



COLUMBIA SHUSWAP REGIONAL DISTRICT

Regular Board Meeting

LATE ITEMS AGENDA

Date: Thursday, May 16, 2019
Time: 9:30 AM
Location: Scotch Creek/Lee Creek Fire Hall
3852 Squilax-Anglemont Road, Scotch Creek

Pages

4. Correspondence

- *4.3 Letter to the Minister of Public Safety & Solicitor General re: Newsome Creek (May 2, 2019)**

1

Newsome Creek Mitigation Works Feasibility Study will be available at a future Board meeting.

Email from Hon. Mike Farnworth added to the Late Agenda for reference.

6. Business General

- *6.2 Shuswap Tourism Advisory Committee Terms of Reference**

6

Report from Robyn Cyr, Economic Development Officer/Shuswap Tourism/Film Commission, dated May 13, 2019.

Motion

THAT: the amended terms of reference for the Shuswap Tourism Advisory Committee be approved this 16th day of May, 2019.

- *6.3 Revelstoke Landfill - Food Waste Composting Facility – Province of British Columbia Organics Infrastructure Program**

14

Report from Ben Van Nostrand, Team Leader, Environmental Health Services, dated May 13, 2019. Revelstoke Landfill - Food Waste Composting Facility Organics Infrastructure grant application.

Motion

THAT: the Board empower the authorized signatories to submit an application for grant funding from the BC Organics Infrastructure Program for a maximum of \$300,000 to fund up to 2/3 of all eligible costs to construct Phase 1 and 2 of a food waste composting facility at the Revelstoke Landfill;

AND THAT: the Board fully supports the project and is committed to contribute its share of the eligible costs and all of the ineligible costs for the Revelstoke Landfill Composting Facility Phase 1 and 2 construction project as authorized by the CSRD's 2019 Five Year Financial Plan, this 16th day of May, 2019.

13. 1:15 PM Business by Area

***13.1 Electoral Area C: Development Variance Permit No. 701-86 (Case Holdings Ltd – Poggemoeller)**

17

Report from Erica Hartling, Planner I, dated April 26, 2019.
25 - 6421 Eagle Bay Road, Wild Rose Bay

Public submissions added to Late Agenda

Motion

THAT: in accordance with Section 498 of the Local Government Act Development Variance Permit No. 701-86 for Strata Lot 25, Section 18, Township 23, Range 8, West of the 6th Meridian, Kamloops Division Yale District, Strata Plan KAS1797, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1, varying South Shuswap Zoning Bylaw No. 701 as follows:

- Section 15.2.5 minimum setback from the side parcel lines from 2 m to 0 m only for the retaining walls located along the driveway access;

be approved this 16th day of May, 2019 and issuance be withheld until the proposed retaining walls receive issuance of a Steep Slope Development Permit by the Manager of Development Services.



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

May 2, 2019

File: 7130 25 34

Via email – PSSG.Minister@gov.bc.ca

Honourable Mike Farnworth
Minister of Public Safety & Solicitor General
Room 128 Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister Farnworth:

**Re: Erosion along Newsome Creek and BC Supreme Court Decision in
Waterways Houseboats Ltd v. British Columbia 2019 BCSC 581**

Thank you for your letter dated April 24, 2019.

As your letter raised several legal and/or policy issues, I requested that the CSRD's CAO respond to your deputy minister to seek to further this important dialogue and I enclose a copy of that response for your reference.

As it seems that this issue involves serious policy and legislative concerns, I would once again request a meeting with you at your convenience to discuss these important matters.

Yours truly,
COLUMBIA SHUSWAP REGIONAL DISTRICT
Per:

Rhona Martin
Chair

Attachment

cc: via email only:
Hon. Selina Robinson, Municipal Affairs & Housing
Hon. Doug Donaldson, Forest, Lands & Natural Resources Operations & Rural Development
Hon. George Heyman, Environment & Climate Change Strategy
Greg Kylo, MLA, Shuswap
Paul Demenok, CSRD Electoral C Director
Arjun Singh, President, Union of BC Municipalities

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



COLUMBIA SHUSWAP REGIONAL DISTRICT

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May 2, 2019

File: 7130 25 34

Via email – Emergency.Management.Deputy.Minister@gov.bc.ca

Lori D. Halls
Deputy Minister, Emergency Management BC
Ministry of Public Safety and Solicitor General
P.O. Box 9850
Stn Prov Gov't
Victoria, BC V8W 9T5

Dear Ms. Halls:

**Re: Erosion along Newsome Creek and BC Supreme Court Decision
Waterways Houseboats Ltd v. British Columbia 2019 BCSC 581**

The Chair of the Columbia Shuswap Regional District (CSRD), Ms. Rhona Martin, has requested that I write to you in response to the Minister's April 24, 2019 response to our earlier correspondence regarding the erosion along Newsome Creek and the matter of responsibility to address the situation.

There is perhaps a need at this stage to try to bring some clarity to the fine legal distinction between rights and obligations, so far as flood mitigation steps are concerned.

To be clear, this is now not a case of an emergency response, but rather ongoing flood hazard management.

While we appreciate that the CSRD could apply for funding that might have financed certain works and while we could, subject to procedural processes, undertake some of this work, I think the Minister has mis-stated the point by saying that "Provincial legislation assigns responsibility for flood hazard management to local authorities; this includes addressing erosion along streams."

As an example of why local governments are reluctant to step into such matters I would refer you to the very recent Supreme Court of BC decision in *Waterway Houseboats Ltd. v British Columbia* 2019 BCSC 581. There, the District of Sicamous was found partially liable for significant damages purely as a result of its good faith attempts to work with the Province and obtaining, albeit reluctantly, *Water Act* approvals to do mitigation works after an earlier flood incident. On our reading of the Court's decision, the local government would have had no liability if it had simply allowed the Province to deal with this situation. Instead, it was found to be strictly liable for the damages that arose out of the restoration works as approved under the *Water Act*.

The Court stated the starting point here quite concisely:

"[306] The *Water Act* is strict. The Province has complete control over the use of water and over any changes to streams, stream beds or bridges spanning streams. That authority is granted to the Province for good reason."

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

Based on the Court's analysis above, we remain confused by the Minster's assertion that "provincial legislation assigns flood hazard management to local authorities". Is there an Act other than the *Water Act* that is applicable here that we are not aware of?

In this sort of situation, I trust that you will appreciate that a local government -- that at the outset has no real liability risk -- will be increasingly reluctant to voluntarily assume the risk transfer from the Province arising out of the necessary approval process.

A second issue is that as a regional district we have no service established to fund these works and so it is not clear to me that we would have the authority to levy a tax in order to be able to act in this situation. If local governments are going to be compelled by the Province to deal with such unfunded mandates, then it would seem that significant changes to the *Local Government Act* may be necessary. Since these amendments would, amongst other things, likely expand significantly the ability to borrow without assent, we would imagine that a broad level of public consultation would be appropriate.

The bottom line here however is that this issue is not restricted to the CSRD or Newsome Creek -- it has Province wide implications for local government.

The Sicamous judicial experience described above is a clear warning to all local governments as to the dangers of stepping into a scenario where it assumes this significant risk exposure. Even at that, it would seem that the policy justification of the entire regional district expending significant public dollars to protect a smaller portion of the area raises other concerns of fairness.


In all of these circumstances I do not see what the policy or legal justification would be for the CSRD to step in when, as the Court noted: "The Province has complete control That authority is granted to the Province for good reason."

We are certainly willing to meet with senior officials to discuss this issue further.

Yours truly,

COLUMBIA SHUSWAP REGIONAL DISTRICT

Per:



Charles A. Hamilton
Chief Administrative Officer

cc: John Allan, Deputy Minister of Forests, Lands & Natural Resource Operations & Rural Dev.

via email only:

Mark Zacharias, Deputy Minister of Environment & Climate Change Strategy

Kaye Krishna, Deputy Minister of Municipal Affairs & Housing

Tom Barnes, CEO and General Counsel, Municipal Insurance Association of BC

Gary MacIsaac, Executive Director, UBCM

Chair & Directors, Columbia Shuswap Regional District

From: PSSG WEBFEEDBACK PSSG:EX <PSSGWebFeedback@gov.bc.ca>
Sent: April 24, 2019 10:14 AM
To: Director Martin <RMartin@csrd.bc.ca>
Cc: Director Demenok <PDemenok@csrd.bc.ca>; Kylo.MLA, Greg LASS:EX <Greg.Kylo.MLA@leg.bc.ca>
Subject: 553941

Ms. Rhona Martin
Chair, Columbia Shuswap Regional District
Email: rmartin@csrd.bc.ca

Dear Ms. Martin:

Thank you for your letter of March 28, 2019, where you outlined the pressing urgency to mitigate the erosion along Newsome Creek and requested a meeting to discuss the situation and options at my earliest convenience.

As has been communicated by email, unfortunately my schedule cannot accommodate a meeting in the near future, and you did not feel that a dialogue with my office and senior Emergency Management BC (EMBC) officials would suffice. In the interest of expediency, I have chosen to provide the provincial perspective by replying directly to your letter.

The situation in Newsome Creek is unfortunate, but one that is faced by a number of jurisdictions. The Province has been consistent in articulating the following:

- Provincial legislation assigns responsibility for flood hazard management to local authorities; this includes addressing erosion along streams;
- There is a responsibility of individuals to protect their properties, and;
- Local governments are responsible for applying to a number of possible funding streams that may be available to help mitigate the hazard.

EMBC has remained engaged on this issue. In addition to the cost-sharing study that you mention in your letter, EMBC has provided funding for regular monitoring of the erosion to ensure that affected residents are adequately warned as necessary and public safety is maintained.

The Ministry of Transportation and Infrastructure (MOTI) has advised EMBC that hydrological assessments have been completed and that MOTI plans to upgrade six culvert crossings along Newsome Creek. The areas identified involve crossings at the Trans-Canada Highway, Dieppe Road, Dilworth Road, London Lane, Taylor Road, and Fredrickson Road. Work is scheduled to begin this fall and should be completed prior to spring 2020, subject to any environmental approvals required for working in the stream.

While I understand that the timelines and amount of funding available through the Community Emergency Preparedness Fund may not be an ideal fit to address all the erosion along Newsome

Creek, this program could provide funding to complete some necessary, prioritized mitigation works.

It is noted that the Columbia Shuswap Regional District (CSRD) did not submit applications to other programs that offered higher funding envelopes such as the National Disaster Mitigation Program, which could have provided up to \$3 million. Flood mitigation in the province remains tied to these programs, and it is important the CSRD seize on these funding opportunities when presented. EMBC may assist with the application process and advises local government when new funding streams and deadlines are announced. Information on potential funding programs can be found at the following link:

<https://www2.gov.bc.ca/gov/content/safety/emergency-preparedness-response-recovery/emergency-management-bc/bc-disaster-mitigation/flood-mitigation-funding-programs>.

I appreciate your concerns and will continue to monitor developments.

Sincerely,

Mike Farnworth
Minister of Public Safety
and Solicitor General

pc: Greg Kylo, MLA
Paul Demenok, CSRD Electoral Area C Director
Lori Halls, Deputy Minister, Emergency Management BC



BOARD REPORT

TO: Chair and Directors

File No: 0580 01

SUBJECT: Shuswap Tourism Advisory Committee Terms of Reference

DESCRIPTION: Report from Robyn Cyr, Economic Development Officer/Shuswap Tourism/Film Commission, dated May 13, 2019.

RECOMMENDATION: THAT: the amended terms of reference for the Shuswap Tourism Advisory Committee be approved this 16th day of May, 2019.

SHORT SUMMARY:

The purpose of this request is for the Board to endorse the revision of the Terms of Reference for the Shuswap Tourism Advisory Committee (STAC). This Terms of Reference will govern the STAC.

The role of the Shuswap Tourism Advisory Committee is to provide support and recommendations to the Economic Development Officer on Tourism initiatives in the Shuswap region. The Committee will assist to:

- Support long-term tourism business stability and growth in the region.
- Increase the diversity of tourism experiences and product in the region.
- Increase local employment opportunities in the tourism industry.
- Encourage financial investment into the tourism industry in the region.
- Increase targeted marketing and promotion of tourism experiences in the region.

The Shuswap Tourism Advisory Committee is meant to represent a diversity of community members from the tourism business community throughout the Shuswap region and that have an interest in the development and outcome of tourism marketing and promotion and the development of new tourism experiences in the Shuswap region.

Although the Committee has no decision-making authority, the Committee is responsible for approving recommendations that are presented by the Economic Development Officer to the committee on projects that are defined in the annual work plan. All recommendations are presented to the CSR D Board for their consideration and approval.

VOTING:

Unweighted
Corporate

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LGA Part 14
(Unweighted)

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Weighted
Corporate

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Stakeholder
(Weighted)

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BACKGROUND:

The Columbia Shuswap Regional District (CSR D) approved the creation of the Shuswap Tourism Advisory Committee in 1998. The intent of the Shuswap Tourism Advisory Committee is to support tourism business and operators and the marketing and promotion of tourism experiences throughout the Shuswap region. The committee promotes growth through existing tourism business expansion and retention and the attraction of new tourism business in order to create a sustainable tourism economy in the Shuswap region. The Shuswap Tourism region is defined as the Village of Chase, the City of Enderby, the City of Armstrong/the Township of Spallumcheen, the City of Salmon Arm, the District of Sicamous, and the CSR D Electoral Areas C, D, E, and F.

The City of Armstrong and the Township of Spallumcheen have just recently joined Shuswap Tourism and the Terms of Reference amendment was required to include representation from these communities.

FINANCIAL:

All costs associated with the Shuswap Tourism Advisory Committee have been allocated within the budget of the Shuswap Tourism function for the delivery of the tourism promotion services of Shuswap Tourism.

KEY ISSUES/CONCEPTS:

The Shuswap Tourism Advisory Committee Terms of Reference was created to govern this committee.

IMPLEMENTATION:

The implementation of this terms of reference, will be led by the Economic Development staff, in partnership with the Shuswap Tourism Advisory Committee.

COMMUNICATIONS:

Regular communication and meeting minutes are provided by the Economic Development Officer for each Shuswap Tourism Advisory Committee meeting to the CSRD Board.

DESIRED OUTCOMES:

That the CSRD Board approve the amended Terms of Reference for the Shuswap Tourism Advisory Committee.

BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2019-05-16_Board_EDTF_058001_Tourism_TOR.docx
Attachments:	- Shuswap Tourism Advisory Committee - Terms of Reference - 2019.pdf
Final Approval Date:	May 13, 2019

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

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

Lynda Shykora - May 13, 2019

A handwritten signature in black ink, appearing to read 'C. Hamilton', with a stylized flourish at the end.

