COLUMBIA SHUSWAP REGIONAL DISTRICT
Regular Board Meeting
AGENDA

Date: Thursday, August 17, 2017
Time: 9:30 AM
Location: CSRD Boardroom
555 Harbourfront Drive NE, Salmon Arm

Pages

1. Call to Order

2. Board Meeting Minutes

2.1 Adoption of Minutes 1

Adoption of July 20, 2017 regular Board meeting minutes.

Motion
THAT: the minutes of the July 20, 2017 regular Board meeting be adopted.

2.2 Business Arising from the Minutes

2.2.1 Request for Clarification: Staff require details/specifics to include as Briefing Notes for the Ministerial meeting requests related to Resolution No. 2017-0703

"THAT: the CSRD request a meeting with the Minister of Forests, Lands and Natural Resource Operations and the Minister of Solicitor General at the UBCM Conference to discuss emergency management issues to advocate for our region in terms of funding and resources, as well as to update the Minister on our situations."

2.2.2 Chair Reconsideration: Resolution No. 2017-0737 (Development Permit - Pesonen)

Requires reconsideration by the Board, due to an administrative error. Reconsideration of this matter, accompanied by a Board Report, is scheduled in the Electoral Area Directors section, item 14.2.

3. Section 57 Notice on Title Hearing

3.1 Section 57 Notice on Title Hearing 29

Civic Address: 2943 Vickers Trail, Anglemont

- Opening of Hearing
- Report from C. Hamilton, Corporate Officer, dated July 31, 2017
- CSRD Building Inspector to present
- Opportunity for property owner to present.
- Questions from the Board
- Closure of the Hearing

Motion
THAT: the Board authorize the Corporate Officer to file a Notice in the Land Title Office against the property legally described as Lot 30 Section 22 Township 23 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 20232, in accordance with Section 57(3) of the Community Charter;

AND THAT: further information in respect of the Notice is available for inspections at the office of the Columbia Shuswap Regional District.

4. Delegations

4.1 10:30 AM: Presentation of Area C Governance Study Final Report and Recommendations

- Chair Steve Wills, Area C Governance Committee in attendance;
- Allan Neilson, Neilson-Welch Consulting in attendance (via Skype).

A copy of the Area C Governance Study Final Report will be available in the Late Agenda package.

Refer to Business General item 7.1

ADMINISTRATION

5. Correspondence

- None.

6. Reports

6.1 Shuswap Economic Development Committee Meeting Minutes 39

Motion
THAT: the minutes of the May 4, 2017 Shuswap Economic Development Meeting be received for information.

6.2 Shuswap Tourism Advisory Committee Meeting 46

Motion
THAT: the minutes of the May 4, 2017 Shuswap Tourism Advisory Committee meeting be received for information.

7. Business General

7.1 Area C Governance Study Final Report and Recommendations (to be circulated in the Late Agenda package) 56

- Minutes of the Area C Governance Committee meeting of June 29, 2017 were received for information at the July 20, 2017 Board meeting.

For consideration by the Board, recommendation arising from the Area C Governance Committee meeting, June 29, 2017.

Two Additional Resolutions for Board consideration.

Motion
THAT: as recommended unanimously by the Area C Governance Committee at its June 29, 2017 meeting, the Board endorse the following recommendation:

Based on its review of the current governance and service delivery frameworks, the South Shuswap Governance Committee recommends to the CSRD Board of Directors that a restructure study for Electoral Area C be undertaken and that the restructure study examine two options:

- The incorporation of a portion of the electoral area; and
- The division of the current Electoral Area into two Electoral Areas.

Motion
THAT: the Board submit a funding request to the Minister of Municipal Affairs and Housing, for a Restructure Study that would examine two options:

(1) an incorporation study area; and
(2) a determination of the exact boundaries for two Electoral Areas in Electoral Area C.

Motion
THAT: staff be directed to request a meeting with the Minister of Municipal Affairs and Housing at the 2017 UBCM Convention to provide an update on the Governance Study initiative and to request funding support to undertake a formal restructure study.

7.2 Fire Smart Initiatives 66

Derek Sutherland, Team Leader, Protective Services, dated August 17, 2017. Information update on current Fire Smart Initiatives and Preparedness.

Motion
THAT: the Board receive the report dated August 17, 2017 from Derek Sutherland, Team Leader, Protective Services as information on current Fire Smart initiatives and preparedness.

