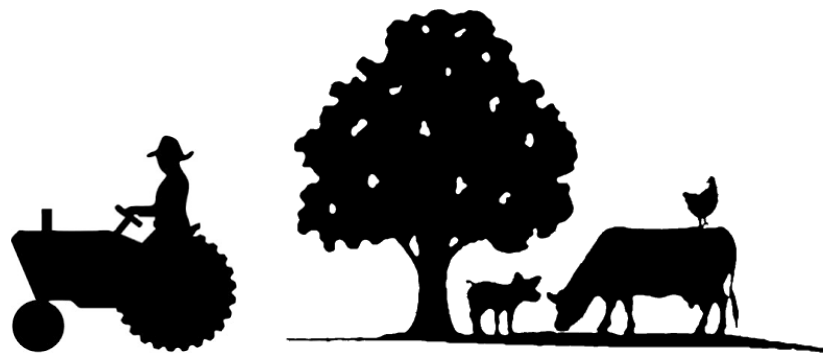
Programs

- Food Recovery
- Farmer's Market
- Farmer Networking Group & education events
- Community food events
- Resource guides
- Revelstoke Local Food Initiative

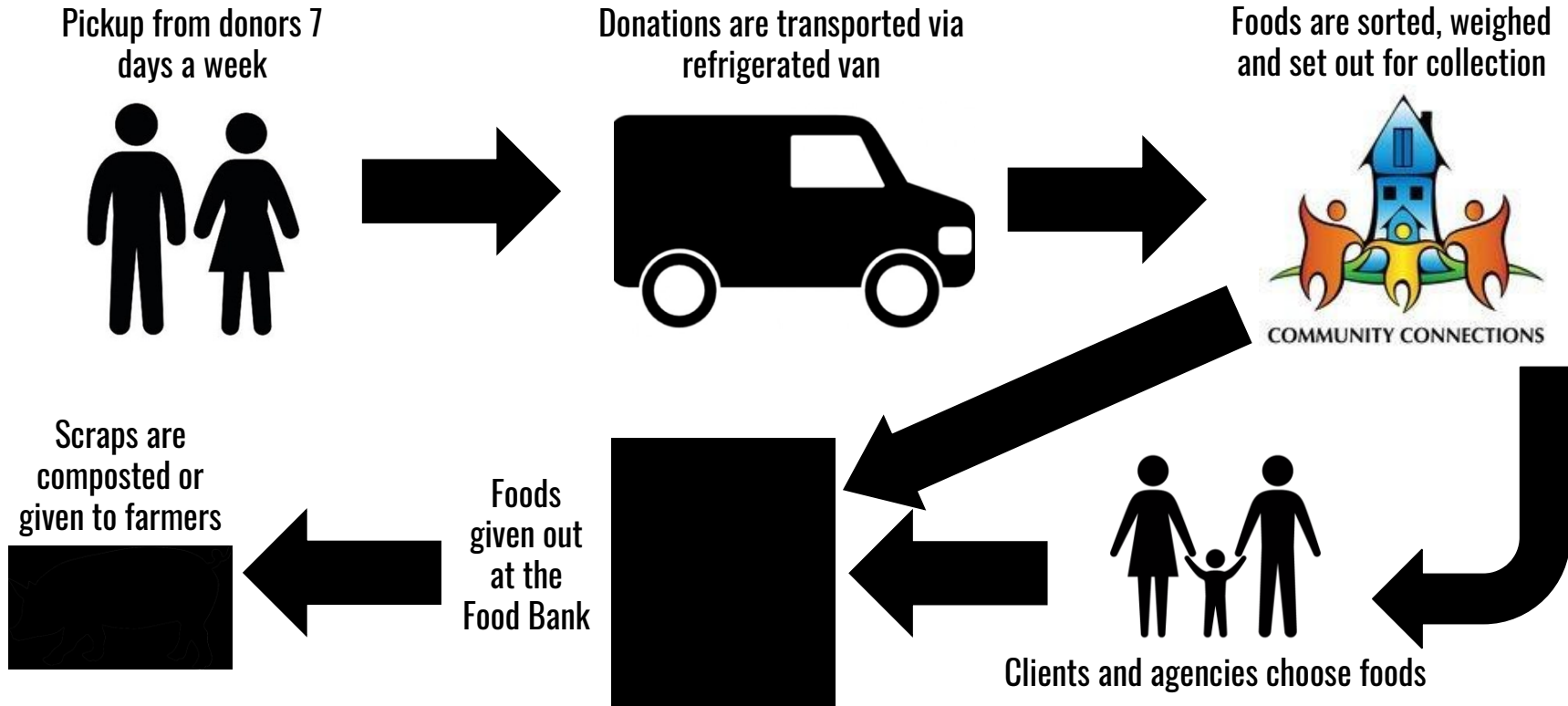
Policies

- Official Community Plan
- Bylaws

growing our local food system...

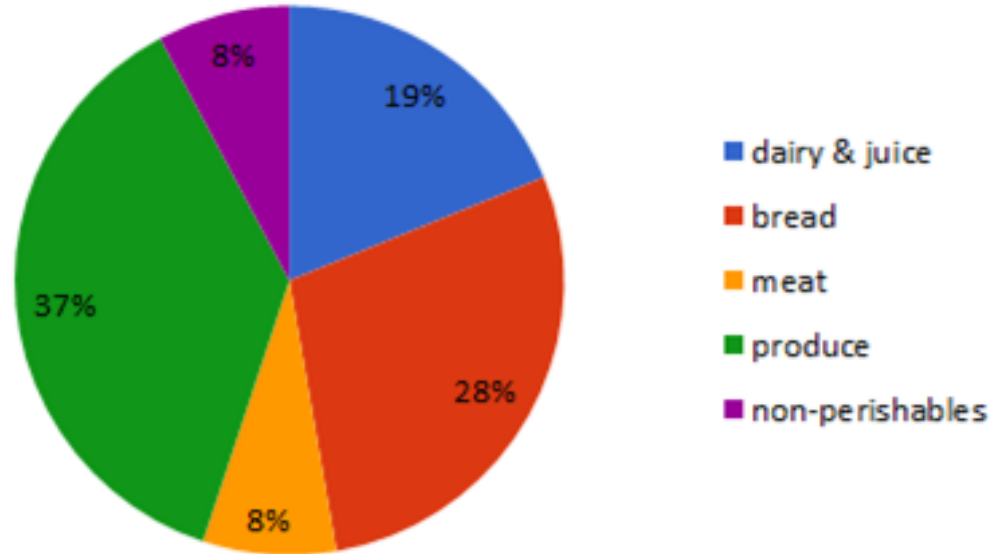


Food Connect food recovery program



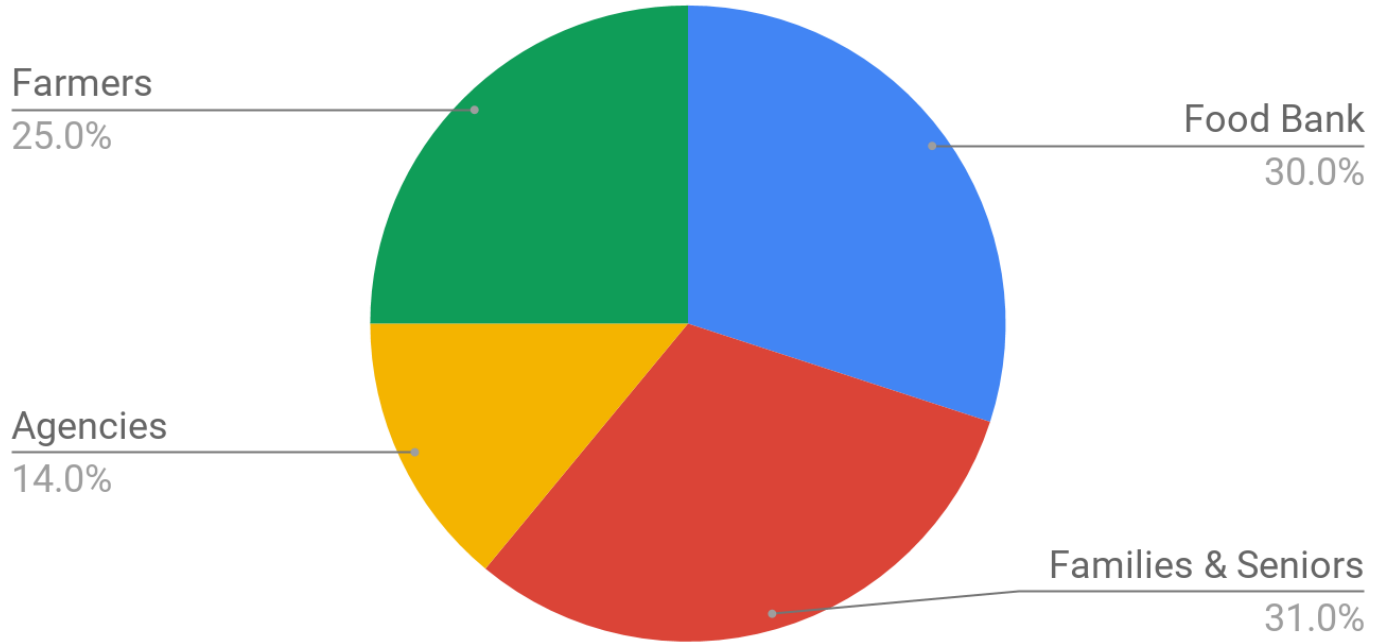
Amount of food
recovered since
March 2016:

246,436 lbs.