Charles Hamilton - May 13, 2019



Columbia Shuswap Regional District

Shuswap Tourism Advisory Committee

TERMS OF REFERENCE

BACKGROUND

The Columbia Shuswap Regional District (CSRD) approved the creation of the Shuswap Tourism Advisory Committee. The intent of the Shuswap Tourism Advisory Committee is to support tourism business and operators and the marketing and promotion of tourism experiences throughout the Shuswap region. The committee promotes growth through existing tourism business expansion and retention and the attraction of new tourism business in order to create a sustainable tourism economy in the Shuswap region. The Shuswap Tourism region is defined as the Village of Chase, the City of Enderby, the City of Salmon Arm, the District of Sicamous, the City of Armstrong, the Township of Spallumcheen, and the CSRD Electoral Areas C, D, E, and F.

1.0 MANDATE

Shuswap Tourism is a community based destination management and marketing organization which assists in tourism development, marketing and promotional services for tourism businesses and operators within the geographic boundaries of the City of Salmon Arm, the Village of Chase, the City of Enderby, the District of Sicamous, the City of Armstrong, the Township of Spallumcheen, and CSRD Electoral Areas C, D, E, and F. These services promote the long-term development and marketing of the Shuswap region to increase visitation for recreational, leisure, or business purposes.

2.0 SHUSWAP TOURISM ADVISORY COMMITTEE ROLE

The role of the Shuswap Tourism Advisory Committee is to provide support and recommendations to the Economic Development Officer on Tourism initiatives in the Shuswap region. The Committee will assist to:

- Support long-term tourism business stability and growth in the region.
- Increase the diversity of tourism experiences and product in the region.
- Increase local employment opportunities in the tourism industry.
- Encourage financial investment into the tourism industry in the region.
- Increase targeted marketing and promotion of tourism experiences in the region.

The Shuswap Tourism Advisory Committee is meant to represent a diversity of community members from the tourism business community throughout the Shuswap region and that have an interest in the

development and outcome of tourism marketing and promotion and the development of new tourism experiences in the Shuswap region.

Although the Committee has no decision-making authority, the Committee is responsible for putting forward recommendations, in regards to various topics that will arise during the Shuswap Tourism advisory meetings, and that are presented by the Economic Development Officer in the annual work plan, to the CSRD Board of Directors for their consideration.

3.0 MEMBERSHIP

- 3.1 Calls for expressions of interest for the Committee will be advertised in local newspapers, and on the CSRD and Shuswap Tourism websites and through social media.
- 3.2 The Committee shall be comprised of not more than sixteen (20) members, and not less than ten (10) members, and are able to represent a broad range of perspectives and product diversity in the Shuswap region.
- 3.3 The Committee shall consist of one elected official from the Village of Chase, the District of Sicamous, the City of Salmon Arm, and the CSRD Electoral Areas C, D, E, F, one board member or designate of the Enderby Chamber of Commerce, the Armstrong/Spallumcheen Chamber of Commerce, the Shuswap Trail Alliance, one council member or designate from the Indigenous communities in the Shuswap region, and nine representatives of the tourism business community throughout the Shuswap region. The elected officials may delegate a community or tourism business representative to represent their community and this representation may replace the elected official. The CSRD Economic Development Officer will attend the meetings but is not a member of the committee.
- 3.4 The term for the nine representatives of the tourism business community will be two years.
- 3.5 The Committee should represent a geographically, demographically, and professionally diverse mix of community members that own and operate tourism businesses throughout the Shuswap region.
- 3.6 The Chair and the Vice-Chair will be elected by the Committee and must be duly appointed members of the Committee each year.
- 3.7 If a member of the Shuswap Tourism Advisory Committee fails to attend three (3) consecutive regular meetings, the Board may revoke the appointment of the member, unless the member has been excused by a resolution of the Shuswap Tourism Committee.
- 3.8 All membership appointments to the Shuswap Tourism Advisory Committee will be made by the CSRD Board.
- 3.9 In the event of a vacancy on the Shuswap Tourism Advisory Committee, the Committee and the Economic Development Officer will consider making a recommendation to the CSRD Board to fill this vacancy, if the Committee deems it necessary, for the remainder of the term.

4.0 MEETINGS

- 4.1 The Chair will preside over the Shuswap Tourism Advisory Committee meetings when present and in his or her absence, the Vice-Chair will preside over the meeting.
- 4.2 The Chair and the Vice-Chair of the Shuswap Tourism Advisory Committee will be tourism industry business or community organization representatives.
- 4.3 The Shuswap Tourism Advisory Committee will meet quarterly or more frequently as agreed upon by the members or in response to a request by the Economic Development Officer.
- 4.4 The attendance of ten members at any Shuswap Tourism Advisory Committee meeting shall constitute a quorum.
- 4.5 All minutes of the Shuswap Tourism Advisory Committee meetings are to be recorded and are the responsibility of the Shuswap Economic Development/Tourism department. These minutes will be forwarded to all members, the Board of the CSRD, the District of Sicamous, the City of Salmon Arm, the Village of Chase, and the Enderby Chamber of Commerce within 30 days after each meeting.
- 4.6 If the Chair and Vice-Chair are not present at a duly convened meeting, the CSRD Economic Development Officer will call the meeting to order and the members present will immediately elect a temporary Chair, who must be a member of the Shuswap Tourism Advisory Committee, to preside over the meeting, or until the Chair or Vice-Chair return. Such office is terminated by the entrance of the Chair or Vice-Chair, the end of the meeting or the election of another temporary Chair.
- 4.7 The Economic Development Officer, in consultation with the Chair of the Shuswap Tourism Advisory Committee, will be responsible for preparing the agenda for each meeting.
- 4.8 Notice of the Shuswap Tourism Advisory Committee meeting and the agenda will be delivered to the Shuswap Tourism Advisory Committee members no less than 7 days prior to the Shuswap Tourism Advisory Committee meetings.

5.0 MEETINGS AND PROCEDURES

- 5.1 The Shuswap Tourism Advisory Committee members are required to:
 - (a) Work in an atmosphere of mutual respect;
 - (b) Remain accessible to each other, the Board and CSRD staff; and,
 - (c) Regularly share and disseminate information among all Shuswap Tourism Advisory Committee members and the consultant on a timely basis.
- 5.2 The Shuswap Tourism Advisory Committee will meet four times annually or more if required to fulfill the mandate of Shuswap Tourism.
- 5.3 Meetings will be scheduled by the Economic Development Officer and approved by the Shuswap Tourism Advisory Committee at the beginning of each calendar year.

- 5.4 The Economic Development Officer will prepare a written agenda and copies of all necessary documentation for each meeting, in consultation with the Chair, and will be circulated to all Shuswap Tourism Advisory Committee members seven days in advance of the committee meeting.
- 5.5 A quorum for the Shuswap Tourism Advisory Committee meetings will consist of a minimum of ten (10) of the appointed members. If a quorum is not present within thirty minutes after the scheduled meeting start time, the Chair will record the names of the members present and the Shuswap Tourism Advisory Committee meeting will stand adjourned until the next meeting called by the Economic Development Officer.
- 5.6 All matters brought forth to the Board by the Shuswap Tourism Advisory Committee meeting will be decided by a majority of the members of the Shuswap Tourism Advisory Committee present at the meeting.
- 5.7 Voting:
- (a) All members of the Shuswap Tourism Advisory Committee, including the Chair, must vote on every motion unless they have declared a conflict of interest and have left the meeting;
 - (b) Any member present who does not vote is counted as having voted in the affirmative; and,
 - (c) A tie vote on a motion results in that motion being defeated.
- 5.8 Where any member of the Shuswap Tourism Advisory Committee or his or her family, employee or business associate(s) has any conflict of interest with the matter being considered by the Shuswap Tourism Advisory Committee, that member will declare this state and absent him or herself immediately from all aspects of that consideration. After making this declaration, the Shuswap Tourism Advisory Committee member must not take part in any discussion of the matter and is not entitled to vote on any question in respect of the matter.
- 5.9 Shuswap Tourism Advisory Committee community members serve without remuneration but, at the discretion of the CSRD, may be paid for expenses that require them to attend meetings that arise directly out of the performance of their duties.

6.0 ORDER OF BUSINESS

- 6.1 The general order of business at a meeting should include:
- (a) Call to Order
 - (b) For each agenda item:
 - I. Staff presentation
 - II. Shuswap Tourism Advisory Committee discussions
 - III. If applicable, Shuswap Tourism Advisory Committee recommendations
 - (c) New Business
 - (d) Adjournment
- 6.2 Shuswap Tourism Advisory Committee minutes are to be completed by the Shuswap Economic Development department and must contain the following:
- (a) Date, time and location of the meeting or special meeting;

- (b) Members of the Shuswap Tourism Advisory Committee present and absent;
- (c) Items dealt with by the Shuswap Tourism Advisory Committee - agenda additions/deletions;
- (d) Delegations, if any, who made representations to the Shuswap Tourism Advisory Committee;
- (e) Brief summary notes of discussions of the items dealt with by the Shuswap Tourism Advisory Committee ;
- (f) Recommendations of the Shuswap Tourism Advisory Committee;
- (g) The Mover and Seconder of a motion.

- 6.3 The Shuswap Tourism Advisory Committee Chair must sign the minutes. The meeting minutes must be completed and submitted by the Shuswap Economic Development/Tourism department.
- 6.4 The minutes of all Shuswap Tourism Advisory Committee meetings will be retained by the Regional District and are the responsibility of the Shuswap Economic Development/Tourism department. These minutes will be posted on the CSRD and the Shuswap Tourism websites, and made available to the public upon request.



BOARD REPORT

TO: Chair and Directors

File No: 1855 03

SUBJECT: Revelstoke Landfill - Food Waste Composting Facility – Province of British Columbia Organics Infrastructure Program

DESCRIPTION: Report from Ben Van Nostrand, Team Leader, Environmental Health Services, dated May 13, 2019. Revelstoke Landfill - Food Waste Composting Facility Organics Infrastructure grant application.

RECOMMENDATION: THAT: the Board empower the authorized signatories to submit an application for grant funding from the BC Organics Infrastructure Program for a maximum of \$300,000 to fund up to 2/3 of all eligible costs to construct Phase 1 and 2 of a food waste composting facility at the Revelstoke Landfill;

AND THAT: the Board fully supports the project and is committed to contribute its share of the eligible costs and all of the ineligible costs for the Revelstoke Landfill Composting Facility Phase 1 and 2 construction project as authorized by the CSR D's 2019 Five Year Financial Plan, this 16th day of May, 2019.

SHORT SUMMARY:

In the fall of 2018, the CSR D responded to the Provincial Government's request for local governments interested in pursuing centralized composting infrastructure to submit an expression of interest to the BC Organics Infrastructure Program. The program will facilitate the investment of \$30 million towards organics processing infrastructure in BC, such as composting facilities or anaerobic digesters. The CSR D's expression of interest application was approved and referred to the formal grant submission process. The grant application criteria requires a formal resolution from the Board for submission.

VOTING:

Unweighted
Corporate

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LGA Part 14
(Unweighted)

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Weighted
Corporate

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Stakeholder
(Weighted)

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BACKGROUND:

The CSR D is working towards constructing organic composting facilities and infrastructure at all of its landfills. The Solid Waste Management Plan (SWMP) has identified, through feedback from the community of Revelstoke, that food waste composting is a top solid waste management priority. In 2013, the CSR D allocated land at the Revelstoke Landfill to be used to compost yard and garden waste. In order to facilitate food waste composting, a more robust facility with concrete floors/bays, a cover system, aeration capability and adequate capacity is required. The construction of a facility at the landfill to enable the composting of food waste, yard waste, and other organic waste will provide the environmental, social and economic benefits that is consistent with the desire of the community.

Due to budget constraints, the CSR D has budgeted the necessary funds to construct approximately 50% (Phase 1) a food waste composting facility. If the CSR D is successful in its grant application from the BC Organics Infrastructure program, the full facility could be constructed in one phase. Full

construction of the facility is preferred as it reduces facility construction costs and reduces numerous risks associated with program implementation.

POLICY:

CSRD Delegation Bylaw No. 5582 requires Board approval for 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.

FINANCIAL:

The total cost to construct the full Revelstoke Landfill Food Waste Composting facility is estimated to be approximately \$550,000 - 650,000. The CSRD has budgeted \$350,000 in 2019 to construct Phase 1 of the facility in 2019, and a successful grant application will allow for the entire facility to be built at once.

KEY ISSUES/CONCEPTS:

To apply for an Organics Infrastructure Program grant, a Board resolution is required. Additionally, Board authorization is required for any grant application in excess of \$150,000.

COMMUNICATIONS:

A copy of the Board resolution will be included in the Organics Infrastructure Program grant application.

DESIRED OUTCOMES:

The Board endorse the grant application to authorize the BC Organics Infrastructure Program grant application.

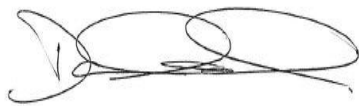
BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2019-05-13 BC_Organics_Grant_Application.docx
Attachments:	
Final Approval Date:	May 14, 2019

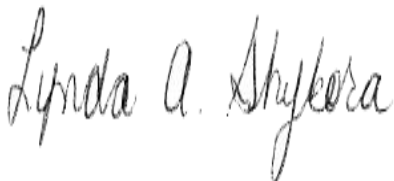
This report and all of its attachments were approved and signed as outlined below:



Darcy Mooney - May 14, 2019



Jodi Pierce - May 14, 2019



Lynda Shykora - May 14, 2019



Charles Hamilton - May 14, 2019



BOARD REPORT

TO: Chair and Directors

File No: DVP701-86
PL2019018

SUBJECT: Electoral Area C: Development Variance Permit No. 701-86 (Case Holdings Ltd – Poggemoeller)

DESCRIPTION: Report from Erica Hartling, Planner I, dated April 26, 2019.
25 - 6421 Eagle Bay Road, Wild Rose Bay

RECOMMENDATION: THAT: in accordance with Section 498 of the Local Government Act Development Variance Permit No. 701-86 for Strata Lot 25, Section 18, Township 23, Range 8, West of the 6th Meridian, Kamloops Division Yale District, Strata Plan KAS1797, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1, varying South Shuswap Zoning Bylaw No. 701 as follows:

- Section 15.2.5 minimum setback from the side parcel lines from 2 m to 0 m only for the retaining walls located along the driveway access;

be approved this 16th day of May, 2019 and issuance be withheld until the proposed retaining walls receive issuance of a Steep Slope Development Permit by the Manager of Development Services.