8. Business By Area

8.1 Grant in Aid Requests 68

Report from Jodi Pierce, Manager, Financial Services dated August 8, 2017.

Motion
THAT: the Board approve the following allocations from the 2017 electoral grant-in-aids:

Area A

$1,500 Golden & District Historical Society (Fall Faire)

Area F

$11,000 Imai Park Foundation (replacement of dugouts, bleacher repair and operational funding)

8.2 Area A Grant in Aid Request 70

Report from Ben Van Nostrand, Team Leader, Environmental Health Services. Electoral Area A discretionary grant-in-aid funds to cover landfill tipping fees associated with the clean-up of a wind storm event on July 23, 2017

Motion
THAT: in accordance with Policy No. F-30 “Electoral Area Grants in Aid” the Board authorize the expenditure of a maximum of $2,500 from the Electoral Area A Grant-in-Aid to cover the costs of landfill user fees associated with the disposal of woody debris from the July 23, 2017 wind storm event in Golden and Electoral Area A.

8.3 Area D Community Works Fund - Larch Hills Nordic Society 73

Report from Jodi Pierce, Manager, Financial Services dated August 8, 2017. Access to Community Works Funds

Motion
THAT: in accordance with Policy F-3 “Electoral Area Community Works Fund – Expenditure of Monies”, access to the Community Works Fund be approved up to $17,400 plus applicable taxes from the Area D Community Works Fund for windows and doors as part of the Chalet Expansion project being undertaken by the Larch Hills Nordic Society.

9. Administration Bylaws

- None.

10. IN CAMERA

- None.

DEVELOPMENT SERVICES

11. Business General

- None.

12. ALR Applications

12.1 Electoral Area D: Agricultural Land Commission (ALC) Application Section 20(3) - Non Farm Use LC2537D (Koopmans) 78

Report from Christine LeFloch, Development Services Assistant, dated July 27, 2017.
2939 Sallenback Road, Yankee Flats

Motion
THAT: Application No. LC2537D, Section 20(3) Non-Farm Use in the ALR, for the Northeast ¼, Section 30, Township 18, Range 10, West of the 6th Meridian, Kamloops Division Yale District be forwarded to the Agricultural Land Commission recommending approval this 17th day of August, 2017.

13. Directors' Report on Community Events

One (1) Minute Verbal Report from Each Board Director for information.

ELECTORAL AREA DIRECTORS

14. Business by Area

14.1 Electoral Area C: Development Variance Permit No. 701-74 (Pesonen) 103

Report from Dan Passmore, Senior Planner, dated July 31, 2017.
2597 Highlands Drive – Blind Bay.

Motion
THAT: in accordance with Section 217 of the Local Government Act, the Board re-consider Resolution No. 2017-0737, from the July 20, 2017 regular meeting authorizing issuance under Section 498 of the Local Government Act of Development Variance Permit No. 701-74 for Lot 27, Section 18, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP79982 and an undivided 1/14 share in Lot 59, Plan KAP79982, (PID: 026-562-316), varying South Shuswap Zoning Bylaw No. 701, as follows:

Vary the requirement of Section 12.2.6, rear parcel line setback from 5.0 m to 4.85 m for a single family dwelling,

in view of correspondence received regarding the matter, and not disclosed to the Board on the 20th day of July, 2017.

14.2 Electoral Area C: Development Variance Permit No. 701-76 (Fritz) 121

Report from Christine LeFloch, Development Services Assistant, dated July 28, 2017.
2465 Waverly Drive, Blind Bay

Motion

THAT: In accordance with Section 498 of the Local Government Act Development Variance Permit No. 701-76 for Lot 39, Section 18, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 21795, varying South Shuswap Zoning Bylaw No. 701, as follows:

1. Section 11.2.4 Minimum setback from the front parcel line boundary from 5 m to no less than 2 m to any portion of the building only for the proposed single family dwelling and attached garage; and

2. Section 11.2.4 Minimum setback from the west side parcel boundary from 2 m to 0.88 m only for the proposed deck attached to the single family dwelling; and

3. Section 11.2.3 Maximum height for principal buildings and structures from 10 m to 11.61 m for a single family dwelling,

be approved for issuance this 17th day of August, 2017.