Program cost = \$41,000/year

Distribution of recovered foods



Where does all of this food go?

Our Local Food System

PROCESSING

COMMUNITY KITCHEN
BA SAUSAGES • KOOTENAY JUICE
BEGBIE BREWING CO
MONASHEE CRAFT DISTILLERY
RAY'S BUTCHER SHOP • WILD GAME PREP.
STOKE ROASTED COFFEE CO.
**CLOSEST ABATTOIR
IS 144 KM AWAY
SEEKING LOCAL
VALUE-ADDED
PRODUCTS

CONSUMPTION

HOME SCHOOLS
20+ RESTAURANTS
CAROUSEL OF NATIONS
OKTOBERFEST
COMMUNITY CHRISTMAS DINNER
SOUPALICIOUS REVELSTOKE
SNOWFLAKE WINE FESTIVAL
MIDSUMMER NIGHT'S GREEN:
FARM-TO-TABLE
DINNER

ACCESS

SCHOOL
BREAKFAST PROGRAMS
FARMERS MARKET NUTRITION COUPONS
FOOD BANK
PASTA FEED • SOUP & A SMILE
FAMILY NIGHT OUT
MEALS ON WHEELS
FOOD RECOVERY PROGRAM
DINNERS AT HOME PROGRAM

PRODUCTION

BIRD TREE URBAN FARM • BLUE HOUSE FARM
COMMUNITY GARDENS
GREENSLIDE CATTLE CO. • SUNNYSIDE FARM
TERRA FIRMA FARMS • TRACK STREET GROWERS
DEVELOPING 3+ NEW
URBAN FARMS

WASTE RECOVERY

COMMUNITY GARDEN COMPOST
ORGANIC WASTE DIVERSION
FOOD RECOVERY PROGRAM
BACKYARD COMPOST

GLEANNING PROGRAM

FOOD

RETAILERS:
4 OF 5 STOCK
LOCAL PRODUCTS
GARLIC FEST
SUMMER FARMERS MARKETS
TERRA FIRMA FARMS CSA
WINTER FARMERS MARKET
DISTRIBUTION



Our Partners

- BC Food System Network
- Interior Health Community Food Action Initiative
- Ministry of Agriculture
- North Okanagan Food Security Initiative
- BC Food System Gateway
- Young Agrarians
- Kootenay & Boundary Farm Advisors Program
- Columbia Basin Trust
- Basin Business Advisors
- Foodlands Cooperative of BC
- Food Banks BC & Food Banks Canada
- City of Revelstoke
- Community Futures
- Revelstoke Local Food Initiative Society
- North Columbia Environmental Society
- Revelstoke Bear Aware
- School District #19



Regional District's Part to Play

- Protect agricultural land - ALR +
- Limit housing size on rural lands
- Consider agriculture (potential) in all decisions
- Support agriculture and food system initiatives
- Responsible waste management - composting and commercial recycling
- Land Use Planning for the area around Revelstoke
- Help with connectivity and communication across communities



Food is more than
nourishment, it is social
cohesion.

Thank you for considering the local food system in all of the work that you do.

Melissa Hemphill
mhemphill@community-connections.ca



BOARD REPORT

TO: Chair and Directors

File No: DP725-156 PL20180000145
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SUBJECT: Electoral Area C: Development Permit No. 725-156 (Vandekerkhove)

DESCRIPTION: Report from Erica Hartling, Development Services Assistant, dated October 29, 2018.
3974 Sunnybrae-Canoe Pt Road, Tappen, BC

RECOMMENDATION: THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 725-156 (Vandekerkhove), on Lot A, Section 12, Township 21, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 4927, except part lying east of the line drawn parallel to and perpendicularly distant 60 feet west from the easterly boundary of said lot, be approved for issuance this 15th day of November, 2018.

SHORT SUMMARY:

The subject property is located in Sunnybrae in Electoral Area C and is waterfront to Shuswap Lake. The upland property owner has an existing dock and two private mooring buoys located in the bay. This past spring, the owner moved one of the existing buoys to a location that was not in compliance with Lakes Zoning Bylaw No. 900 (Bylaw No. 900); outside of the subject property's Foreshore Residential 1 (FR1) zone into the Foreshore Water (FW) zone. As the FW zone does not permit moorage, the owner has proposed to relocate the buoy back within the FR1 zone. Further, the owner has applied to also recognise the location and use of the other existing buoy and the floating dock. Due to siting constraints from other existing foreshore structures (private mooring buoys) and the shape of the bay, the proposed locations of the two buoys do not meet the FR1 zone 5 m side setback from the side parcel boundaries of the subject property projected onto the foreshore and water. As such, the owner has applied for a Foreshore and Water Development Permit (DP) with a siting variance for the two private mooring buoys from a 5 m to 0 m setback and to be sited in front of another waterfront property's foreshore.

VOTING:

Unweighted
Corporate ☐

LGA Part 14 ☒
(Unweighted)

Weighted
Corporate ☐

Stakeholder
(Weighted) ☐

BACKGROUND:

REGISTERED OWNER:
Robert and Colleen Vandekerkhove

APPLICANT:
Robert and Colleen Vandekerkhove

ELECTORAL AREA:
C

LEGAL DESCRIPTION:

Lot A, Section 12, Township 21, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 4927, except part lying east of the line drawn parallel to and perpendicularly distant 60 feet west from the easterly boundary of said lot

PID:

010-422-170

CIVIC ADDRESS:

3974 Sunnybrae-Canoe Pt Road, Tappen, BC

SURROUNDING LAND USE PATTERN:

North = Residential and mobile home park

South = Shuswap Lake

East = Residential

West = Strata Residential

CURRENT USE:

Residential upland and an existing dock and two private mooring buoys in the foreshore.

PROPOSED USE:

No change to the current use. The proposal is to recognise the existing uses of a floating dock and two private mooring buoys. One of the buoys will be relocated to the FR1 zone, and the two buoys require a variance to the FR1 setback regulation.

PARCEL SIZE:

0.22 HA | 0.55 Acres

PARCEL LAKE BOUNDARY LENGTH:

34.6 m (113.5 ft.)

DESIGNATION:

Electoral Area C Official Community Plan Bylaw No. 725

RR - Rural Residential

ZONE:

Land = N/A No Zoning

Foreshore = Lakes Zoning Bylaw No. 900

FR1 - Foreshore Residential 1

SITE COMMENTS:

See "Maps_Plans_DP725-156.pdf" attached.

A site visit was not conducted for this Board Foreshore and Water Development Permit application. Staff are familiar with the bay as a result of amendment BL900-22 that was approved September 20, 2018. The subject property owner has provided information on the upland property use, which includes: a single family dwelling, guest cabin, and a multi-purpose storage shed/bunk room. The owner purchased the upland property in 1991, which was sold with two existing private mooring buoys in the

water. The owner installed the existing dock and anchor in the adjacent foreshore area of Shuswap Lake in 2005. The subject property owner has provided the CSRD with a site plan of the dock and two buoys, along with setbacks and GPS coordinates. Staff have updated a dock and buoy site plan with the data that the owner provided, see site plan included in the attached "Maps_Plans_DP725-156.pdf".

POLICY:

Electoral Area C Official Community Plan Bylaw No. 725

See "BL725_Excerpts_DP725-156.pdf" attached

- Section 2.3 Shoreline Environment
- Section 3.7 Foreshore Water
- Section 12.2 Foreshore and Water Development Permit Area

Lakes Zoning Bylaw No. 900

4.4 FR1 – Foreshore Residential 1

Permitted uses

- (a) Floating dock, including removable walkway, that is accessory to a permitted use on an adjacent waterfront parcel.
- (b) Private mooring buoy(s) that is accessory to a permitted use on an adjacent waterfront parcel.
- (c) Boat lift(s) that is accessory to a permitted use on an adjacent waterfront parcel.