SHORT SUMMARY:

The subject property is located at 25 - 6421 Eagle Bay Road in Wild Rose Bay of Electoral Area C. The lot is currently vacant and the owners are proposing to construct retaining walls along the steep slopes of the property's upper and lower panhandle to allow construction of a driveway access to the future building site. Retaining walls that are 1.2 m or greater in height are required to meet the setback regulation in the zoning bylaw. The proposed retaining walls range from 1.5 m to 4.5 m in height and are located within the side parcel line setbacks and require a variance to the South Shuswap Zoning Bylaw No. 701 from 2 m to 0 m for the side parcel boundaries, prior to other approvals and to construction.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

☐

BACKGROUND:

REGISTERED OWNER(S):
Case Holdings Ltd. and David Poggemoeller

AGENT:
Darrell Axani c/o AC Eagle Enterprises

ELECTORAL AREA:
C

LEGAL DESCRIPTION:

Strata Lot 25, Section 18, Township 23, Range 8, West of the 6th Meridian, Kamloops Division Yale District, Strata Plan KAS1797, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

PID:

023-518-448

CIVIC ADDRESS:

25 - 6421 Eagle Bay Rd

SURROUNDING LAND USE PATTERN:

North = Wild Rose Bay Community Park and Shuswap Lake

South = Common Property and Residential Strata Lots

East = Common Property and Wild Rose Bay Community Park

West = Residential Strata Lots and Common Access

CURRENT USE:

Vacant lot

PROPOSED USE:

Construct retaining walls along the proposed driveway access

PARCEL SIZE:

0.14 ha (0.34 acres)

DESIGNATION:

Electoral Area C Official Community Plan Bylaw No. 725

MD – Medium Density Residential

ZONE:

South Shuswap Zoning Bylaw No. 701

LH – Large Holding

Lakes Zoning Bylaw No. 900

FM2 - Foreshore Multifamily 2, site specific (Wild Rose Bay Properties Ltd.)

SITE COMMENTS:

See "Maps_Plans_Photos_DVP701-86.pdf" attached.

The subject property is part of the Strata Plan KAS1797 and Wild Rose Bay Properties Ltd. The property is currently vacant and is located south of the Wild Rose Bay Community Park and Shuswap Lake. The property's proposed access is from the Strata's common road and runs along the subject property's steeply sloped (30-35% grade) panhandle, which is adjacent to the developed neighbouring property to the north and is located south of a strip of common property and several developed strata lots. In order to construct a safe access to the building site, the proposed driveway will require retaining walls along the upper and lower sections of the panhandle. These proposed upper and lower retaining walls

range from 1.5 m to 4.5 m in height. The property owners are also in the process of relocating the existing utilities to be moved from Lot 24 into a new right of way on the subject property (Lot 25).

POLICY:

Electoral Area C Official Community Plan Bylaw No. 725

See "BL725_BL701_Excerpts_BL701-86.pdf" attached.

12.1 Hazardous Lands Development Permit Areas (Steep Slope)

A Steep Slope Development Permit is required for the proposed retaining walls due to slopes on the property in excess of 30%.

Staff have not received an application for the Steep Slope Development Permit. The agent has noted that the owners are aware of the required development permit but would like to go through the variance application process first before applying for the required Steep Slope Development Permit.

Approval of technical development permits such as the Steep Slope Development Permit has been delegated to the Manager of Development Services for review and issuance.

South Shuswap Zoning Bylaw No. 701

See "BL725_BL701_Excerpts_BL701-86.pdf" attached.

LH – Large Holding

15.2 Regulations

.5	Minimum setback of Principal and Accessory Buildings from:	
	front parcel line	5 m
	exterior parcel line	4.5 m
	interior parcel line	2 m
	rear parcel line	5 m

Building Regulation Bylaw No. 660

As the proposed retaining walls are over 1.22 m in height, they require a Building Permit prior to construction. The agent has noted that they will apply for a building permit if the variance permit receives approval. The retaining walls will need to adhere to current BC Building Code and the Building Official will require Geotechnical Letters of Assurance at the building permit stage. Further information may be requested at the building permit application stage once more details regarding the build are submitted.

FINANCIAL:

There are no financial implications for the CSRD as a result of this application.

KEY ISSUES/CONCEPTS:

See "Maps_Plans_Photos_DVP701-86.pdf" attached.

The agent has applied to vary South Shuswap Zoning Bylaw No. 701, as follows:

- Section 15.2.5 minimum setback from the side parcel line from 2 m to 0 m only for the retaining walls located along the driveway access.

The location and height of the proposed retaining walls will require a Steep Slope Development Permit and Building Permit in addition to the Development Variance Permit, prior to construction. A Geotechnical Assessment will be required with the Steep Slope Development Permit application, which must confirm that the property may be used safely for the use intended. The agent has noted that the location and height of the retaining walls is required in order to safely access the future building site. Staff have received drawings of the retaining walls engineered by EXP, see attached "Maps_Plans_Photos_DVP701-86.pdf".

At this time the subject property owners have no plans to build a single family dwelling on the lot but would like to construct a safe driveway access to the building site, which requires the construction of the proposed retaining walls. When the subject property owners are ready to build a single family dwelling, they will require a Building Permit and may also require a Lakes 100 m Development Permit, Riparian Areas Regulation Development Permit, and an amended Steep Slope Development Permit before building the dwelling and connecting to the utilities.

The agent has notified staff that the neighbouring property owners of Lot 23 and Lot 24 and Strata Council are aware of the proposed work and were present at a site meeting last fall. These neighbouring property owners and the Strata Council will receive a notice of the variance application in the mail and will have the opportunity to provide comments regarding this application prior to the Board meeting. The subject property owners may also need to make an application to their building committee and Strata Council for the proposed location of the retaining walls, as there is currently a building scheme registered over the property that is regulated by the Strata and not the CSRD

The upper proposed retaining wall along the panhandle driveway access ranges from 2.3 m – 4.5 m in height and backs onto vacant common property and is downslope from neighbouring strata lots, as such there should be no visual impacts to these lots. The lower wall ranges from 1.5 m to 3 m in height and is adjacent to Lot 24, which has a single family dwelling and garage. The location of the lower wall along the property line may directly impact Lot 24 and the subject property owners and the owners of lot 24 should have an agreement in place if construction works will temporarily impact Lot 24.

Lot 24 has a single family dwelling that has a view to the north and looking out at Shuswap Lake, with a landscaped yard between the dwelling and Shuswap Lake. The lot's driveway access, parking area, and garage are located in the southern section of the property next to the proposed location of the retaining walls. The subject property's proposed retaining walls will be constructed next to the southern boundary of Lot 24 and the proposed 0 m setback will locate them approximately 4.5 m from the side/corner of Lot 24's garage and setback 2 m from the back of the garage. As such, the proposed location of the retaining walls should not negatively impact the visual esthetics of Lot 24. As the proposed retaining walls are to be constructed on steep slopes and adjacent to a developed lot, if the requested variance is approved then issuance and registration of the variance permit is recommended to be withheld until the property is issued a Steep Slope Development Permit deeming the land safe for the use intended.

SUMMARY:

The application proposes to vary South Shuswap Zoning Bylaw No. 701, as follows:

- Section 15.2.5 minimum setback from the side parcel lines from 2 m to 0 m only for the retaining walls located along the driveway access.

Development Services staff are recommending approval of the variance request for the following reasons:

1. The location of the retaining walls is required to construct a safe driveway access to the property;
2. The location and height of the retaining walls should have minimal visual impact on the surrounding properties;
3. The proposed access and retaining walls must be deemed safe and issued a Steep Slope Development Permit and Building Permit prior to construction.

Development Services staff are recommending that the Board approve Development Variance Permit No. 701-86, on the condition that the variance permit not be issued by staff until the agent or owners apply for and receive approval and issuance of the Steep Slope Development Permit.

IMPLEMENTATION:

If Development Variance Permit 701-86 (DVP701-86) is approved by the Board, staff will withhold issuance and registration of the DVP701-86 until the property is issued a Steep Slope Development Permit (DP) deeming the property can be used safely for the use intended. Once the DVP and DP property is issued, the owners will apply for a Building Permit to construct the retaining walls.

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.

Referrals have been sent to the following:

- Electoral Area C Advisory Planning Commission (APC).

The APC reviewed the application at their April 29, 2019 meeting and passed a resolution to support the application. The APC noted that the access to the building site is very limited and the proposal maximizes the driveway width. The APC had the following concerns and comments:

- Wanted to know that a special effort would be made to contact the owners of lot 24;
- If the strata council was supportive of the specific plan; and,
- That engineering and related studies were all followed.

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. South Shuswap Zoning Bylaw No. 701
2. Electoral Area C Official Community Plan Bylaw No. 725
3. Electoral Area C Advisory Planning Commission Minutes April 29, 2019

Report Approval Details

Document Title:	2019-05-16_Board_DS_DVP701-86_Case_Holdings_Ltd - Poggemoeller.docx
Attachments:	- DVP701-86.pdf - BL725_BL701_Excerpts_DVP701-86.pdf - Maps_Plans_Photos_DVP701-86.pdf
Final Approval Date:	May 6, 2019

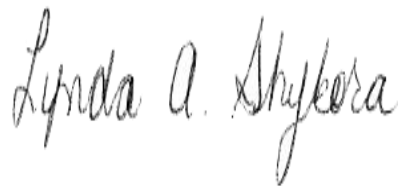
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - May 3, 2019 - 11:18 AM



Gerald Christie - May 3, 2019 - 12:17 PM



Lynda Shykora - May 6, 2019 - 10:06 AM



Charles Hamilton - May 6, 2019 - 10:33 AM



DEVELOPMENT VARIANCE PERMIT NO. 701-86

1. OWNERS: Case Holdings Ltd., Inc. No. BC0128860
3202 28 St
Vernon, BC
V1T 4Z8
As to an undivided 50/100 interest

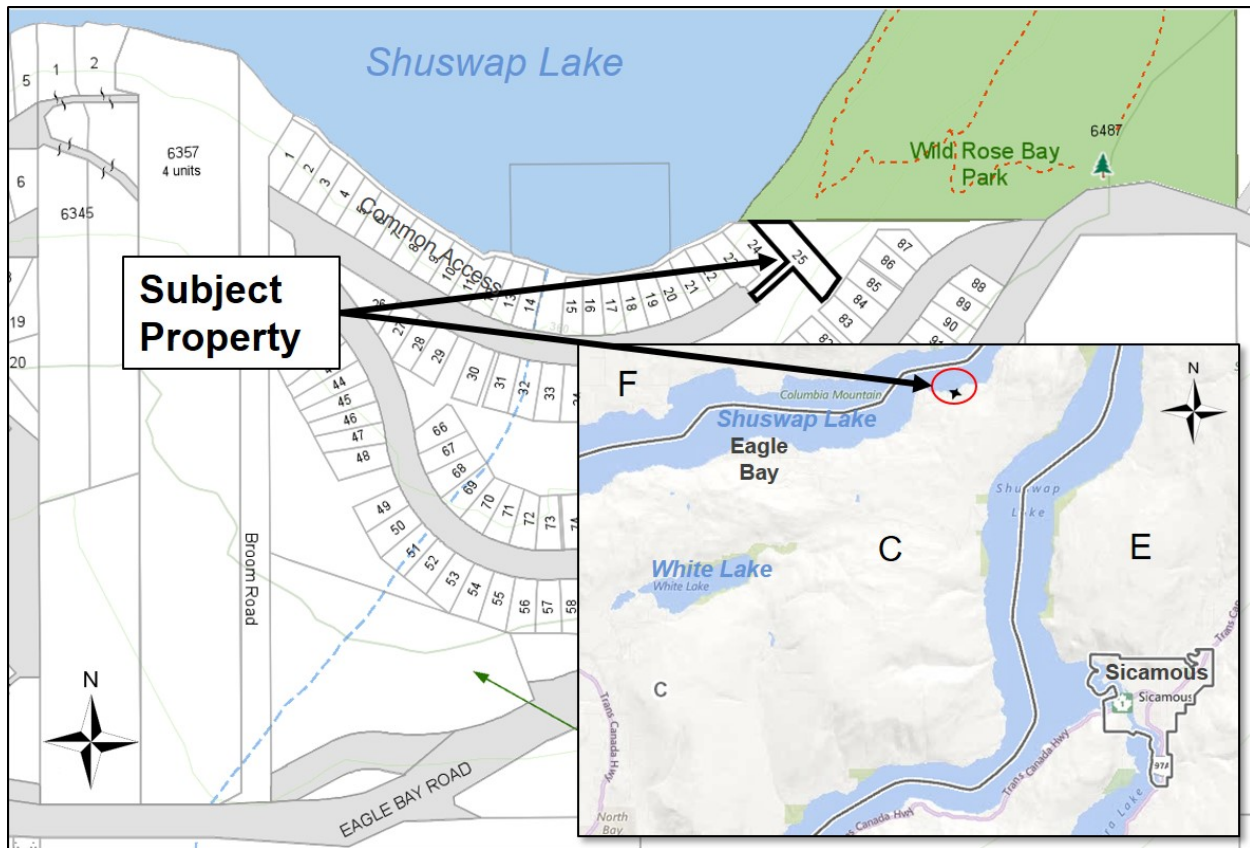
David Ernest Poggemoeller
6235 Silver Star Rd
Vernon, BC
V1B 3P3
As to an undivided 50/100 interest
2. This permit applies only to the land described below:
Strata Lot 25, Section 18, Township 23, Range 8, West of the 6th Meridian, Kamloops Division Yale District, Strata Plan KAS1797, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID: 023-518-448), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.
3. The South Shuswap Zoning Bylaw No. 701, is hereby varied as follows:
 - Section 15.2.5 minimum setback from the side parcel lines from 2 m to 0 m only for the retaining walls located along the driveway access.as more particularly shown on the Site Plan attached hereto as Schedule B and Engineered Drawings attached hereto as Schedule C.
5. This permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board
on the _____ day of _____, 2019.