14.3 Electoral Area C: Development Variance Permit No. 900-3 (Hawkins) & Development Permit No. 725-109 (Hawkins) 156

Report from Jennifer Sham, Planner, dated July 28, 2017.
1635 Blind Bay Road, Blind Bay

Motion

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 900-3 for Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 40252, varying Section 4.4.2 (b) of Lakes Zoning Bylaw No. 900, as follows:

1. Maximum total upward facing surface area from 24 m2 to 27.89 m2; and,
2. Maximum width of any portion of a floating dock surface from 3 m to 3.05 m,

be approved for issuance this 17th day of August, 2017.

Motion

THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 725-109 for a Foreshore and Water Development Permit for Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 40252 be approved for issuance this 17th day of August, 2017, subject to the issuance of DVP900-3.

14.4 Electoral Area F: Temporary Use Permit No. 830-3 177

Report from Dan Passmore, Senior Planner, dated July 6, 2017.
3848 Squilax-Anglemont Road, Scotch Creek.

Motion
THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 830-3 for Lot 2, Section 33, Township 22, Range 11, W6M, KDYD, Plan 12027 (PID: 009-389-351), for the approximately 3.27 ha western portion of the subject property for commercial outdoor boat and trailer and equipment storage on the subject property for a period of three (3) years be authorized for issuance this 17th day of August, 2017.

14.5 Electoral Area F: Form and Character Development Permit 830-208 (ABCO Marine Developments Ltd.) 195

Report from Dan Passmore, Senior Planner, dated July 10, 2017.
3877 Captain's Village Way, Scotch Creek.

Motion
THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 830-208 for proposed construction of a 12,092 ft^2 addition onto the existing main marina building on That Part of the SW1/4, Section 27, Township 22, Range 11, W6M, KDYD, Which is not covered by the waters of Shuswap Lake, Except; (1) Plan attached to DD5912F, and (2) Plans B5406, 8408, 9416, 9920, KAP79865, KAP85492, and EPP44150, (PID: 002-505-701), be issued this 17th day of August, 2017.

15. Planning Bylaws

15.1 Electoral Area A: Highway Planning Area No. 1 Amendment (Donald Development Corporation) Bylaw No. 649-1 222

Report from Dan Passmore, Senior Planner, dated July 14, 2017.
2780 Trans Canada Highway, Donald

Motion

THAT: "Highway Planning Area No. 1 Amendment (Donald Development Corporation) Bylaw No. 649-1", be read a first time this 17th day of August, 2017;

AND THAT:

the Board utilize the simple consultation process for Bylaw No. 900-21, and it be referred to the following agencies and First Nations:

Interior Health Authority;

Ministry of Environment;

Ministry of Forests, Lands and Natural Resource Operations, Water Rights Branch;

Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;

Ministry of Transportation and Infrastructure;

School District No. 6;

CSRD Operations Management;

CSRD Financial Services; and

All relevant First Nations

15.2 Electoral Area D: Salmon Valley Land Use Amendment (674816 BC Ltd.) Bylaw No. 2558 302

Report from Jennifer Sham, Planner, dated July 17, 2017. Highway 97, Falkland

Motion
THAT: "Salmon Valley Land Use Amendment (674816 BC Ltd.) Bylaw No. 2558" be read a first time this 17th day of August, 2017;

AND THAT: the Board utilize the simple consultation process for Bylaw No. 2558, and it be referred to the following agencies and First Nations:

- Area D Advisory Planning Commission;
- Interior Health Authority;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development –Archaeology Branch;
- Ministry of Transportation and Infrastructure;
- FortisBC;
- BC Hydro;
- CSRD Operations Management; and,
- All relevant First Nations.

15.3 Electoral Area E: Lakes Zoning Amendment (Layden) Bylaw No. 900-19 318

Report from Christine LeFloch, Development Services Assistant, dated July 28, 2017.
655 Swanbeach Rd, Swansea Point.

Motion
THAT: "Lakes Zoning Amendment (Layden) Bylaw No. 900-19" be read a second time, as amended, this 17th day of August, 2017.

Motion
THAT: a public hearing to hear representations on "Lakes Zoning Amendment (Layden) Bylaw No. 900-19" be held;

AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Rhona Martin, as Director for Electoral Area E being that in which the land concerned is located, or Alternate Director Brian Thurgood, if Director Martin is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

16. Release of In Camera Resolutions

- None.