Density - maximum number of docks and private mooring buoys

Dock: 1 floating dock per adjacent waterfront parcel.

Private mooring buoys:

- 2 per adjacent waterfront parcel having a lake boundary length 30 m (98.43 ft.) or more.

Size - of dock and walkway

- Floating dock must not exceed 24 m² (258.33 ft²) in total upward facing surface area (not including removable walkway).
- Floating dock surface must not exceed 3 m (9.84 ft) in width for any portion of the dock.
- Removable walkway surface must not exceed 1.5 m (4.92 ft.) in width for any other portion of the walkway

Location and Siting - of dock, private mooring buoys or boat lifts

- 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.

Additional setbacks for private mooring buoys:

- 20 m (65.62 ft) from any existing structures on the foreshore or water.

Development Services Procedures Bylaw No. 4001

Section 9.0 Processing Applications for Permits and Flood Plain Exemptions

- The Board approves Technical Development Permits for which the applicant is also seeking to vary the provisions of a bylaw under Division 7 of Part 26 of the Local Government Act, when such a variance would exceed what is allowed under the bylaw by more than 10%.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

The existing dock is smaller than the maximum 24 m² permitted dock surface area and is setback more than 5 m from both of the side parcel boundaries of the subject property projected onto the foreshore and water. The existing floating dock measures 9.5 m (31.17 ft.) x 2.4 m (7.87 ft.) with a surface area of 22.8 m² (245.42 ft²) in size and a width of 2.4 m (7.87 ft.). The existing associated walkway is 1 m (3.28 ft.) x 6.5 m (21.33 ft.), with a width of 1 m (3.28 ft.).

The owner has applied for a DP to recognise the subject property's floating dock and two private mooring buoys within the FR1 zone, which are permitted uses and densities for the subject property. This past spring, the owner moved one of the existing buoys out into the FW zone, which does not permit moorage. The owner has applied to relocate the buoy back within the FR1 zone, however there is limited space due to the shape of the bay (projections of lot lines) and the location of other existing private mooring buoys. As such, the two private mooring buoys require a variance from the 5 m side setback (measured from the east side parcel boundary of the subject property projected onto the foreshore and water) to a 0 m setback and to be sited in front of another waterfront property's foreshore, specifically located as shown on the site plan labelled with the GPS coordinates. See attached "Maps_Plans_DP725-156.pdf".

For further background information, the neighbouring property to the west of the subject property recently received Board approval (September 20, 2018) for Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22 and received issuance of a Foreshore and Water DP (DP725-155). The neighbouring property's foreshore was rezoned from an FR1 zone to a Foreshore Multi-Family 2 (FM2) zone and approved for a site specific density of 7 private mooring buoys within the FM2 zone. Bylaw No. 900 zone boundaries currently only extend 200 m into Shuswap Lake in this area. The neighbouring property was approved to extend the FM2 zone boundary 250 m into Shuswap Lake to include all 7 existing private mooring buoys. This approval extended the FM2 zone 50 m into the FW zone and the current subject property's buoy that was located within the FW zone is now located within the neighbouring property's FM2 zone boundary. Neither the FW nor FM2 zone permits the installation of additional private mooring buoys. As previously noted, the subject property owner has proposed to relocate the buoy back within the FR1 zone, which will be installed at least 20 m away from all existing neighbouring buoys. The neighbouring property's FM2 zone boundary width was also extended out to include the 7 private mooring buoys that were existing and located in the foreshore in front of the neighbouring and subject property. The FM2 zone boundary limits the area where the subject property's buoy can be relocated, while still meeting all required setbacks for private mooring buoys under Bylaw No. 900. All properties located along this bay may likely require a Development Permit with a variance to the FR1 5 m side setback if proposing to install a private mooring buoy, due to the shape of the bay and the location of existing foreshore structures (existing private mooring buoys).

The proposed siting of the subject property's two private mooring buoys will meet the 20 m setback regulation from all existing structures (private mooring buoys) located in the foreshore but also take up foreshore space in front of two neighbouring properties to the east. These two subject neighbouring properties located at 3980 & 3984 Sunnybrae-Canoe Pt Rd have been mailed a notification of Development Permit No. 725-156 and given the opportunity to provide written comments regarding this application prior to the Board Meeting. If these two neighbouring properties wish to install a new buoy or relocate an existing buoy(s), then they will also need to apply to the CSRD for a DP and locate the

buoy at least 20 m away from all existing structures in the water; either proposing to meet the FR1 zone 5 m setback regulation or apply for a DP with a setback variance (similar to the subject application). Staff does not know the ownership of all of the buoys in the bay and will work with the neighbouring waterfront property owners, subject to Bylaw No. 900 regulations, if they wish to install or relocate a permitted buoy(s).

SUMMARY:

The owner has applied to the Board for a Development Permit with variance to recognise a dock and two private mooring buoys on the foreshore near the subject property. The proposal includes a request to vary the east side parcel boundary setback from 5 m to 0 m for the two existing private mooring buoys and for each to be located in front of another waterfront property's foreshore as shown on the attached site plan labelled with the GPS coordinates.

DS staff is recommending DP725-156 be issued for the following reasons:

- The subject property's existing dock and two private mooring buoys are permitted uses in the FR1 zone.
- The floating dock meets the density, siting, and size under the FR1 zone.
- The subject property has limited space to relocate one of the two private mooring buoys due to the shape of the bay, neighbouring buoys, and the neighbouring FM2 and FW zone boundaries.
- The two private mooring buoys will be 20 m away from all existing structures/buoys in the water and will be tagged with the proper identification.

IMPLEMENTATION:

If the Board approves the Foreshore and Water Development Permit, the owner will be notified and notice of a Development Permit will be registered on the title of the property.

COMMUNICATIONS:

Property owners and tenants in occupation within 100 m of the subject property will be given notification a minimum of 10 days prior to the CSRD Board of Directors considering this application. All interested parties will have the opportunity to provide written comments regarding this application prior to the Board Meeting. Copies of the written submissions are provided to the Board of Directors.

The Electoral Area C Advisory Planning Commission (APC) reviewed the Development Permit application at their October 22, 2018 meeting. The APC members noted that they are familiar with this bay, as there have been other items in the immediate area that they have reviewed. The owner was in attendance and outlined what they have done in researching and preparing a solution for the crowding around their deep water buoy and their solution for the buoy is to move it 20 m northeast of its present location. The APC unanimously passed a resolution in support of the application.

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
3. Development Services Procedures Bylaw No. 4001
4. APC C Minutes

Report Approval Details

Document Title:	2018-11-15_Board_DS_DP725-156_Vanderkhove.docx
Attachments:	<ul style="list-style-type: none">- DP725-156.pdf- BL725_Excerpts_DP725-156.pdf- Maps_Plans_DP725-156.pdf
Final Approval Date:	Nov 2, 2018

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



Corey Paiement - Nov 1, 2018 - 1:13 PM



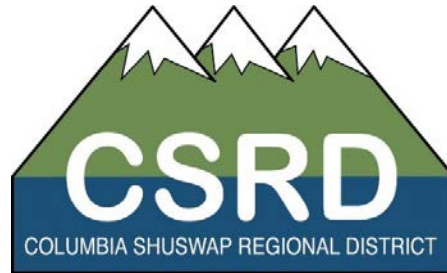
Gerald Christie - Nov 2, 2018 - 8:53 AM

No Signature - Task assigned to Lynda Shykora was completed by assistant Jennifer Sham

Lynda Shykora - Nov 2, 2018 - 9:35 AM



Charles Hamilton - Nov 2, 2018 - 10:27 AM



DEVELOPMENT PERMIT NO. 725-156

OWNERS: Robert Mark Vandekerkhove
Colleen Isobel Vandekerkhove



As joint tenants

1. This Foreshore and Water 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, located in Electoral Area C:

Lot A, Section 12, Township 21, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 4927, except part lying east of the line drawn parallel to and perpendicularly distant 60 feet west from the easterly boundary of said lot (PID: 010-422-170), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.
3. This Permit is issued pursuant to Section 12.2 of the "Electoral Area C Official Community Plan Bylaw No. 725," for the protection of the natural environment, its ecosystems and biological diversity for Foreshore and Water areas in regard to the one existing floating dock, one existing private mooring buoy, and the relocation of one existing private mooring buoy on the portion of Shuswap Lake immediately adjacent to the waterfront property as more particularly shown on the site plan attached hereto as Schedule B.
4. The Foreshore Residential 1 (FR1) zone of Lakes Zoning Bylaw No. 900 is hereby varied as follows:
 - a. Section 4.4.2 (c) minimum setback of a private mooring buoy, from 5 m to 0 m, from the east side parcel boundary of that waterfront parcel projected onto the foreshore and water.