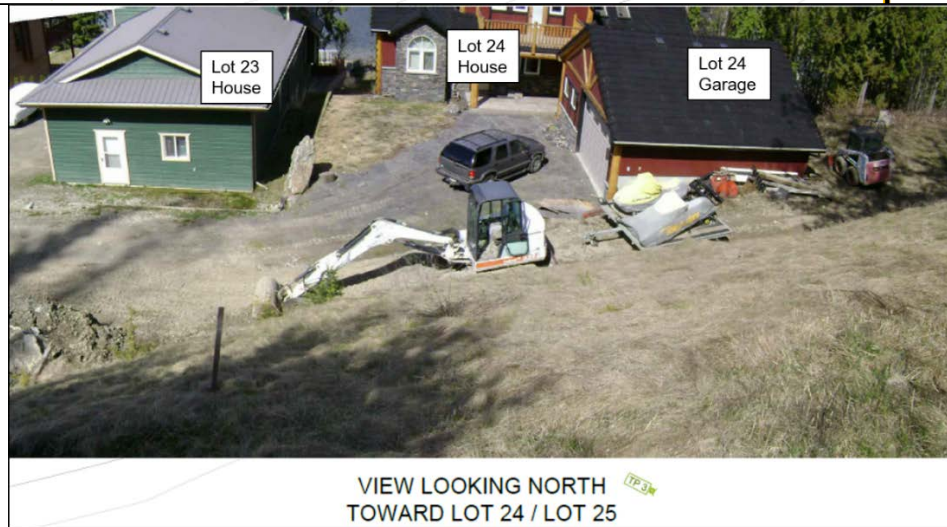
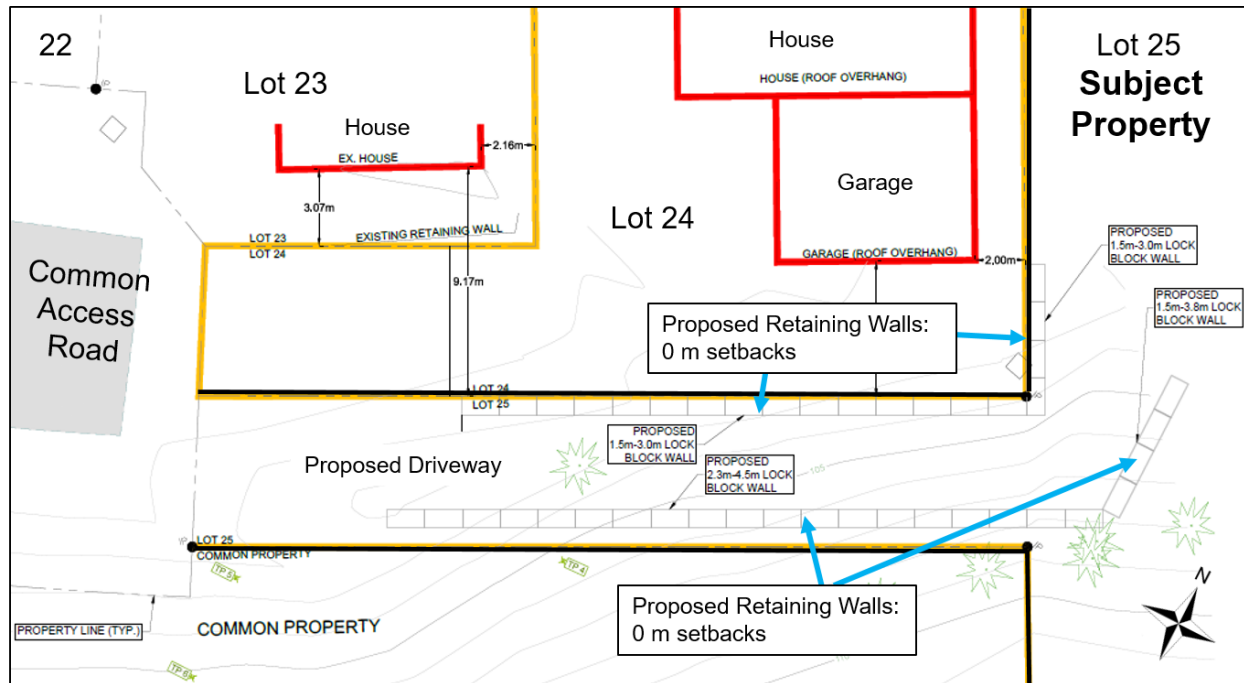
CORPORATE OFFICER

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.

Schedule A Location Map

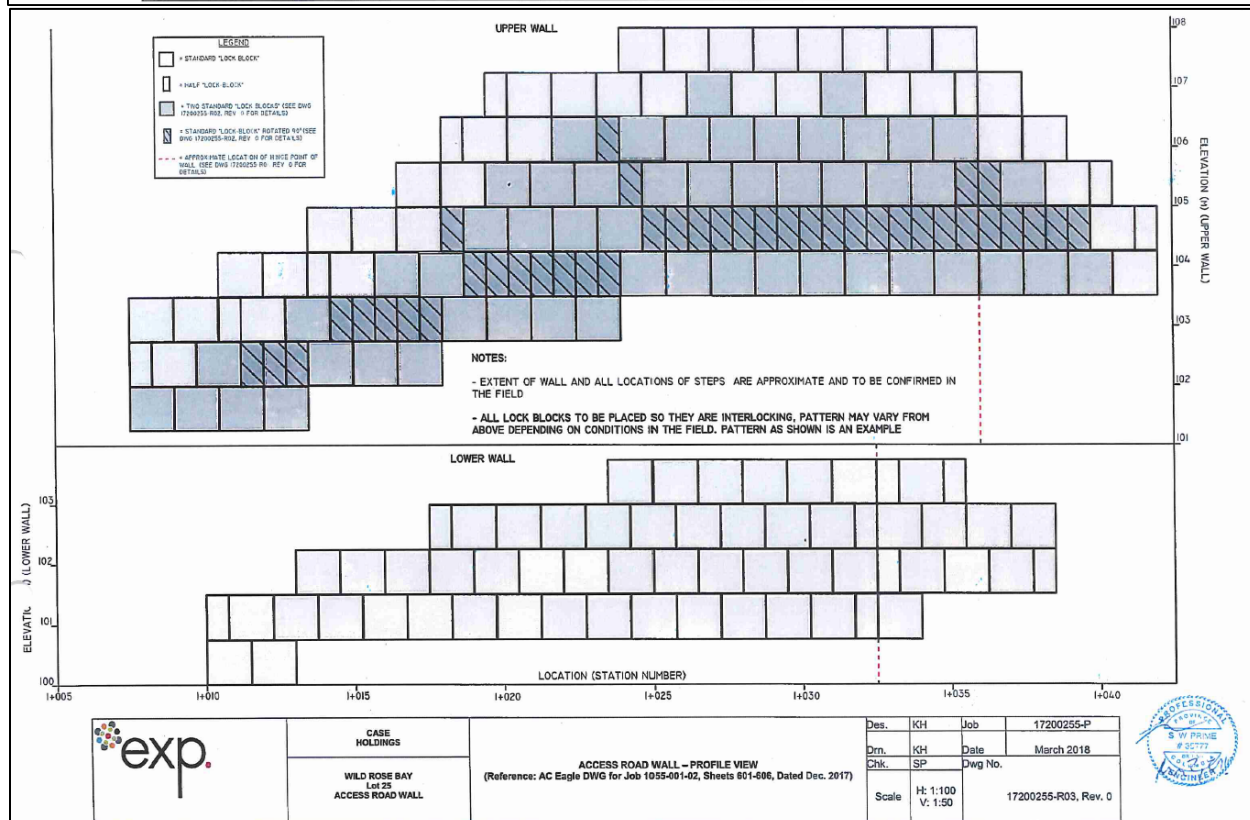
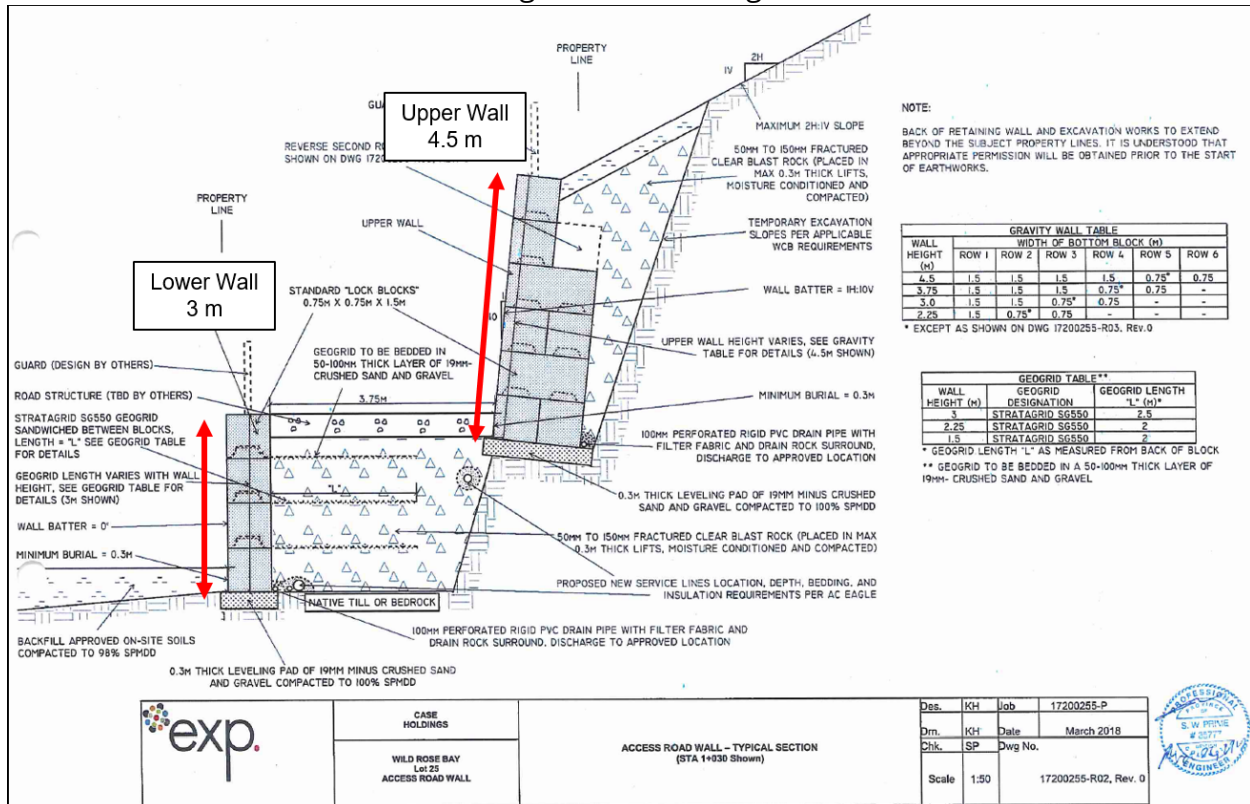


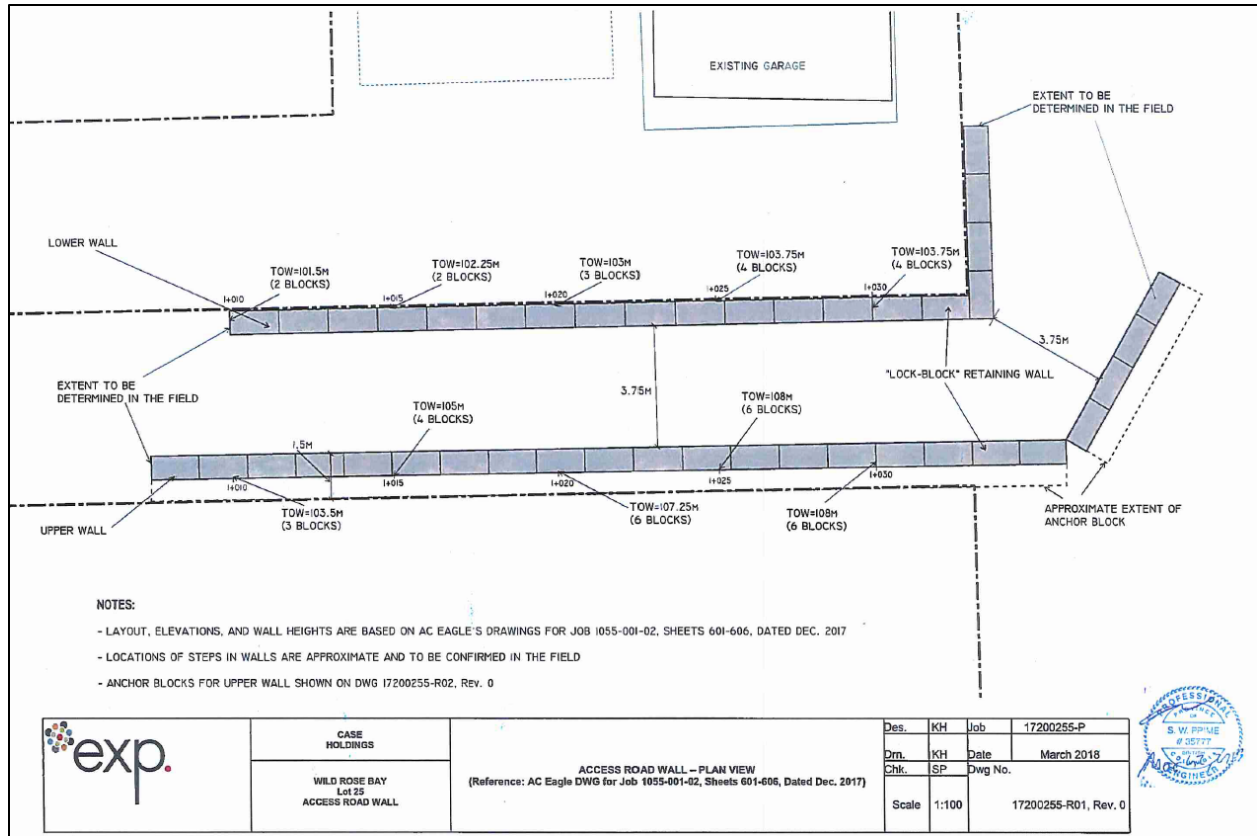
Schedule B Site Plan



Schedule B

Engineered Drawings





Relevant Excerpts from Electoral Area C Official Community Plan Bylaw No. 725 South Shuswap Zoning Bylaw No. 701

(See [Bylaw No. 725](#) and [Bylaw No. 701](#) for all policies and land use regulations)

Bylaw No. 725

12.1 Hazardous Lands Development Permit Areas (Steep Slope)

12.1.1 Purpose

The Hazardous Lands Development Permit Area is designated under the Local Government Act for the purpose of protecting development from steep slope hazardous conditions.

12.1.2 Justification

Whereas steep slopes pose a potential landslide risk, a Hazardous Lands Development Permit Area is justified so that DP guidelines and recommendations from qualified engineering professionals are utilised prior to development in steep slope areas in order to provide a high level of protection from ground instability and/or slope failure.

12.1.3 Area

All properties, any portion of which, contain slopes 30% or greater are designated as Hazardous Lands Development Permit Area (Steep Slope). These are referred to as 'steep slope' areas below. The CSRD requires a slope assessment of slope conditions as a condition of development permit issuance. Provincial 1:20,000 TRIM mapping, using 20m (66ft) contour information, may provide preliminary slope assessment; however, a more detailed site assessment may be required.