MEETING CONCLUSION

17. Upcoming Meetings/Events

17.1 Revelstoke & Area Economic Development Commission Meeting

September 6, 2017 at 8:45 AM
301 Victoria Road, Revelstoke, BC

17.2 Shuswap Economic Development Committee Meeting

September 7, 2017 at 9:00 AM
Location to be Determined

17.3 Shuswap Tourism Advisory Committee Meeting

September 7, 2017 at 1:00 PM
Location to be Determined

18. Next Board Meeting

Thursday, September 21, 2017 at 9:30 AM
CSRD Boardroom, 555 Harbourfront Drive NE, Salmon Arm

19. Adjournment

Motion
THAT: the regular Board meeting of August 17, 2017 be adjourned.

REGULAR BOARD MEETING MINUTES

Note: The following minutes are subject to correction when endorsed by the Board at the next Regular meeting.

Date:	July 20, 2017	
Time:	9:30 AM	
Location:	CSRD Boardroom 555 Harbourfront Drive NE, Salmon Arm	
Directors Present	R. Martin (Chair)	Electoral Area E
	K. Cathcart (Via Teleconference)	Electoral Area A
	L. Parker	Electoral Area B
	P. Demenok	Electoral Area C
	R. Talbot	Electoral Area D
	L. Morgan	Electoral Area F
	C. Moss (Via Teleconference)	Town of Golden
	M. McKee	City of Revelstoke
	T. Rysz	District of Sicamous
	K. Flynn	City of Salmon Arm
	C. Eliason	City of Salmon Arm
Staff Present	C. Hamilton	Chief Administrative Officer
	L. Shykora	Deputy Manager, Corporate Administration Services
	E. Johnson	Executive Assistant/Confidential Secretary
	J. Pierce	Manager, Financial Services
	C. Kraft	Deputy Treasurer
	D. Mooney	Manager, Operations Management
	B. Van Nostrand	Team Leader, Environmental Health Services
	R. Nitchie	Team Leader, Community Services
	G. Christie	Manager, Development Services
	D. Passmore	Senior Planner
	C. Benner	Development Services Assistant
	R. Cyr	Economic Development Officer
	B. Payne	Manager, Information Systems

1. Call to Order

The Chair called the meeting to order at 9:30 AM.

2. Board Meeting Minutes

2.1 Adoption of Minutes

Adoption of June 15, 2017 regular Board meeting minutes.

2017-0701
Moved By Director Morgan
Seconded By Director Talbot

THAT: the minutes of the June 15, 2017 regular Board meeting be adopted.

CARRIED

2.2 Business Arising from the Minutes

2.2.1 Letter from Spec-Team Assessment Society - Request for Board Letter of Support for Funding Applications

Chair Martin has requested this request be brought forward from the June 15, 2017 regular Board meeting.

2017-0702
Moved By Director Demenok
Seconded By Director Parker

THAT: the Board provide a letter of support to the Spec-Team Society to acknowledge the need for the Society's services in the provincial interior, and to express support for the Society's applications for provincial funding that will be used for the costs of Fetal Alcohol Syndrome Disorder assessments and the associated support programs for individuals and families.

CARRIED

3. 9:35 AM Gift Presentation to Susan Abbott, Community Parks and Recreation Planner

Chair Martin presented Susan Abbott with a gift on behalf of the Board in appreciation for ten years of service with the CSRD.

The Chair acknowledged Ms. Abbott's expertise, design works and her contributions to CSRD parks.

4. 9:40 AM Briefing Session:

Verbal Report from the Manager, Operations Management - Wildfires and CSRD Emergency Management Response.

Outline of emergency structure/preparedness and the state of readiness in potential local wildfire threats.
The Board received an extensive update from the Shuswap Emergency Program (SEP) about its response to emergencies over the past few months, including responses to flooding, landslides and the recent BC wildfire evacuations. The Shuswap Emergency Program has provided support to Kamloops and recently opened a reception centre here to support wildfire evacuees in the area.

The CSRD's Emergency Operations Centre's Director, Darcy Mooney, provided overview of emergency services personnel and the trained volunteers on the Emergency Social Services side, covering roles and responsibilities. He commented on SEP readiness and advised that the Emergency Operations Centre (EOC) has not stood down since April 7th, 2017.

The Team Leader, Protective Services, Derek Sutherland, commented on the staffing and equipment resources deployed out of area, including the Structural Protection Unit Strike Team, at the same time retaining adequate resources within the CSRD. As well the EOC has been supporting the reception centre since Sunday; the Province also asked that group lodging be set up; it is ready to be activated when needed.