Only for the locations of the two private mooring buoys (1 and 2b) as shown on Schedule B.

5. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.
6. This Permit is issued subject to the clear display of "DP 725-156" on at least two opposite sides of the floating dock (e.g. both the land and the lake sides), and on the two private mooring buoys.
7. 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.
8. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
9. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY the Columbia Shuswap Regional District Board on the 15th day of November, 2018.

Corporate Officer

PLEASE NOTE:

- 1) Pursuant to Section 504 of the *Local Government Act*, if the development of the subject property authorized by this Permit is not substantially commenced within two years after the issuance of this Permit, the Permit automatically lapses.**
- 2) The floating dock and two private mooring buoys should be constructed and installed in accordance with the measures contained within Appendix 1, included for reference and convenience only, to ensure protection of the natural environment and its ecosystems.**
- 3) The two private mooring buoys should meet the guidelines included in Appendix 2 (source: Transport Canada's publication *An Owner's Guide to Private Buoys*).**

- 4) The owner is required to apply for and be issued a Section 11 Approval and/or license from the Provincial Government, if necessary, to install the proposed works below high watermark, prior to proceeding with installation.**
- 5) 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.**

APPENDIX 1

The following construction standards are excerpted from Electoral Area C Official Community Plan Bylaw No. 725 and are required to be met by the owner for the floating dock and the private mooring buoys.

The dock 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 dock 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 dock 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. ensure plastic barrel floats 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;
- 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.

The 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.

APPENDIX 2

The following standards and regulations are excerpted from An Owner's Guide to Private Buoys, Navigable Waters Protection Program - Transport Canada.

Size

Private Buoy Regulations require that for sheltered, low traffic areas all private buoys meet minimum above water dimensions 15.25 cm (6 inches) in width and 30.5 cm (12 inches) in height.

Identification

All private buoys must display on two opposite sides, the capital letters **"PRIV"**, as large as possible and in contrasting colours and the buoy owner's current **NAME** and **TELEPHONE NUMBER** in a permanent manner.

Retroreflective Material

Transport Canada may require you to add retroreflective material where there is a need for increased visibility or better identification for your buoy. Most retroreflective material on buoys or signs displays numbers, letters, backgrounds or horizontal bands. Where a horizontal band is used, it should be no less than 4 inches (10 cm) wide and should be placed around the buoy's circumference.

Owner's Responsibilities

- It meets all legal requirements, standards and guidelines of the Private Buoy Regulations, the Canadian Aids to Navigation System or Transport Canada directives.
- It is built and maintained so that it remains in position and meets all legal requirements.
- Anchors are used, built and installed in a way that will keep the buoy in position.
- You have a monitoring and repair schedule for checking that the buoy(s) meet(s) all legal requirements and is/are in good position and in good working order.
- You use recommended retroreflective material (as a minimum).
- All lights comply with the Canadian Aids to Navigation System.

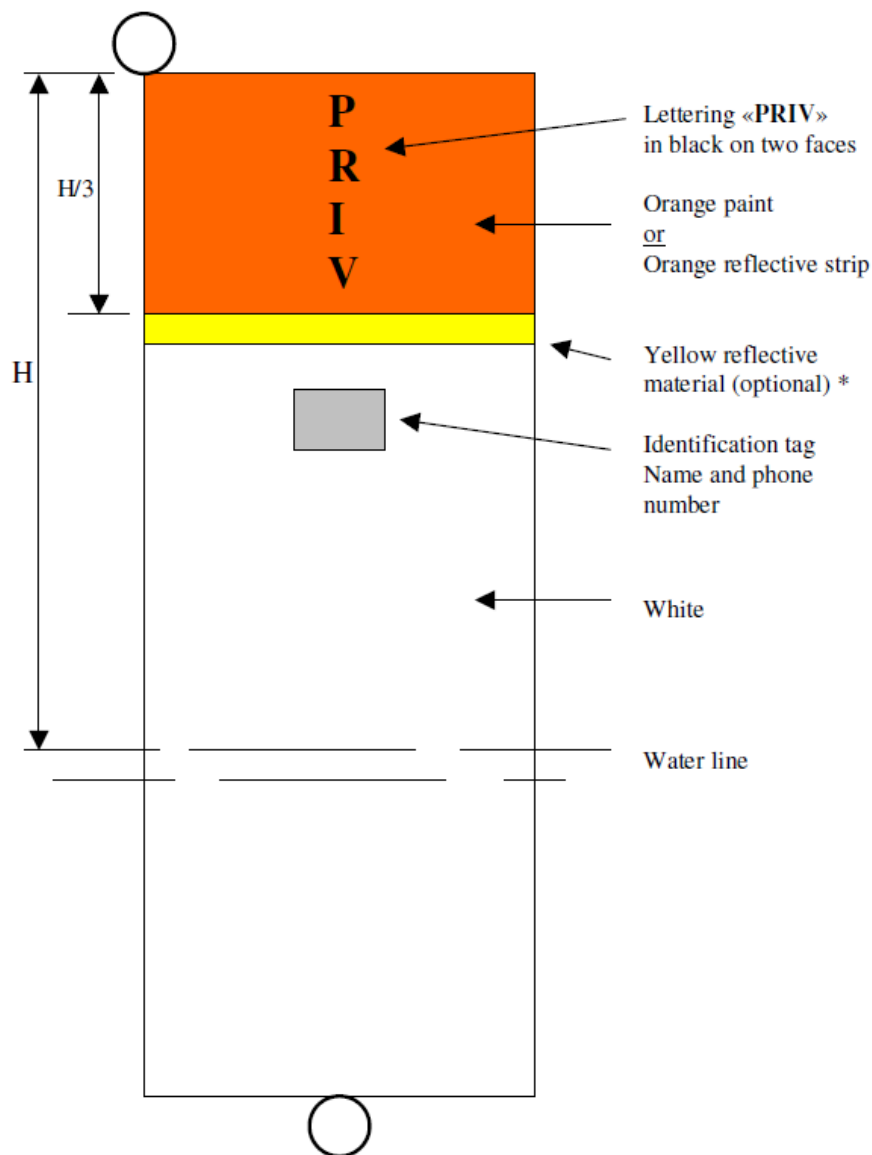
Mooring Buoys

Mooring buoys are used for securing a vessel or similar thing. Mooring buoy specifications:

- Coloured white and orange, the orange colour covering the top one third of the buoy above the waterline;
- Display identification letter(s);
- Yellow light, if lighted. The light must conform to standards and guidelines in the *Canadian Aids to Navigation System* (TP 968); and
- Yellow retroreflective material, if material is used.

Specifications

Private mooring buoy



•If the orange part of the buoy is not reflective, the yellow part is obligatory and it must be reflective.

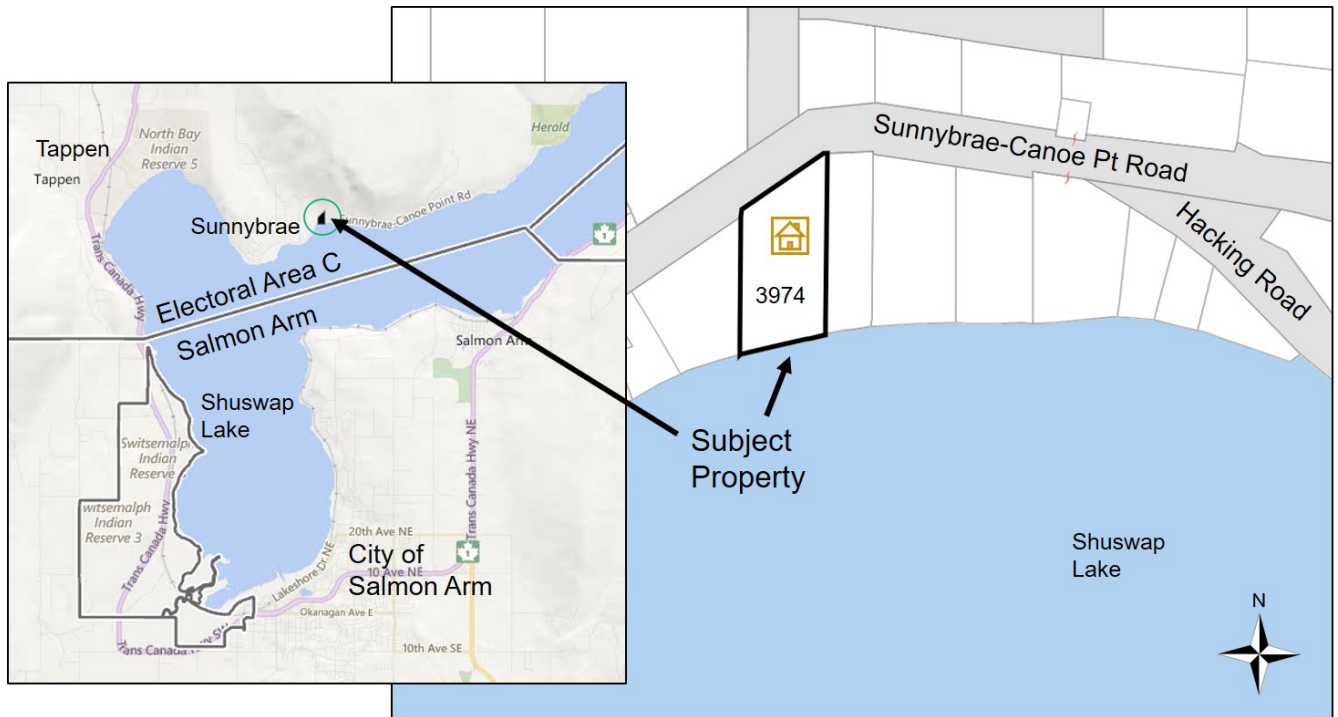
N.B. If it is a light buoy, it must be equipped with a yellow flashing light 4s.