12.1.4 Exemptions

A Hazardous Lands Development Permit is not required for the following:

- .1 A single storey accessory building with a gross floor area less than 10 m² (107.4 ft²) which are placed on slopes of less than 30%;
- .2 Non-structural **external** repairs or alterations exempted by the BC Building Code; or
- .3 Non-structural **internal** repairs or alterations exempted by the BC Building Code which do not create sleeping accommodations or bedrooms.

12.1.5 Guidelines

- .1 Whenever possible placement of buildings and structures should be considered first in non-steeply sloped areas, i.e. less than 30% slope;

- .2 In order to protect against the loss of life and to minimize property damage associated with ground instability and/or slope failure, development in steep slope areas is discouraged;
- .3 Occupant and public safety shall be the prime consideration of the qualified geotechnical professional and the CSRD prior to approval of development in steeply sloped areas; and,
- .4 Geotechnical reports from qualified geotechnical professionals must address best engineering practices in the field of geotechnical engineering and provide detailed recommendations. At the discretion of CSRD staff an independent third party review of the submitted report(s) may be undertaken.

Where steep slope areas are required for development, development permits addressing Steep Slopes shall be in accordance with the following:

For subdivision, either 12.1.5.5 or 12.1.5.6 applies:

- .5 Submission of a geotechnical report by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering.
 - a. The geotechnical report, which the Regional District will use to determine the conditions and requirements of the development permit, must certify that the land may be used safely for the use intended.
 - b. The geotechnical report must explicitly confirm all work was undertaken in accordance with the APEGBC Legislated Landslide Assessment Guidelines.
 - c. The report should include the following types of analysis and information:
 - i. site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features, including watercourses;
 - ii. strength and structure of rock material, bedding sequences, slope gradient, landform shape, soil depth, soil strength and clay mineralogy;
 - iii. surface & subsurface water flows & drainage;
 - iv. vegetation: plant rooting, clear-cutting, vegetation conversion, etc.
 - v. recommended setbacks from the toe and top of the slope;
 - vi. recommended mitigation measures; and
 - vii. recommended 'no-build' areas.
 - d. Development in steep slopes should avoid:
 - i. cutting into a slope without providing adequate mechanical support;
 - ii. adding water to a slope that would cause decreased stability;
 - iii. adding weight to the top of a slope, including fill or waste;
 - iv. removing vegetation from a slope;

- v. creating steeper slopes; and
 - vi. siting Type 1, 2 and 3 septic systems and fields within steep slopes.
- e. A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.
- .6 Registration of a Covenant on title identifying hazards and restrictions regarding construction, habitation or other structures or uses on slopes of 30% and greater.

For construction of, addition to or alteration of a building or other structure:

Compliance with and submission of the relevant geotechnical sections of Schedule B-1, B-2 and C-B of the BC Building Code by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering. A Covenant may be registered on title identifying hazards and restrictions regarding construction, habitation or other structures or uses on slopes of 30% or greater.

Bylaw No. 701

Section 1: Definitions

RETAINING STRUCTURE means a specific type of structure that is subject to lateral earth pressure, is laterally unsupported at the top and retains more than 1.2 meters of soil material at any point along its length, measured as the difference between the finished ground elevation at the top and bottom of the structure, and specifically excludes Landscape Retaining Structures and Retaining Structures which are part of and connected structurally to a Building.

LANDSCAPE RETAINING STRUCTURE means a specific type of retaining structure, the use or intended use of which is to hold back and resist, stabilize or support less than 1.2 meters of retained material, such as an earthen bank.

FINISHED GROUND ELEVATION means either a natural or altered ground level but shall not include areas artificially raised through the use of retaining structures unless the retaining structure provides a level ground area that is a minimum of 1.2 m wide measured from the face of the building; or earth piled against the building with a slope of greater than 2:1 (horizontal to vertical).

HEIGHT is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69 ft.).

PARCEL LINE, FRONT means the parcel line that is the shortest parcel boundary common to the lot and an abutting *highway* or access route in a bare land strata plan, and where and in the case of a *panhandle lot* means the line separating the *panhandle driveway* from the main part of the lot.

PARCEL LINE, REAR means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line, or, where the rear portion of the parcel is bounded by intersecting side parcel lines, it shall be the point of such intersection.

PARCEL LINE, SIDE means a parcel line other than a front parcel line or a rear parcel line.

SETBACK means the required minimum distance between a structure, building or use and each of the respective property lines.

Section 3: General Regulations

Setback Exceptions

3.5 No building or structure other than the following shall be located in the area of setback required in this Bylaw:

- .1 steps, provided they are not closer than 1m from any side parcel line;
- .2 signs, provided they are not closer than 1m from any parcel lines;
- .3 uncovered patios or terraces, provided they are not closer than 2 m from any parcel line;
- .4 arbors, trellises, fishponds, ornaments, flag poles, or similar landscaping, provided they are not closer than 1m from any side parcel line;
- .5 hot tubs and uncovered swimming pools provided they are not located between the principal building and the front parcel line or closer than 2 m from any other parcel line;
- .6 fences, in compliance with the regulations set out in Section 3, General Regulations, subsection 3.7 Sight Triangles;
- .7 landscape screens;
- .8 eaves and gutters, provided they are not closer than 1 m from any parcel line.
- .9 *landscape retaining structures*, provided that such structures must be separated from each other by a minimum 1.5 m distance measured horizontally from the face (or from the toe of the upper wall to the top face of the lower wall, if the *landscape retaining structures* are not vertical) of each *landscape retaining structure* and specifically excludes *landscape retaining structures* proposed to be constructed adjacent to a Section 42 road, as defined in the Transportation Act, or in the sight triangle. Landscape retaining structures proposed to be located adjacent to a Highway must comply with Ministry of Transportation and Infrastructure regulations and may require the approval of that Ministry.

Section 15: LH –Large Holding Zone

Permitted Uses

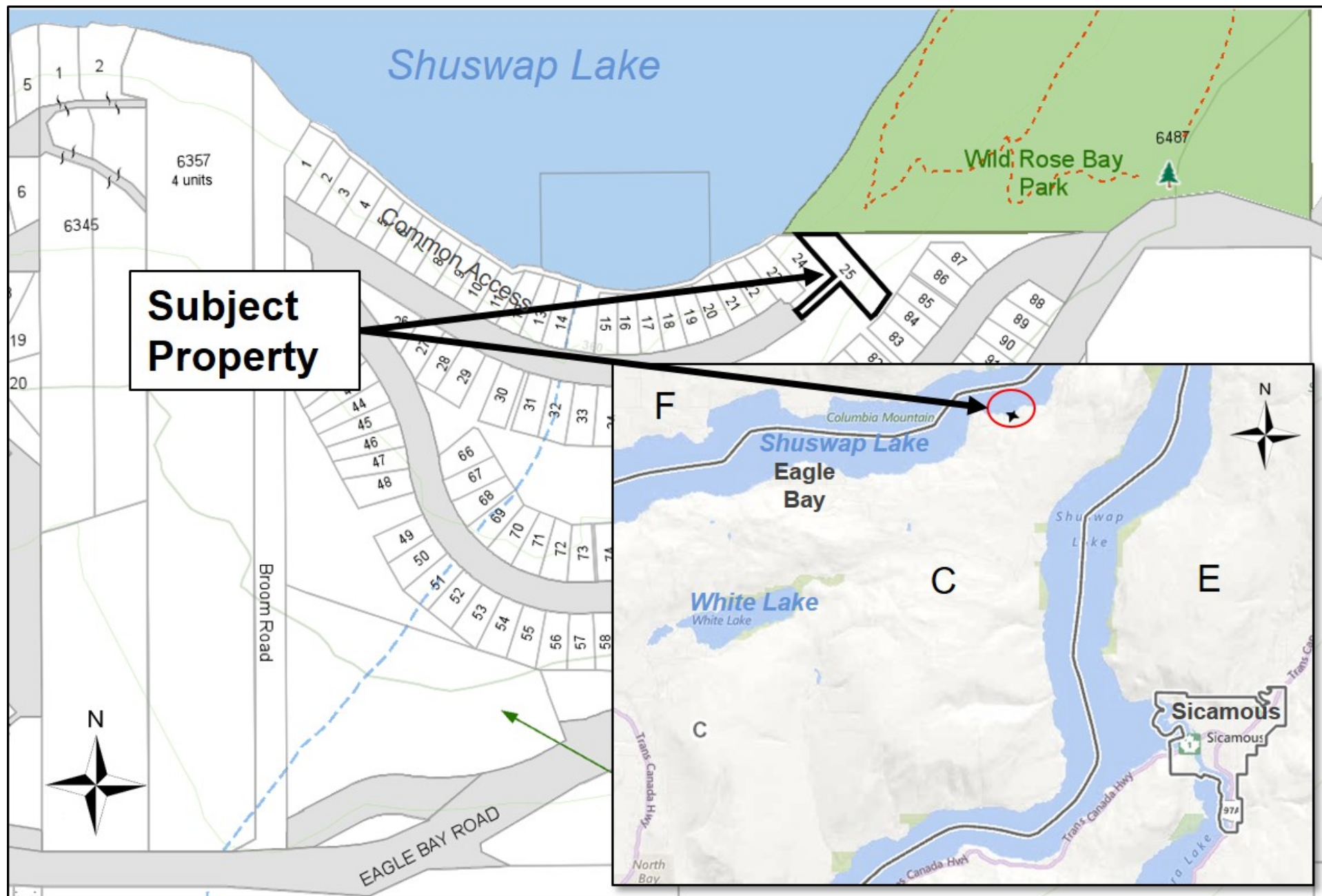
15.1 The following uses and no others are permitted in LH zone:

- .1 single family dwelling;
- .2 agriculture;
- .3 bed and breakfast;
- .4 cottage, permitted only if there is less than two (2) single family dwellings on the property;
- .5 home business;
- .6 home industry, permitted only on parcels greater than 2 ha;
- .7 portable sawmill, permitted only on parcels greater than 10 ha and subject to the provisions of Section 3.14;
- .8 public utility;
- .9 building set apart for public worship;
- .10 public recreation facility;
- .11 public camping;
- .12 storage;
- .13 accessory use.

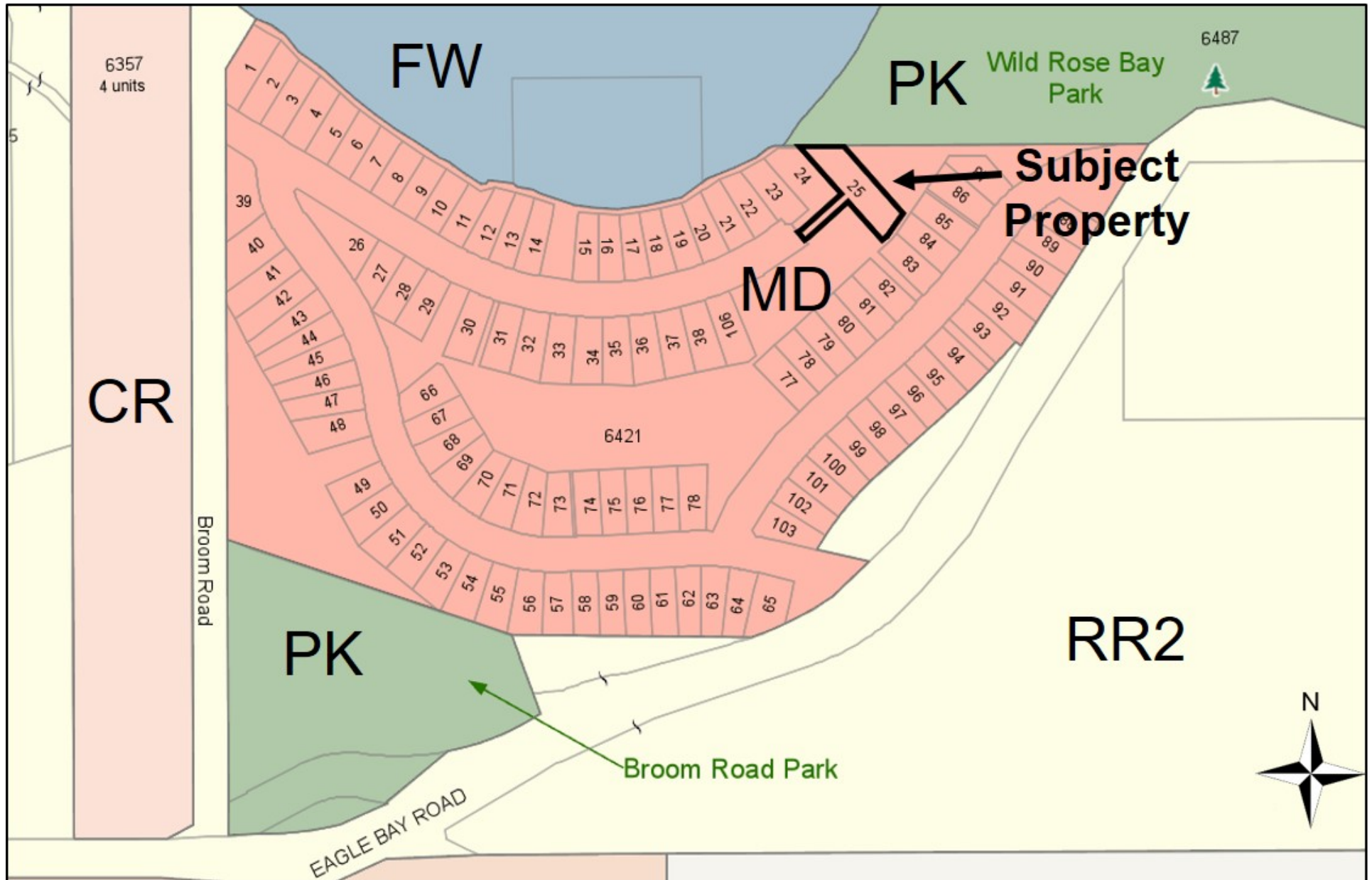
Regulations

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.1 Maximum Number of Single Family Dwellings	2
.2 Maximum Number of Cottages	1
.3 Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft.) • 10 m (32.81 ft.)
.4 Minimum Parcel Size for New Subdivisions	8 ha
.5 Minimum Setback from: <ul style="list-style-type: none"> • front parcel line • exterior side parcel line • interior side parcel line • rear parcel line 	<ul style="list-style-type: none"> • 5 m • 4.5 m • 2 m • 5 m
Minimum Setback of Home Industry from All Parcel Lines	5 m
.7 Minimum Setback of Portable Sawmill from All Parcel Lines	75 m
.8 Maximum Site Area of Portable Sawmill	1 ha