SEP Assistant, ESS Director, Community Services, Cathy Semchuk, remarked on the many well trained volunteers who have been assisting since April.

Director comment that it is evident the CSRD is well prepared, suggesting it is a good time for citizens to also take responsibility to be prepared.

Concerns were expressed about one way out evacuation from certain areas of the CSRD, and suggesting the need to look at outbound communications for those who don't have awareness of existing emergency plans. Staff responded to questions, i.e. Area F in terms of readiness and public not knowing options, evacuation routes in the North Shuswap, indicating that staff will reach out to North Shuswap community and local groups with the plans for those interested.

In terms of communication, Director observed that the debrief is good today because the SEP Committee is not actively meeting. Staff will be more mindful to keep the SEP Committee informed on communications.

Director Cathcart noted the size of Area A, its geography and limited telecommunications. With limited RCMP and firefighters, how do we get the message out when there are evacuations needed in Area A in a timely way? Staff responded that there would likely be provincial resources involved, adding that contact will be made with the Town of Golden who provides the Emergency Program contract for that area.

Director remarks that as a Board how do we act to support our CSRD unit in relation to emergency support, evacuations, etc., suggesting that the Board approach the Minister this fall and be prepared for these challenges. Staff indicated that a report will be brought before the Board in the next couple of months as to how the Board might advance these issues politically.

2017-0703
Moved By Director Eliason
Seconded By Director McKee

THAT: the Columbia Shuswap Regional District request a meeting with the Minister of Forests, Lands and Natural Resource Operations as well as the Minister of Solicitor General at the UBCM Conference to discuss emergency management issues to advocate for our region in terms of funding and resources, as well as to update the Minister on our situations.

CARRIED

Discussion on the motion:

Staff advised a need to indicate the nature of our specific concerns if we already are getting properly reimbursed on emergencies;

Director response that the concern is the funding for emergency planning readiness;

Dialogue with government, especially new government, is important.

5. Delegations

5.1 10:00 AM Joan Ragsdale, Regional Dean, Okanagan College, Shuswap Revelstoke Region

Joan Ragsdale in attendance to update the Board on activities and priorities of the college.

Regional Dean, Joan Ragsdale, and Kristine Wickner, Recruitment & Events staff, attended the meeting.

Presentation overview:

Regional Strengths: What they offer - corporate training, academic and vocational, Adult Special Education; Certificates program areas, some of which are off-site; Diploma programs; Trades; University Studies; Continuing Studies courses including business/corporate designed programs.

Campus Highlights: Serve the community's needs and reaching out to communities, currently they are working on a feasibility study for the possibility of community housing.

Vision: Main goal to meet students' needs and to build community relationships.

1750 people accessed the Okanagan College services last year; the average student age is that of mature student.

If people train in the community, they will work in the community. The College offers three main options:
- Training that leads directly to employment;
- Training that enhances work on the job; and
- Pathways - for trades and for university studies.

What they need from the CSRD is programming suggestions and partnerships.

Ms. Ragsdale and Ms. Wickner responded to questions and comments.

The Chair commented that she would like Okanagan College to go out into the communities more and that would benefit those who are disadvantaged and so they are more employable. Doing so puts a face to a name. Dean Ragsdale agreed with the comment and indicated that she intends to have a greater presence, particularly in the smaller rural areas to promote the availability of programs and available training.

5.2 CANCELLED: David Miege, Resident of Sunnybrae, Electoral Area C

Mr. Miege has advised that he is unable to attend the Board meeting. The request remains on the agenda in the Business by Area section.

Requesting support from the Board to change the name of Robinson Creek Community Park in Sunnybrae to 'Roy Sharp Community Park' in memorial of Roy Sharp, longtime resident of Sunnybrae who lost his life in the Robinson Creek mudslide on May 5, 2017.

Link to the petition on Change.org here.

The Team Leader, Community Services, read a statement on behalf of Mr. Miege and on behalf of the 400+ petitioners who are asking for the Robinson Creek Park to be named after Roy Sharp.