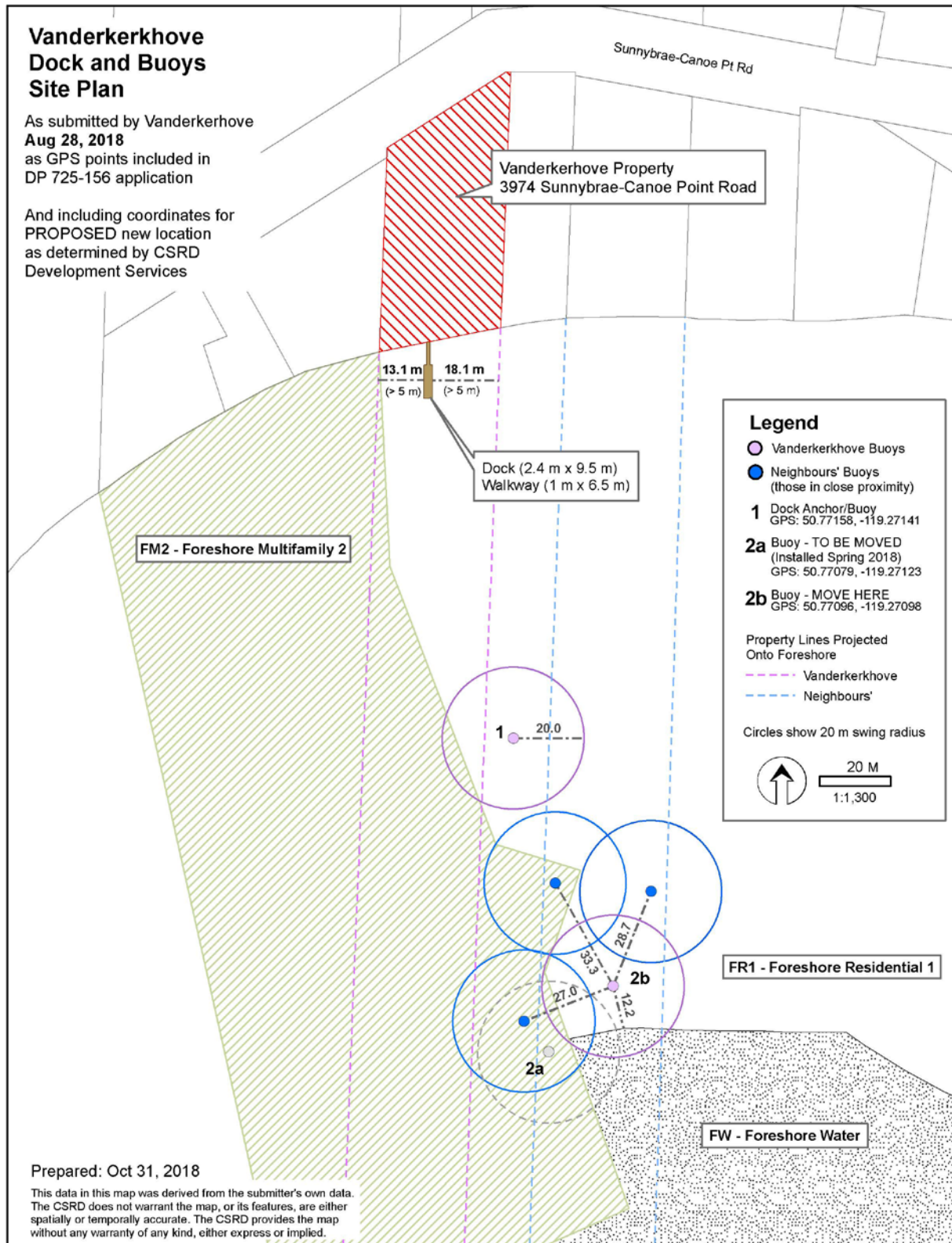
Transports Canada
Transport Canada

Canada

Schedule A
DP 725-156
Location Map



Schedule B
DP 725-156
Site Plan



Relevant Excerpts from Electoral Area C Official Community Plan Bylaw No. 725

(See [Bylaw No. 725](#) for all policies)

[Section 2.3 Shoreline Environment](#)

[Section 3.7 Foreshore Water](#)

[Section 12.2 Foreshore and Water Development Permit Area](#)

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

3.7 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. 30 m of water frontage of the parent parcel; andEach 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), 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.

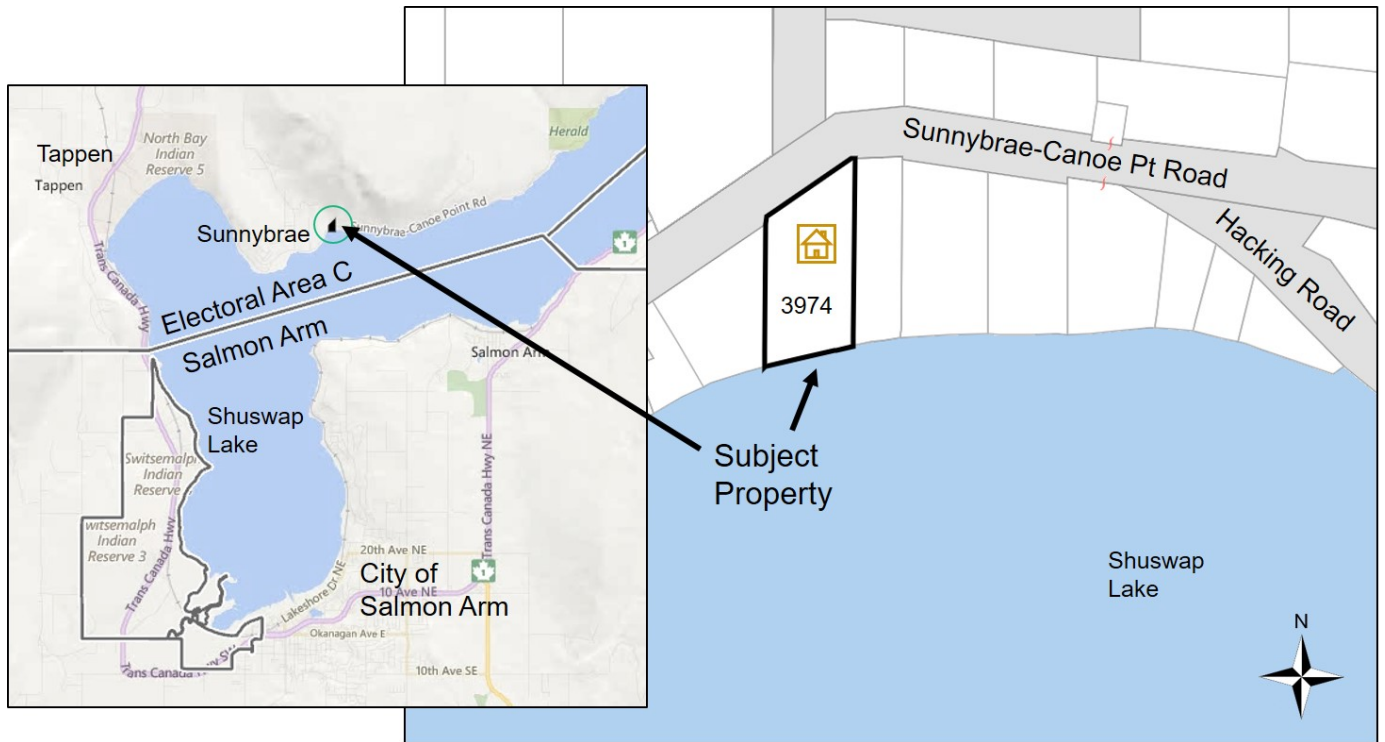
Private mooring buoys shall:

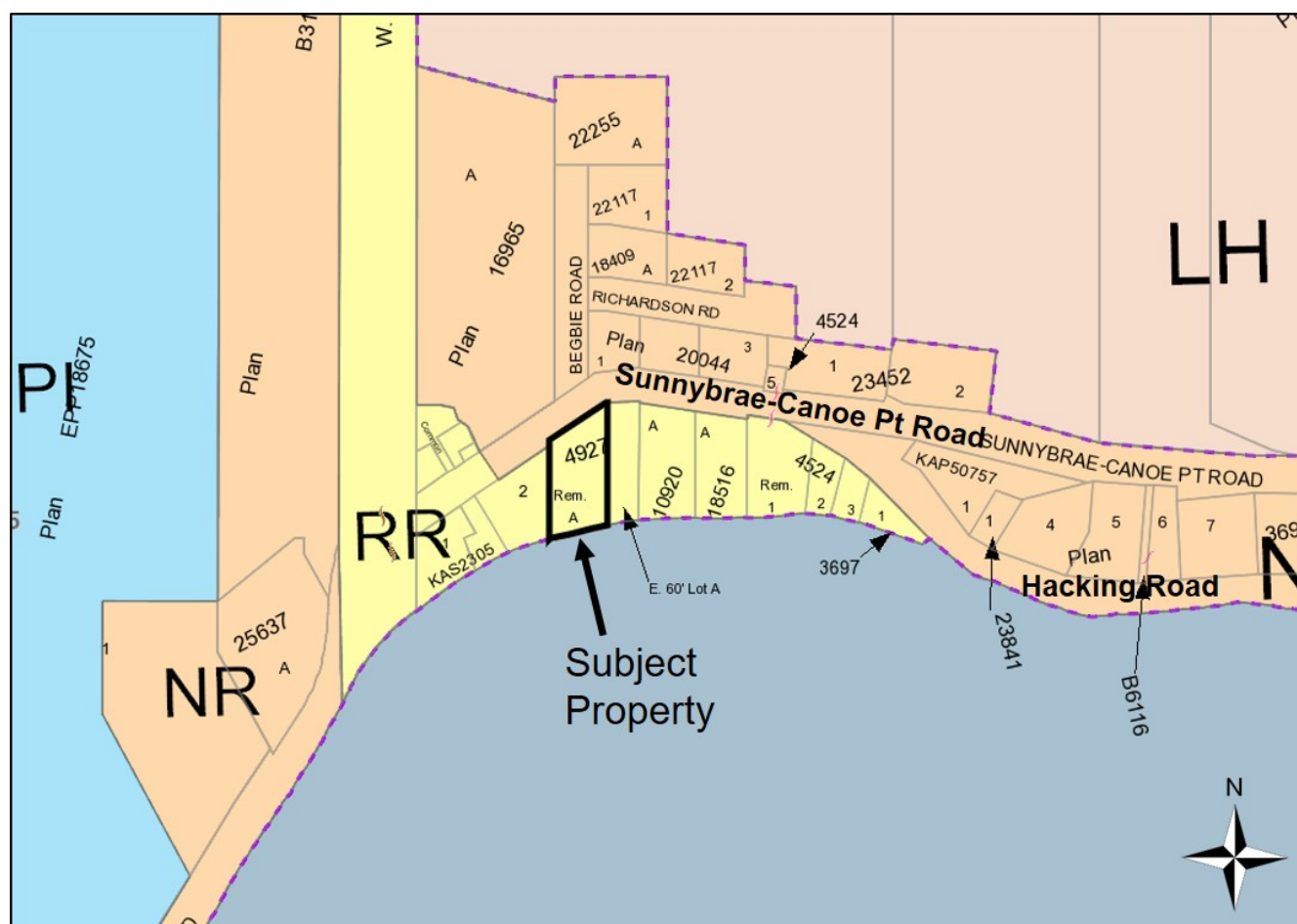
- a. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation;
- b. use helical (versus block) anchors whenever possible;
- c. use only materials intended for boat moorage, such as rigid plastic foam or rigid molded plastic, which do not contain chemicals that 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.

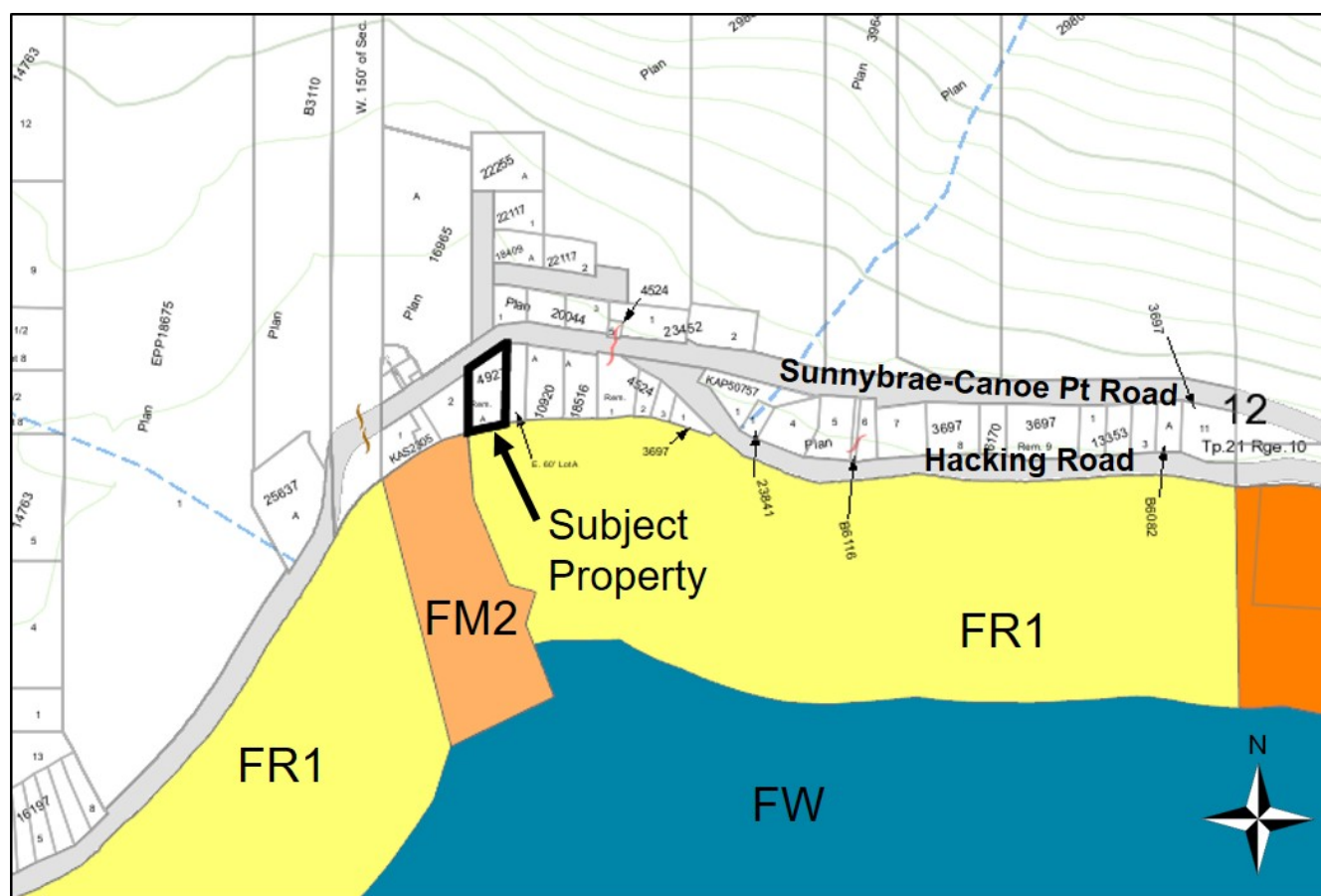
.3 For other land alterations

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.