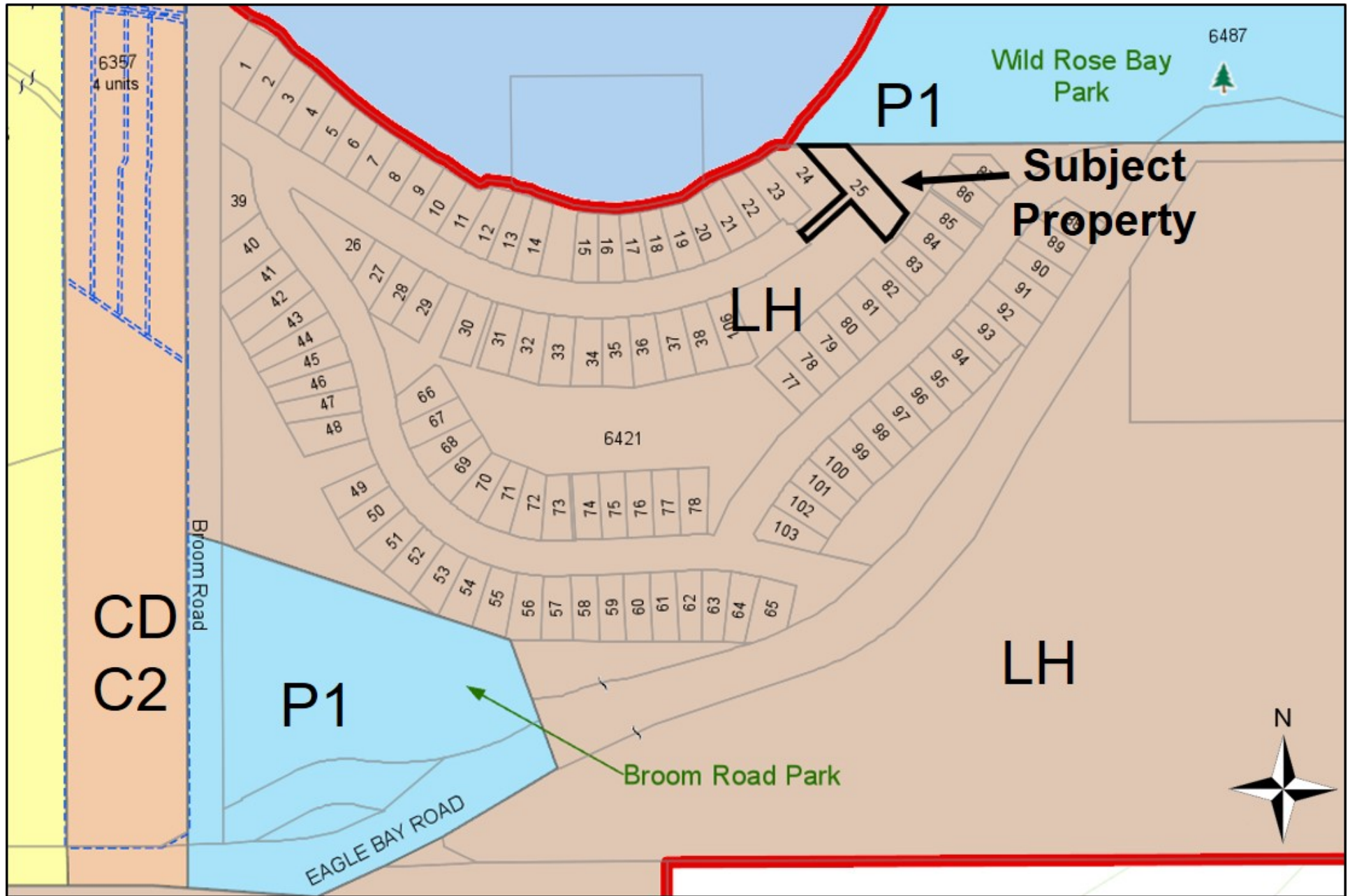
Location



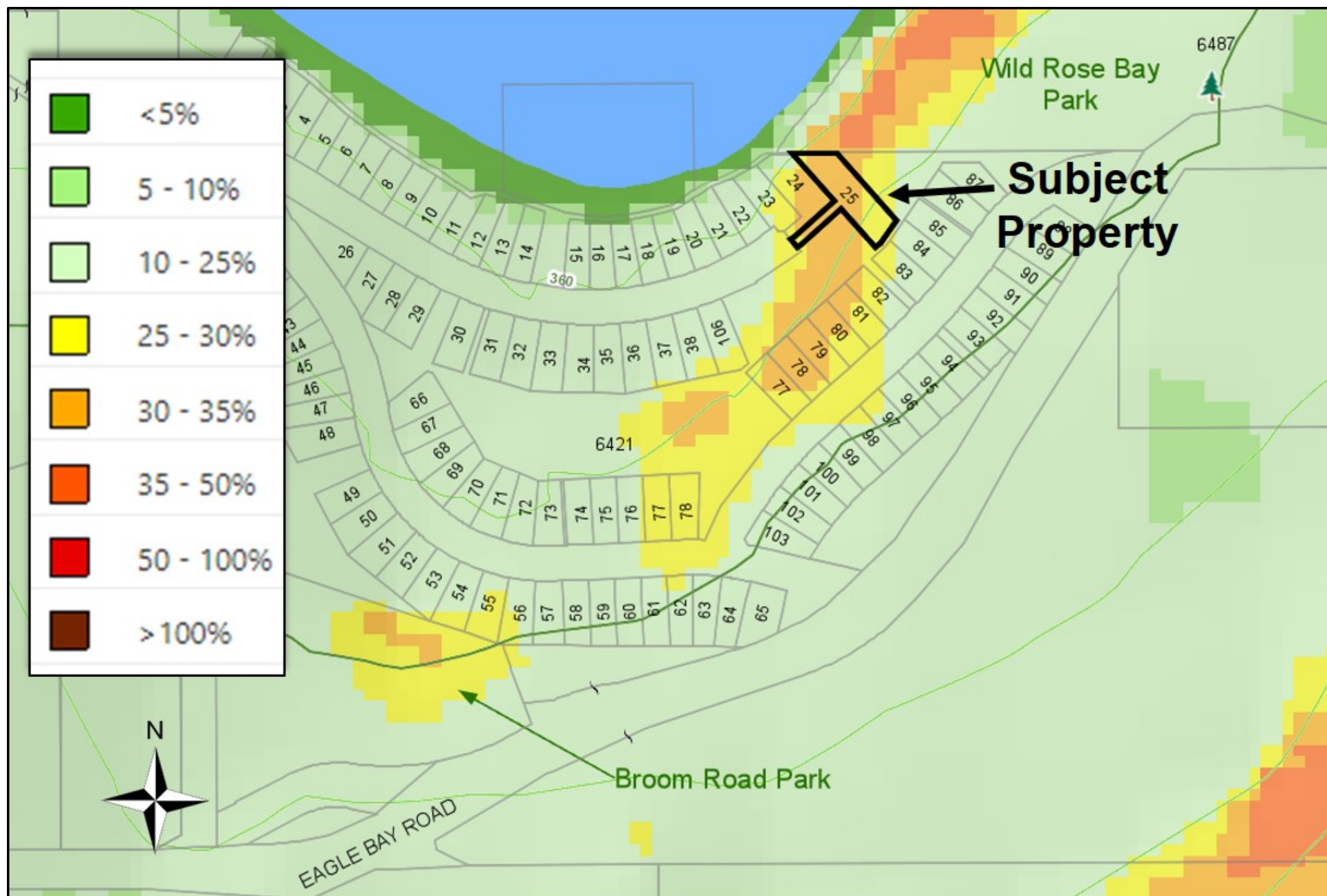
Electoral Area C Official Community Plan Bylaw No. 725