"For those of us who live near the end of Sunnybrae Road, Roy Sharp was so much more than the "senior who perished in the Robinson Creek mudslide." He was our friend, our helper, our model father, a true pillar of the community. Roy moved to our neck of the woods in the 70's , married a beautiful local lady from Tappen, built a home with his own hands, and started a family with the birth of his daughter, Barbara. When his wife Mitzi died from cancer, he taught us courage, true love, and how to be the ultimate dad. He and Barbara were wonderful together, he raised her with a love of the outdoors and competitive spirit. She went on to represent Canada in cross-country skiing, and is now a certified mountain guide. Barbara and Roy were amongst the neighbors helping the English family dig out after the Hart Creek slide in the early 1990's. Roy was well known as always willing to lend a hand to any who needed it. There is no more appropriate name for our park than "Roy Sharp Community Park."

"The current name of the park is misleading because the creek does not go through it. The Robinson family was honored by having the Creek named after them, the park was named after the Creek. There are a number of precedents for name changes for parks, it is not at all unusual. Finally, I believe the number of signed supporters for this change along with their comments, more than illustrate that this name change is the will of the vast majority of our small community. Please resolve that our community park be renamed "Roy Sharp Community Park".

5.3 10:30 AM Adams River Salmon Society (ARSS)

Dave Smith, Vice President of the Adams River Salmon Society, in attendance to provide the Board information on education, advocacy, stewardship activities and plans for 2017/2018 Spawning Season. Society Representative, Bill Smith, also attended the meeting.

The Society's focus is anything related to salmon, water, riparian areas, and volunteers and to the return of spawning salmon that contribute to the element of seasonal jobs, tourism and personal experiences. The Society is regionally involved in the salmon enhancement program; noting the huge importance of salmon to the area. The Board was advised of upcoming activities and events being planned for 2017/2018.

The CSRD and the Shuswap Watershed Council (SWC) were asked for assistance and partnership, particularly related to a Salute to Salmon Symposium in 2018. Society representatives are hoping that the Watershed Council will be open to collaborating with the Adams River Salmon Society on both the Symposium 2018 planning and partnership, and in considering how the Council and the Society could work best together to combine any education, information sharing and volunteerism activities that relate to both watershed protection and to the preservation and enhancement of salmon populations. Ultimately, this assistance would help the Society be more of an advocate to protect the salmon population within our watersheds.

Several Board members commented on the presentation. The 2017 events and those planned for 2018 are a positive sign that the number of salmon returning has gone up considerably in the past two years with the efforts of the Shuswap Watershed Council and the agricultural communities. Director Demenok, Chair, Shuswap Watershed Council, agreed that the SWC is a natural fit to collaborate with the ARSS and the Society representatives were invited to the October SWC meeting.

ADMINISTRATION

6. Correspondence

6.1 Southern Interior Local Government Association (June 19, 2017)

Call for nominees for youth to attend the Union of British Columbia Municipalities (UBCM) Convention.
Note: deadline for nominations is August 7, 2017.

Director Eliason advised the Board of several municipal nominees, including the City of Salmon Arm's nomination of a student drawn from School District 83. It was noted this a three-year pilot project.

6.2 The Adams River Salmon Society (June 26, 2017)

Letter from Dave Smith, Vice President, giving background information on the Adams River Salmon Society initiatives.
Related to 10:30 AM delegation.

2017-0704
Moved By Director Demenok
Seconded By Director Morgan

THAT: the letter of the Adams River Salmon Society (June 26, 2017) and the requests outlined in the Delegations portion of the meeting be referred to the Shuswap Watershed Council.

CARRIED

2017-0705
Moved By Director Morgan
Seconded By Director Talbot

THAT: the correspondence contained on the July 20, 2017 regular Board agenda be received for information.

CARRIED

7. Reports

7.1 Area C Governance Committee Meeting Minutes - June 15, 2017

2017-0706
Moved By Director Demenok
Seconded By Director Parker

THAT: the minutes of the June 15, 2017 Area C Governance Committee meeting be received for information.

CARRIED

7.2 Electoral Area Directors' Committee Meeting Minutes - June 27, 2017

Recommendation to the Board included.

2017-0707
Moved By Director Morgan
Seconded By Director Talbot

Recommendation to the Board:

THAT: Electoral Area Directors Committee recommend to the Shuswap Economic Development Committee that a review of their organizational structure and governance as part of their Shuswap Economic Development strategy be completed and any recommendations brought forward be reported to the Electoral Area Directors' Committee;
AND THAT: the Shuswap Economic Development Committee consult with Robyn Cyr, Economic Development Officer, for feedback on budgetary concerns;
AND FURTHER THAT: the recommendations be considered at the next Shuswap Economic Development Committee meeting in September.

CARRIED
Director Martin Opposed.