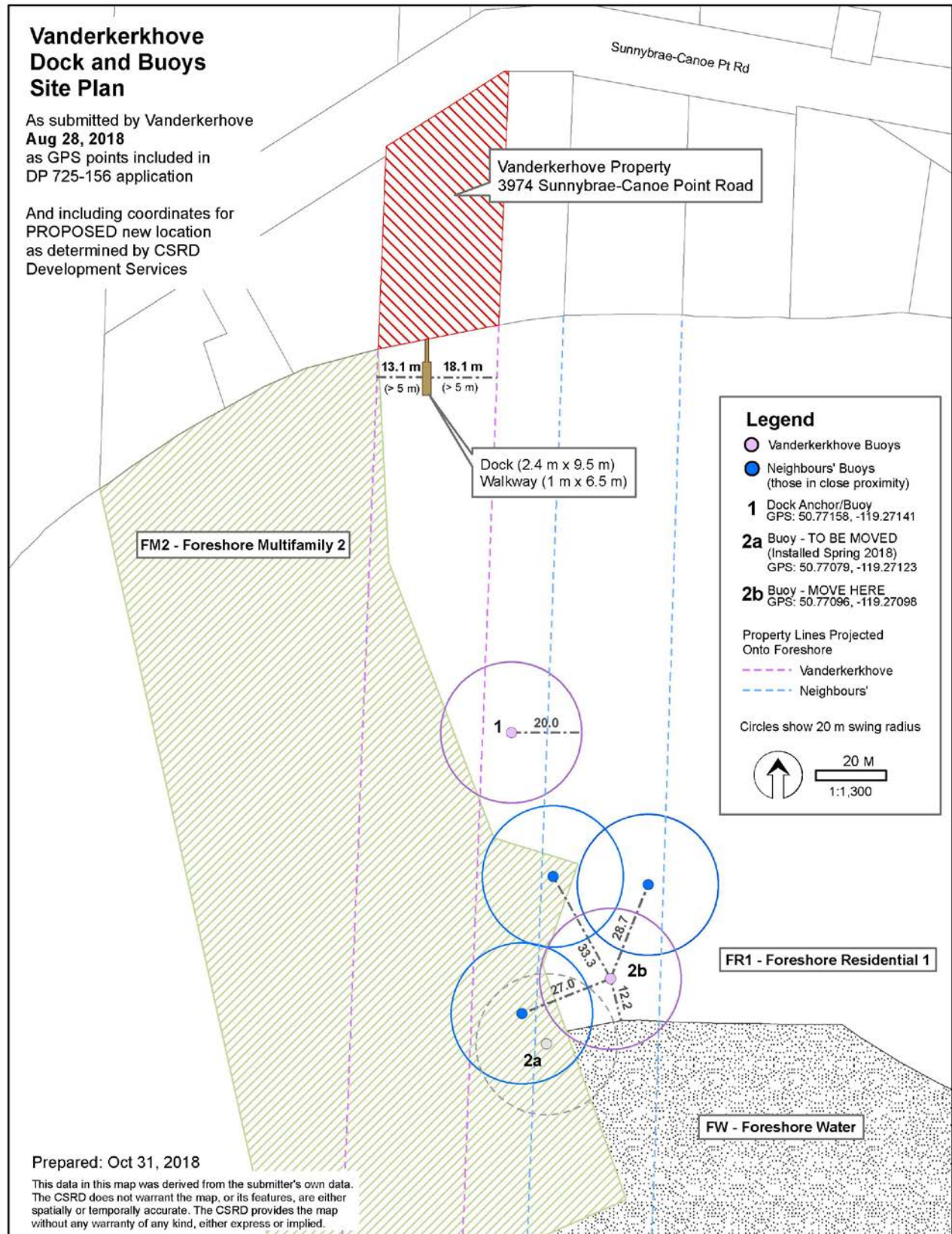
Location



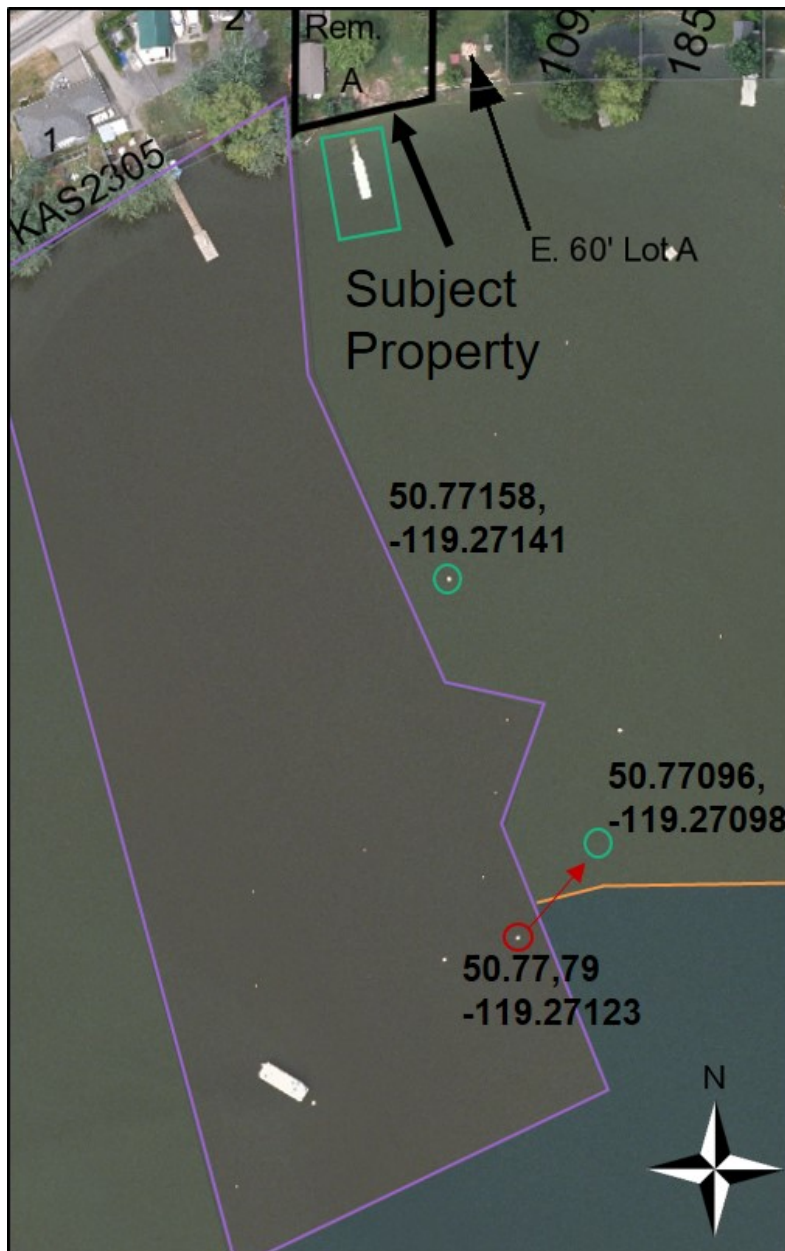




Site Plan



Orthophoto - May 31, 2018
Proposed and Existing Buoy Locations



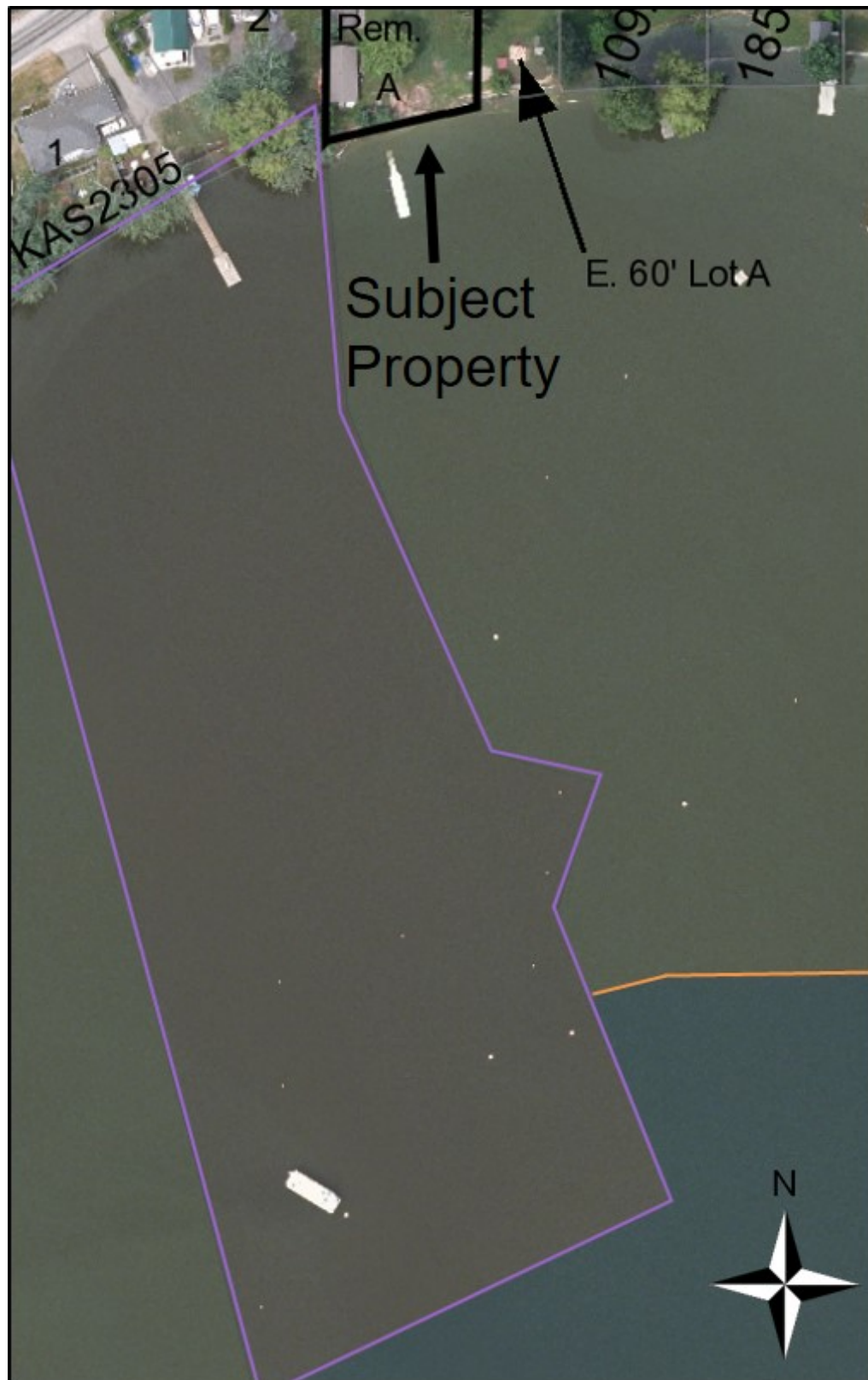
Green

outlines the subject property's existing/proposed dock and buoy locations under DP725-156

Red

Outlines where one of the subject buoys is currently located and proposed to be moved from

Orthophoto
May 31, 2018



From: [REDACTED]
To: [Planning Public Email address](#)
Cc: [Erica Hartling](#)
Subject: DP Submission No. 725-156 - 3974 Sunnybrae-Canoe Pt
Date: November 13, 2018 2:31:57 PM

November 13, 2018

Erica Hartling,
Development Services Assistant
Columbia Shuswap Regional District
ehartling@csrd.bc.ca

RE: Support for Development Permit 725-156

Thank you for the opportunity to send a written submission regarding Development Permit 725-156 in advance of the CSRD Board meeting on November 15th. We would like to give our full support to this application. [REDACTED] have been using the property at 3974 Sunnybrae-Canoe Point for the past 27 years. [REDACTED] Rob and Colleen Vandekerkhove purchased the property in 1991 and [REDACTED] have all been a part of the property. We have spent a lot of time at Sunnybrae and predominantly, out on the water. We have enjoyed having waterfront property as a place for family and friends to get together and most of time we have had one if not two boats as part of the lakefront recreation. We have grown up using the waterfront, the buoys, the boats and the dock in a safe manner and are teaching our now teenage children, to do the same. Now that we are entering our 3rd generation to use the property, we look forward to having the buoys placed officially and within the CSRD Zoning plan.

We appreciate your consideration of this submission.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

November 11, 2018

Columbia Shuswap Regional District
555 Harbourfront Drive NE
Salmon Arm, BC V1E 4P1

Attention: Erica Hartling, Development Services Assistant

Re: DP Submission – No. 725-156

While I am not the property owner [REDACTED]
[REDACTED] When I use the term “we” I am speaking on behalf of my
brother as well as myself.

With respect to the Vanderkerkhove application, we have no objection. In practical terms, nothing will change that has not existed for the last 26 years. While there are a considerable number of buoys in front of this (3980) property, we have never objected, and are reasonable enough to understand that due to natural constraints, there has to be some give and take by all lake users in this immediate area.

However, we ask that if some time in the future one of the owners of this property decides to place a buoy, that there be the same consideration and that there be no objection from the neighbouring buoy owners.

Yours truly,

[REDACTED]

Bastion Mobile Village - 537 Begbie Road, Tappen , B.C. VOE 2X1

Nov. 12, 2018

Hello Erica

I am [REDACTED] across the road from the subject property and this email is in regards to Notice of Development Permit No. 725-156 - File DP725-156 – P120180000145.

As [REDACTED] I would like it put on record that I am fully in favor of approval of the application of Development Permit No. 725-156 as submitted by Rob Vanderkerkhove.

Regards

[REDACTED]

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

From: [REDACTED]
Sent: Tuesday, November 13, 2018 12:26 PM
To: Planning Public Email address <Plan@csrd.bc.ca>
Subject: DP Submission- No. 725 - 156

Dear Erica,

Please accept this email in support of Development Permit No. 725 - 156.

I became interested in how buoys are registered this summer as I spent time in the Sunnybrae area looking for property to purchase. It is important for all buoys to be properly registered, especially due to the constraints in this bay. The CSRD staff were proactive in answering all my questions. I look forward to being a property owner in the CSRD and in particular, Sunnybrae.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Erica Hartling](#)