South Shuswap Zoning Bylaw No. 701



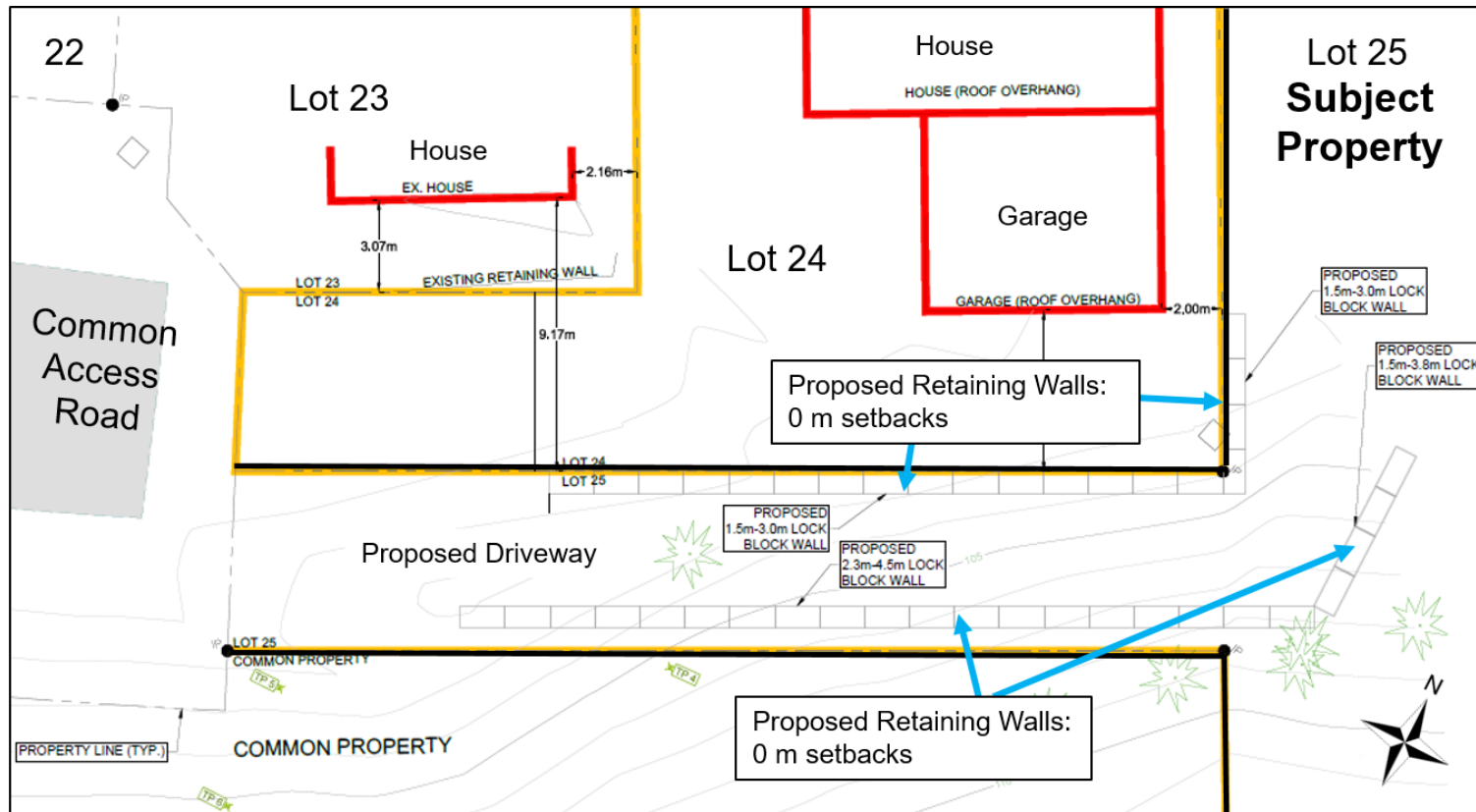
Slopes - 20 m Contours



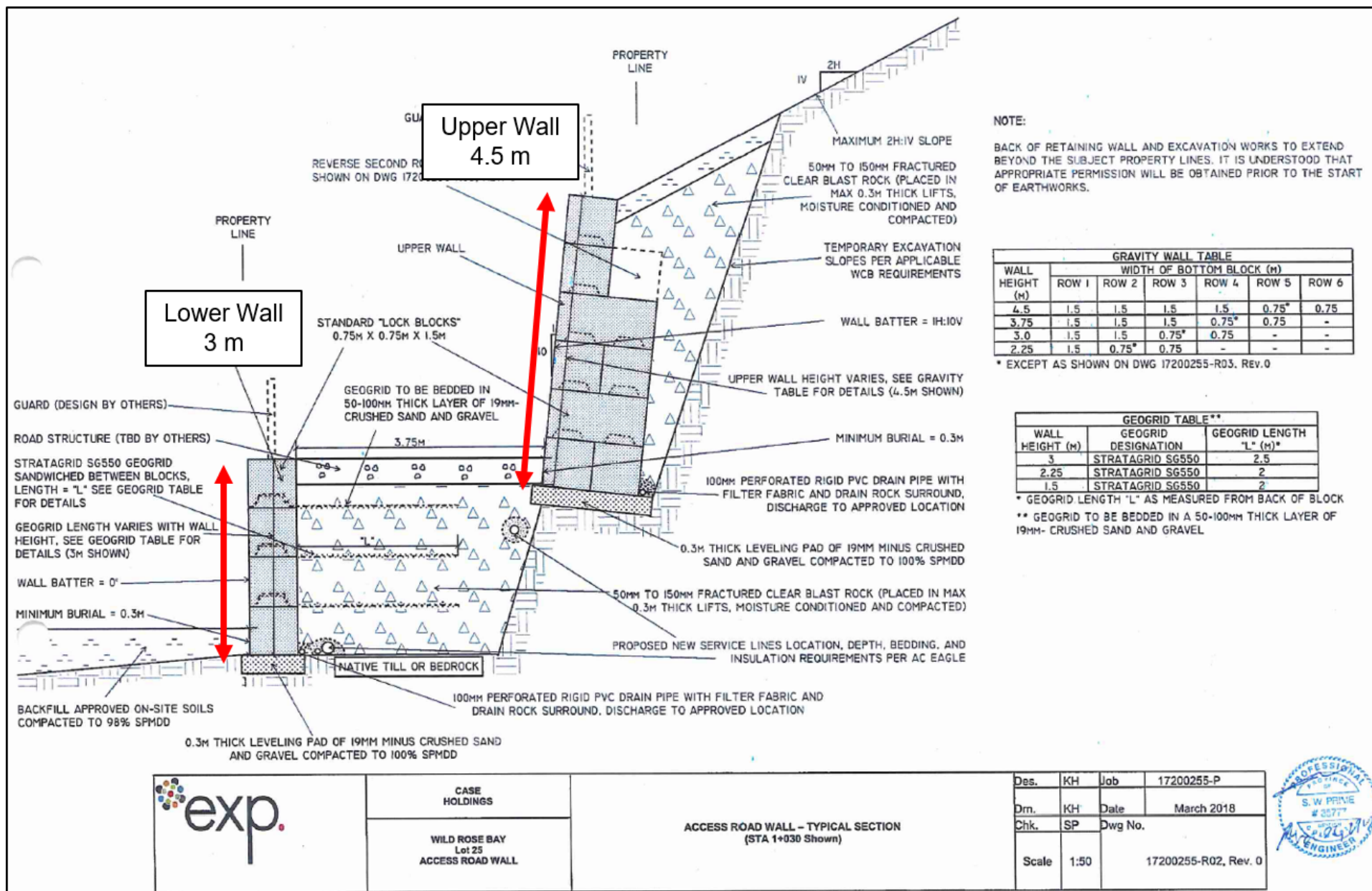
2018 Orthophoto

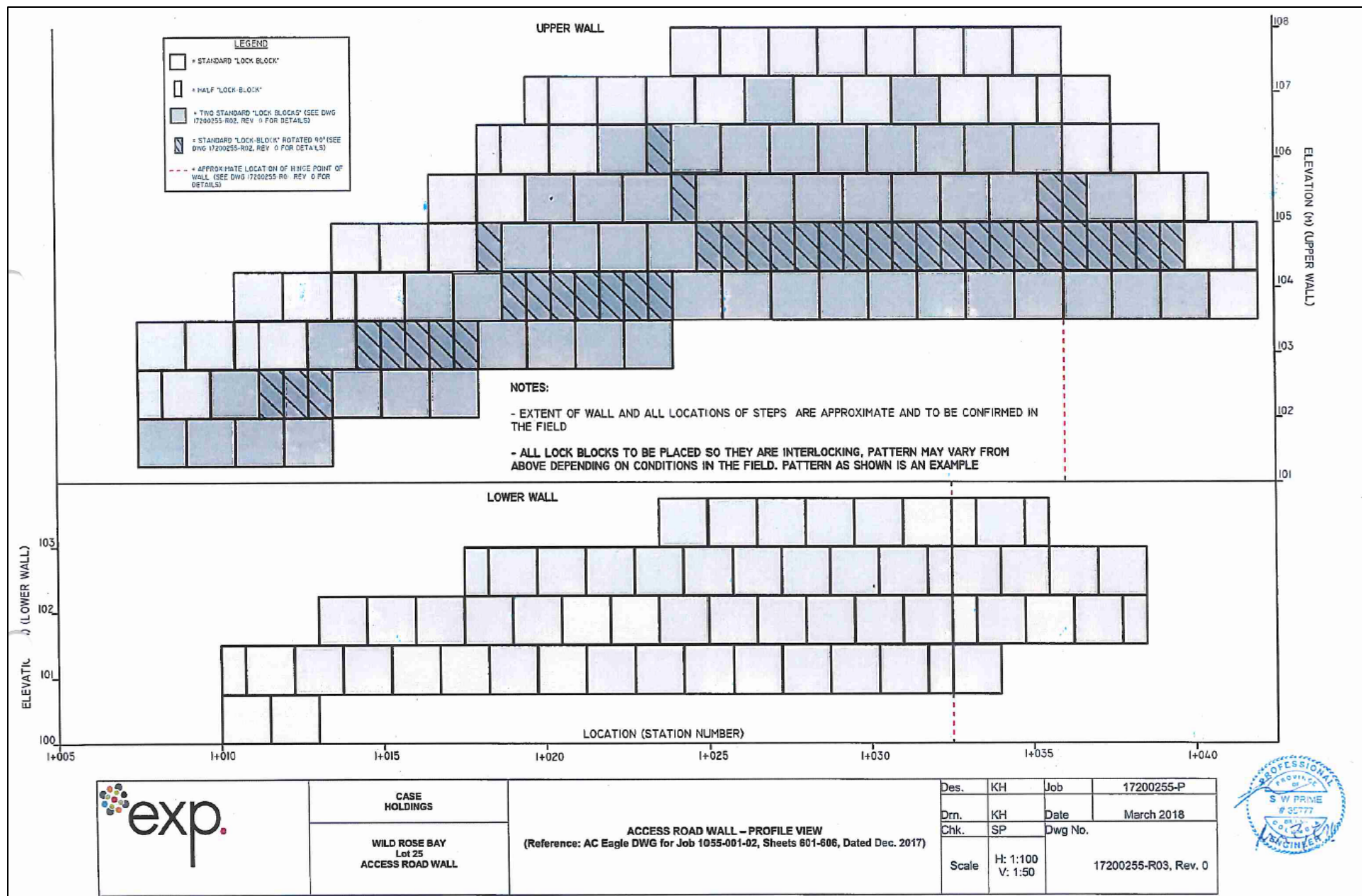


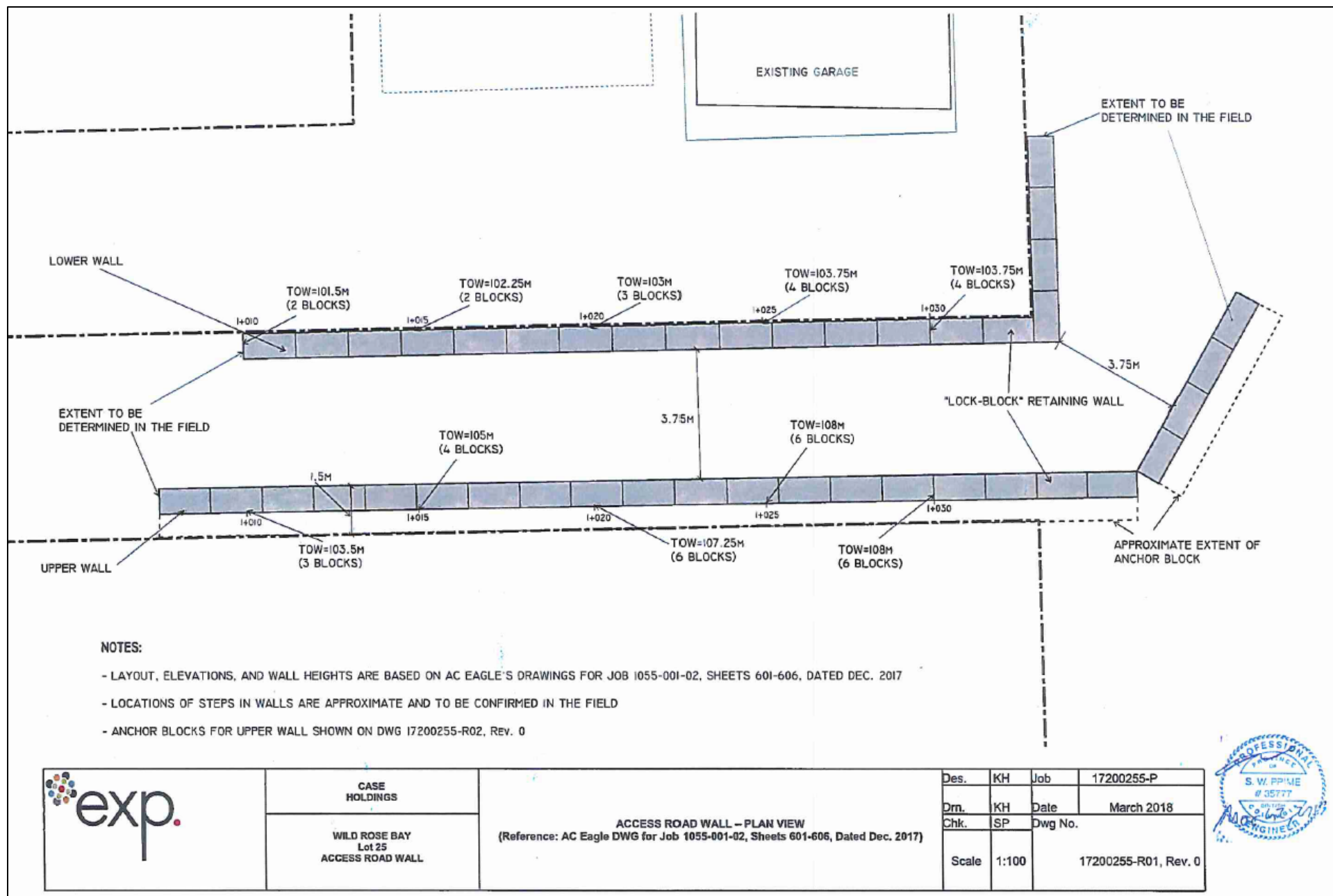
Variance Proposal Site Plan

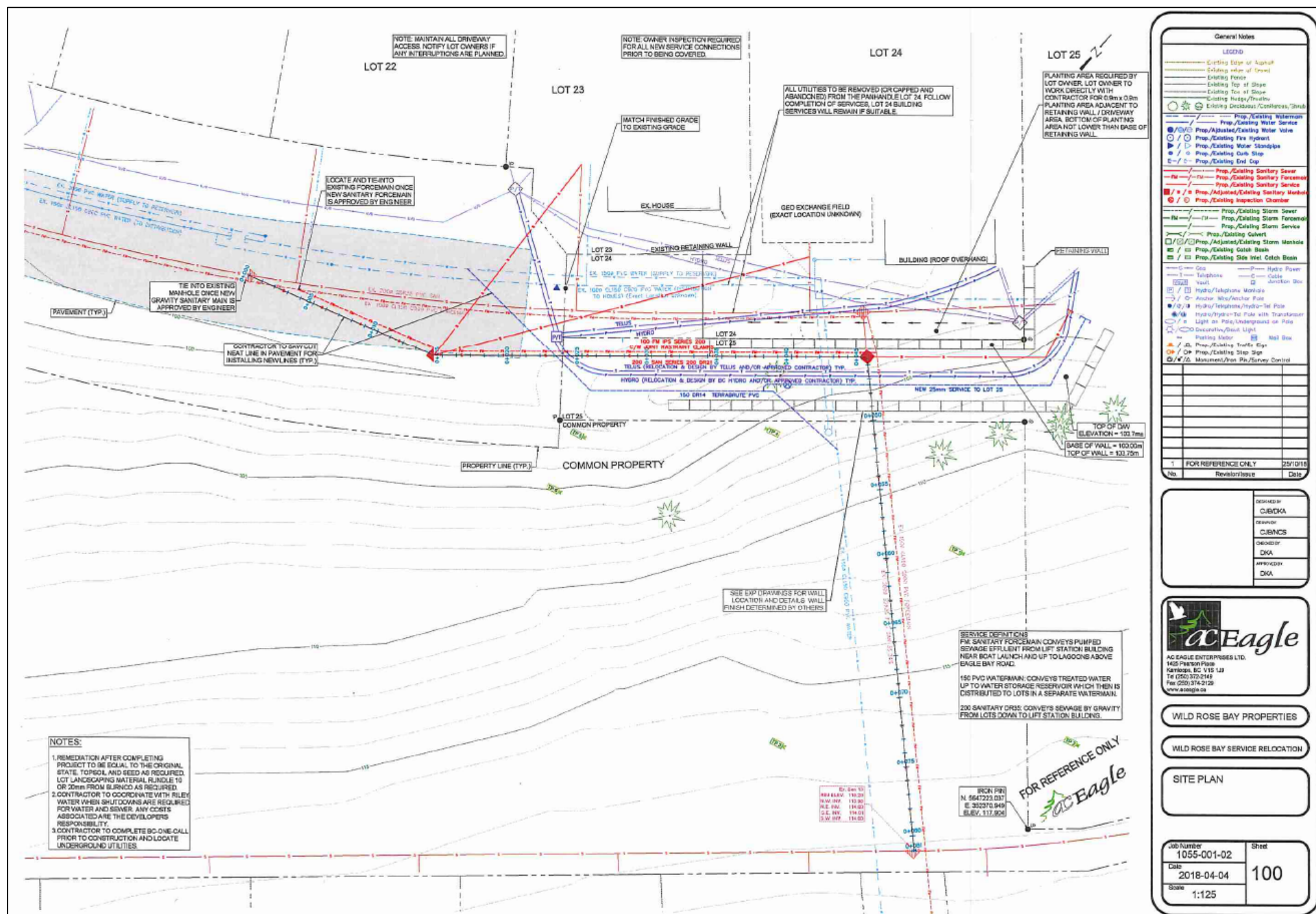


Engineered Drawings

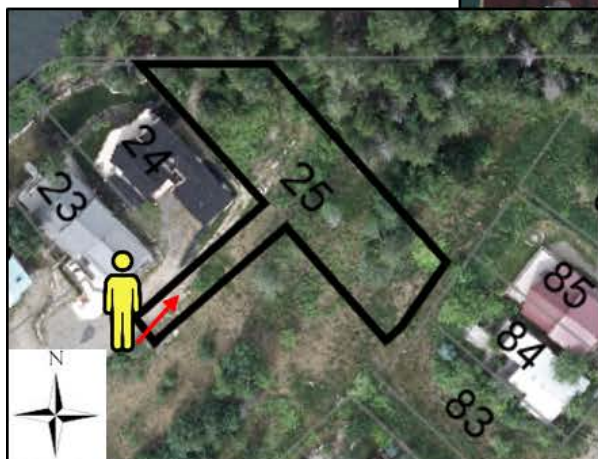
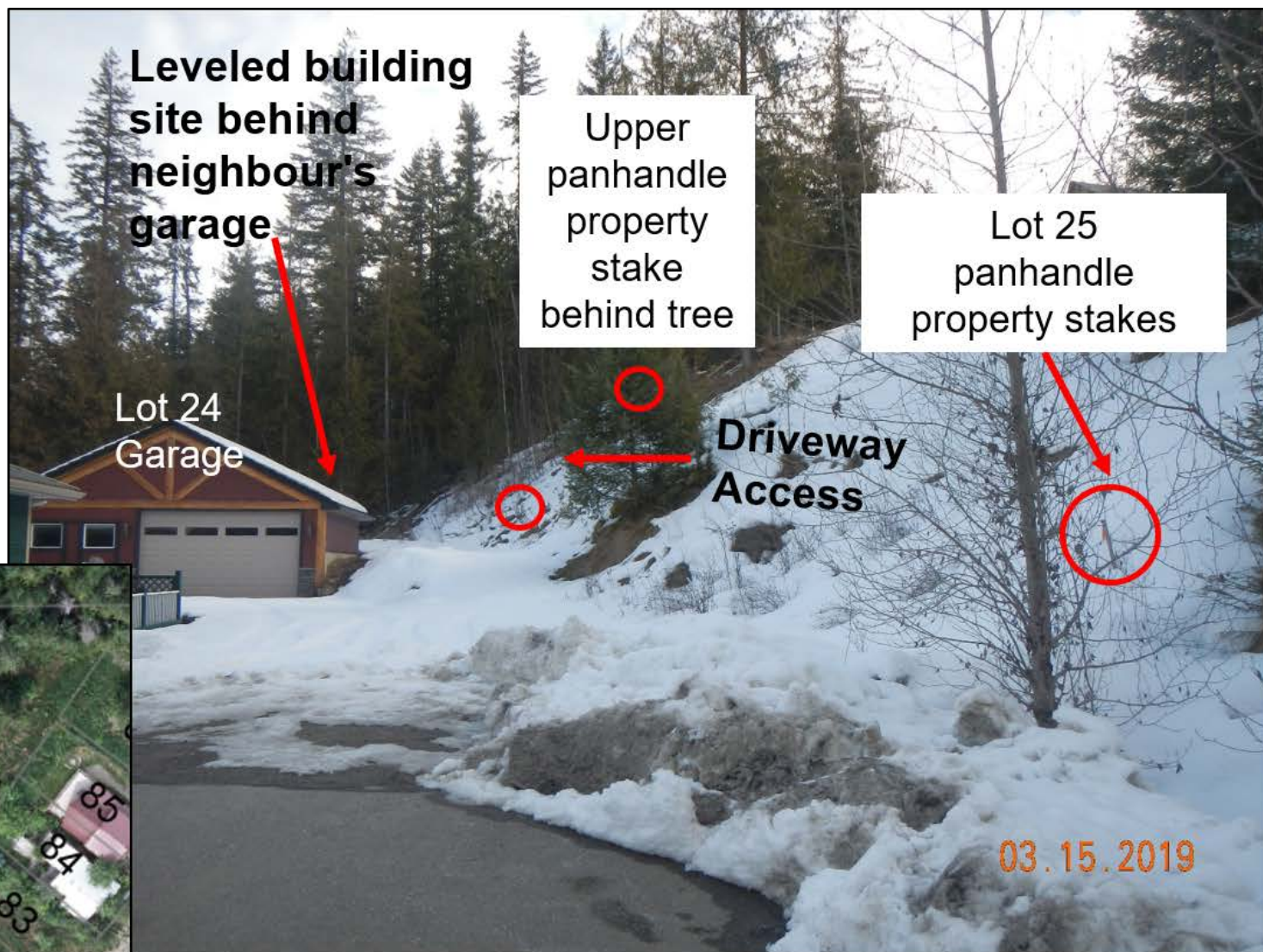