20170708
Moved By Director Talbot
Seconded By Director Morgan

THAT: the minutes of the June 27, 2017 Electoral Area Directors' Committee meeting be received for information.

CARRIED

7.3 Area C Governance Committee Meeting Minutes - June 29, 2017

2017-0709
Moved By Director Demenok
Seconded By Director Parker

THAT: the minutes of the June 29, 2017 Area C Governance Committee meeting be received for information.

CARRIED

8. Business General

8.1 Terms of Reference for Electoral Area Directors' Committee Meeting

Recommendation to the Board from the June 27, 2017 Electoral Area Directors' Committee meeting.

2017-010
Moved By Director Parker
Seconded By Director Demenok

THAT: the Terms of Reference for the Electoral Area Directors' Committee be approved this 20th day of July, 2017.

CARRIED

8.2 Purchase of Self-Contained Breathing Apparatus

Report from Derek Sutherland, Team Leader, Protective Services, dated July 7, 2017. Authorization for the sole source purchase of Self Contained Breathing Apparatus (SCBA).

2017-0711
Moved By Director Morgan
Seconded By Director Eliason

THAT: the Board empower the authorized signatories to acquire MSA G1 Self Contained Breathing Apparatus packs and cylinders for the Nicholson, Tappen/Sunnybrae, Ranchero, Silver Creek, Malakwa and Anglemont Fire Departments from Rocky Mountain Phoenix for a total cost of $249,500 plus applicable taxes.

CARRIED

8.3 FCM Asset Management Grant Application

Report from Darcy Mooney, Manager, Operations Management, dated July 10, 2017.
Board authorization to apply for an FCM Asset Management Grant.

2017-0712
Moved By Director Morgan
Seconded By Director Eliason

THAT: the Board empower the authorized signatories to apply for a Federation of Canadian Municipalities (FCM) Program Grant Opportunity

in the Municipal Asset Management Program in an amount up to $50,000 to support the development of Asset Management Condition and Data Collection Plan; the CSRD will provide in-house contributions to support overall grant and project management;

AND THAT: contingent upon the receipt of a successful Municipal Asset Management Program grant for up to $50,000, the Board empower the authorized signatories to enter into an agreement with Opus International Consultants (Canada) to develop an Asset Management Condition and Data Collection Plan for a total cost not to exceed the total grant monies awarded.

CARRIED

Discussion on motion:

Comment from several Board members that it would be helpful to be better informed of the overall asset management planning process; staff responded there will be a further report to the Board in the coming months.

8.4 Bird Control RFP Award - Salmon Arm Landfill

Report from Ben Van Nostrand, Team Leader, Environmental Health Services, dated July 4, 2017. Contract award for bird control services at the Salmon Arm Landfill.

2017-0713
Moved By Director Eliason
Seconded By Director Morgan

THAT: the Board empower the authorized signatories to enter into an agreement with Shuswap Bird of Prey to provide bird control services for a three year term, commencing July 1, 2017 for a total cost of $196,994 plus applicable taxes.

CARRIED

8.5 Sirvio Subdivision – Satisfaction of Parkland or Payment Deferral Agreement Electoral Area E

Report from Ryan Nitchie, Team Leader, Community Services, dated July 14, 2017.
Landowners have satisfied the conditions of the Parkland Deferral

Agreement and the Section 219 Covenant (Land Title Act) can be discharged.

2017-0714
Moved By Director Parker
Seconded By Director Demenok

THAT: the Board approve the discharge of Parkland Covenant CA2727941 modified by CA3248840 registered over Strata Lots 1-6 inclusive, Section 22, Township 22, Range 7, W6M, KDYD, Plan EPP8484.

CARRIED

2017-0715
Moved By Director Parker
Seconded By Director Demenok

THAT: the Chief Administrative Officer be authorized to execute all related documents to affect the discharge of Parkland Covenant CA272941.

CARRIED

9. Business By Area

9.1 Electoral Area Grant-in-Aids

Report from Jodi Pierce, Manager, Financial Services dated July 10, 2017.