Subject: Foreshore and Water DP725-156 - Site Plan
Date: November 13, 2018 7:52:02 AM

Dear Erica Hartling,

[REDACTED] Robert & Colleen Vandekerkhove and since 1991 I have spent every summer enjoying the property at 3974 Sunnybrae Canoe Point Road. My husband, [REDACTED] and I were married on the property in the summer of 2001 and vacation there with our kids, now 13 & 15, regularly.

In the last 25 years, the property has become a gathering place not just for our immediate family members to come together, but for our extended family and friends. During our time on the Shuswap, our kids have learned to swim, waterski, ride a lawn mower, build fires and take care of the property.

Over the years we have enjoyed relationships with our neighbours, including extending our property to the Salmon Arm Rotary Club for their yearly party and hosting weddings and gatherings for other neighbours. Moving ahead, we hope to maintain positive relationships with our neighbors and the community.

We spend our time boating, tubing, waterskiing, swimming and paddle boarding and in the last 10 years the moorage and docking have become somewhat of an issue.

In order to continue to use the shoreline and access the waterfront safely, I support the development application of Robert & Colleen Vandekerkhove based on how often we use the property and how much ourselves and our children intend to use it in the years to come.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

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

From:

Sent: Tuesday, November 13, 2018 9:19 AM

To: Planning Public Email address <Plan@csrd.bc.ca>

Subject: Support for DP725-156

My Name is [REDACTED] Rob and Colleen Vandekerkhove. I'm writing in support of their development permit application for a dock and two buoys at 3974 Sunnybrae canoe point Rd. I look forward to having two registered positions for a deep and shallow buoy to Moore our boat and accommodate friends and family that visit by water. We have maintained a deep and shallow buoy in the lake since 1992 and our dock has been there for 15 years.

I will appreciate having registered GPS coordinates from the CSRD to return my anchors to should the Ice, wind, logs, debris move them from time to time over the winter months while we aren't there.

Thank you for your consideration of this application, as it will maintain the safe and efficient use of our lakefront property.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Erica Hartling](#)
Subject: Foreshore and Water DP 725-156 site Plan
Date: November 12, 2018 11:31:07 AM

We the undersigned are fully in favour of Rob and Colleen Vanderkove's site plan as requested.

We have lived in Sunnybrae for 16 years and our family and friends have enjoyed the use of their property for many occasions such as birthdays, anniversaries, etc, due to their generosity.

These occasions always included use of their existing dock & moorage for our watercraft. No gratuities were accepted by them or asked for. We have also witnessed Salmon Arm Rotary picnics using their property and facilities on more than one occasion.

A waterfront property requires moorage facilities to provide safe watercraft securement for family, friends and guests alike.

Yours truly

[REDACTED]

From: [REDACTED]
To: ehartling@csrc.bc.ca; [Planning Public Email address](#)
Subject: RE: DP Submission 725 156
Date: Tuesday, November 13, 2018 3:16:43 PM

My name is [REDACTED] We received notice of the above application on Thursday November 08 2018. My husband's name is [REDACTED]
[REDACTED]

We believe the existing property lines are sufficient for existing buoys and do not support moving buoys in front of other property owners. I understand the lines can overlap slightly.

Thank you for your time

[REDACTED]