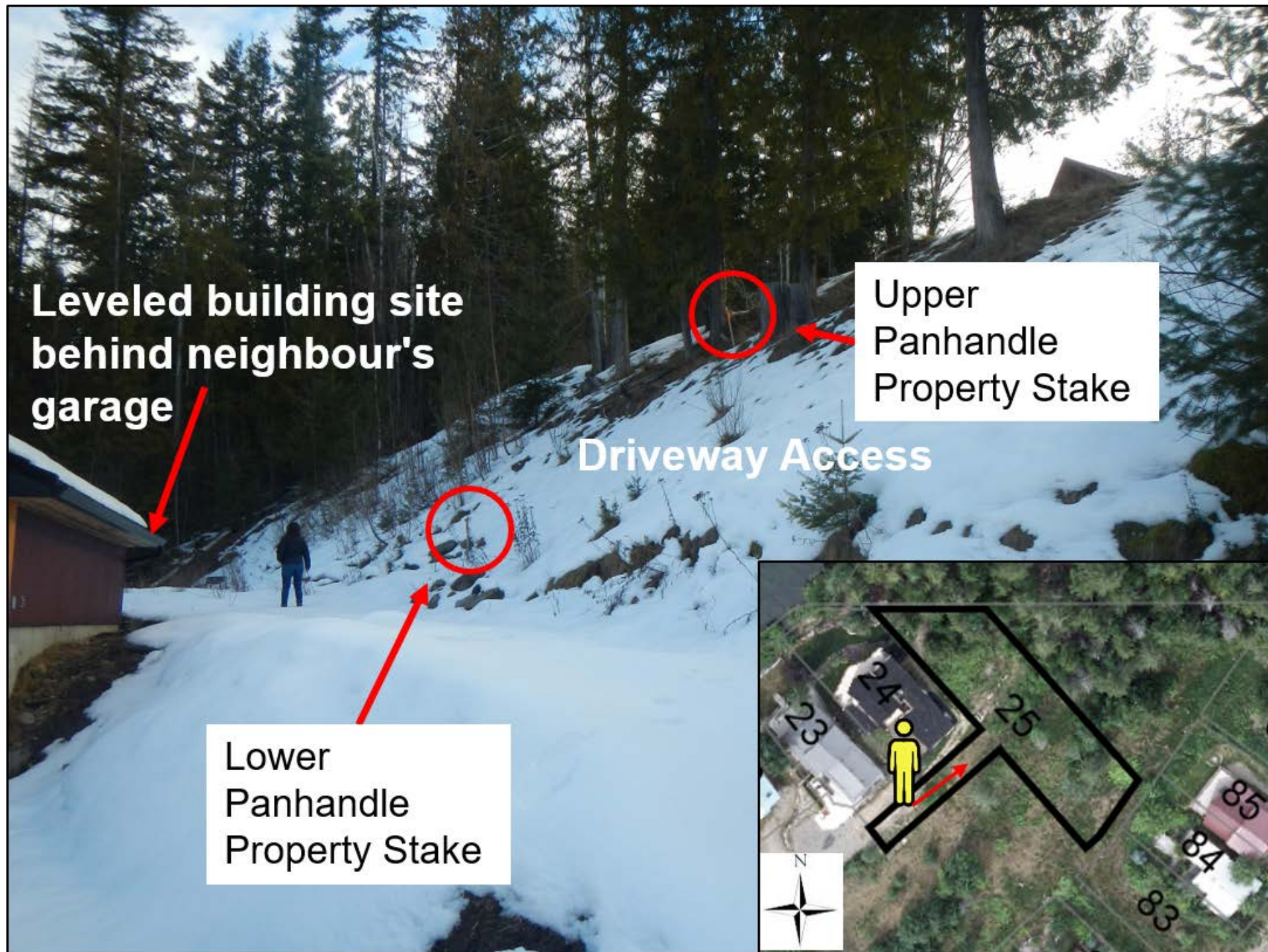


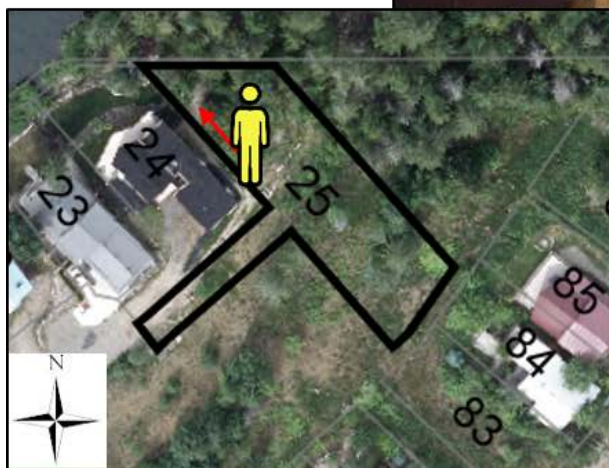
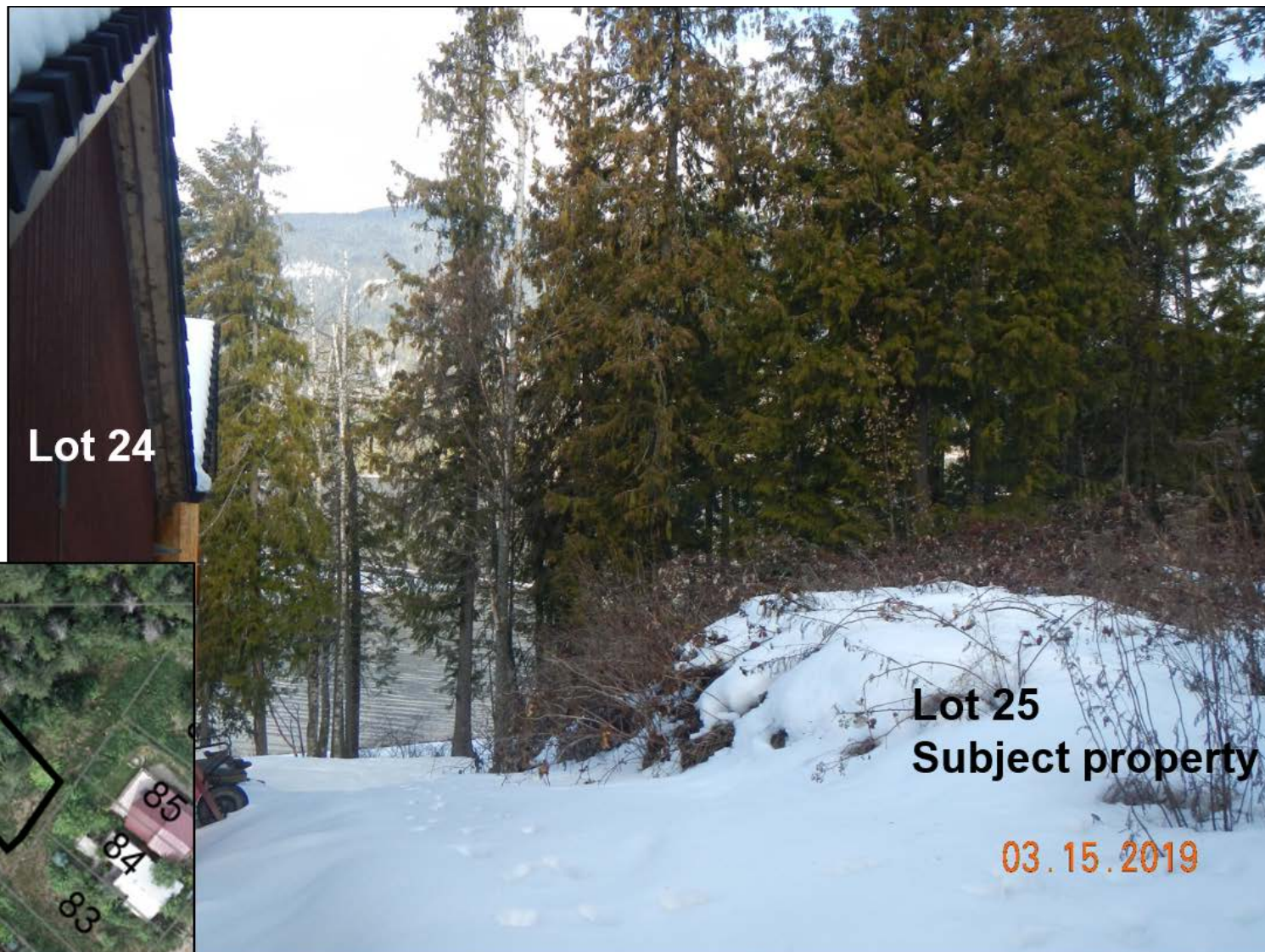


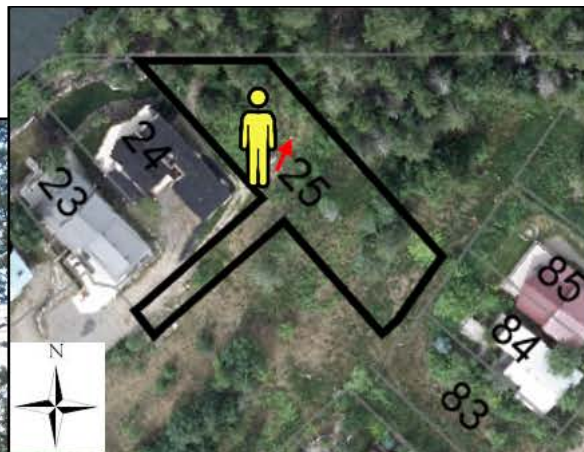


Site Photos









Lot 25
Subject property

03.15.2019

03.15.2019

DS received May 9, 2019

DVP SUBMISSION- DVP701-86

AUTHOR: [REDACTED]

ADDRESS: [REDACTED] EAGLE BAY ROAD , EAGLE BAY BC

WE DISAPPROVE OF THE ABOVE APPLICATION FOR THE FOLLOWING REASONS:

1. NEGATIVELY AFFECTS THE VISUAL ESTHETICS OF [REDACTED] PROPERTY. [REDACTED] CURB APPEAL WILL BE VISUALLY AFFECTED.
2. LOWER RETAINING WALL ON PROPERTY LINE DIRECTLY IMPACTS [REDACTED] PROPERTY, DISAPPROVING WALL ON [REDACTED] PROPERTY LINE.
3. NO WRITTEN AGREEMENTS IN PLACE.
4. SAFETY ISSUES FOR [REDACTED] PROPERTY.
5. [REDACTED] DRIVEWAY AREA TO [REDACTED] PROPERTY LINES WILL NOT BE COMPACTED MATERIAL.

[REDACTED]
MAY 09/2019

DVP SUBMISSION - DVP701-86

AUTHOR: [REDACTED]

ADDRESS: [REDACTED] EAGLE BAY RD

CONCERNS:

1. CONCERN OF ROCK BLASTING SO CLOSE TO [REDACTED] PROPERTY
2. CONCERN OF STABILIZING HILL
3. CONCERN OF THE WALL BEING ON THE [REDACTED] PROPERTY LINE - THE LEGALITIES OF THE LOWER WALL ON PROPERTY LINE , I.E WHEN THE WALL SETTLES, SLIDES.
4. CONCERN OF WHAT THIS WILL MEAN FOR [REDACTED] FUTURE DEVELOPMENT, IE PLANTING, DIGGING NEXT TO WALL ON [REDACTED] PROPERTY. WHEN [REDACTED] EXPAND [REDACTED] GARAGE WILL THIS DEVELOPMENT CHANGE [REDACTED] REQUIREMENTS [REDACTED] EXPANSION WILL BE CLOSER TO PROPERTY LINE.
5. CONCERN OF WALL FAILURE.
6. CONCERNS OVER VEHICLES/ EQUIPMENT FALLING OVER THE WALL EVEN WITH GAURD RAILS.
7. CONCERNS OF WHEN SNOW IS PLOWED [REDACTED]
8. CONCERN OF WALL ON PROPERTY LINE, WILL THIS ALLOW [REDACTED] TO PLANT TREES/SHRUBS NEXT TO WALL TO HIDE THE LOOK OF CONCRETE INDUSTRIAL WALL. THE FOOTING AREA WILL BE IMPEDING INTO [REDACTED] IF THE ROOTS OF [REDACTED] TREES UNDERMINE THE WALL WILL THE ENGINEERING OF WALL BE AFFECTED. DOES THIS LIMIT [REDACTED] AS TO [REDACTED] FUTURE DEVELOPMENT

[REDACTED]
MAY 7/2019