2017-0716
Moved By Director Talbot
Seconded By Director Morgan

THAT: the Board approve the following allocations from the 2017 electoral grant-in-aids:

Area D

$5,000 Falkland/Westwold First Responders (communications upgrade)

Area F

$1,000 North Shuswap Lions Club (disposal fees)

$8,000 Lee Creek Arts & Sports Society (Friday Nights Live)

$10,000 North Shuswap Chamber of Commerce (video promotion)

CARRIED

9.2 Grant -in-Aid Request - Electoral Areas C, E and F

Report from Darcy Mooney, Manager, Operations Management, dated July 10, 2017.
Electoral Areas C, E, and F discretionary grant in aid funds to cover landfill tipping fees associated with the clean-up of beach debris occurring from the high-water flooding in the Shuswap and Mara Lake system.

2017-0717
Moved By Director Demenok
Seconded By Director Parker

THAT: in accordance with Policy No. F-30 “Electoral Area Grants in Aid” the Board authorize the expenditure of a maximum of $7,500 from the Electoral Area C Grant-in-Aid to cover the costs of landfill user fees associated with the disposal of flood and high water debris.

CARRIED

2017-0718
Moved By Director Talbot
Seconded By Director Morgan

THAT: in accordance with Policy No. F-30 “Electoral Area Grants in Aid” the Board authorize the expenditure of a maximum of $5,000 from the Electoral Area E Grant-in-Aid to cover the costs of landfill user fees associated with the disposal of flood and high water debris.

CARRIED

2017-0719
Moved By Director Morgan
Seconded By Director Talbot

THAT: in accordance with Policy No. F-30 “Electoral Area Grants in Aid” the Board authorize the expenditure of a maximum of $5,000 from the Electoral Area F Grant-in-Aid to cover the costs of landfill user fees associated with the disposal of flood and high water debris.

CARRIED

9.3 Golden/Area A Mosquito Control Program – 2017 Budget Amendment

Report from Ben Van Nostrand, Team Leader, Environmental Health Services July 4, 2017.

Funding increase budget amendment for Golden/Area A Mosquito Control Program.

2017-0720
Moved By Director Eliason
Seconded By Director Morgan

THAT: the Board authorize an amendment to the 2017 Five Year Financial Plan for the Golden/Area A Mosquito Control Program to reallocate $24,500 from the existing Operating Reserve Fund to the Operating Budget for 2017.

CARRIED

9.4 Revelstoke/Area B Mosquito Control Program – 2017 Budget Amendment

Report from Ben Van Nostrand, Team Leader, Environmental Health Services.
Revelstoke and Area B Mosquito Control Program 2017 budget amendment.

2017-0721
Moved By Director Parker
Seconded By Director McKee

THAT: the Board authorize an amendment to the 2017 Five Year Financial Plan for the Revelstoke/Area B Mosquito Control Program to reallocate $22,000 from the existing Operating Reserve Fund to the Operating Budget for 2017.

CARRIED

2017-0722
Moved By Director Parker
Seconded By Director McKee

THAT: the Board authorize an additional expenditure of up to $25,000 for additional un-budgeted mosquito control treatments from the

Revelstoke/Area B Mosquito Control Program budget, if necessary in 2017.

CARRIED

Discussion on the motion:

Suggested that staff evaluate the number of times that the CSRD has had to do additional treatment due to the impacts of water levels on mosquito habitats.

Comment that BC Hydro operations impact things such as mosquito control treatment. City of Revelstoke will be meeting with BC Hydro during UBCM to discuss such issues.

9.5 Electoral Area C Community Works Fund - Tourism Kiosks (Phase 2)

Report from Jodi Pierce, Manager, Financial Services, dated July 5, 2017

2017-0723
Moved By Director Demenok
Seconded By Director Parker

THAT: in accordance with Policy F-3 “Electoral Area Community Works Fund – Expenditure of Monies”, access to the Community Works Fund be approved up to $82,000 plus applicable taxes from the Area C Community Works Fund for Phase 2 of the Tourism Kiosk Project.

CARRIED

Amendment:

Moved By Director Morgan
Seconded By Director Demenok

THAT: the above motion be amended to reflect an allocation of Community Works Funds be approved up to $68,700 from the Area C Community Works Fund for Phase 2 of the Tourism Kiosk Project and $13,300 from the Area F Community Works specific to the funding of the Quaaout Tourism Kiosk.

VOTE ON AMENDMENT - CARRIED

VOTE ON MOTION AS AMENDED - CARRIED

9.6 Electoral Area C Community Works Fund - South Shuswap Destination Trail Planning

Report from Ryan Nitchie, Team Leader, Community Services, dated July 10, 2017.
Access to Community Works Funds (Area C) for South Shuswap Destination Trail Planning.

2017-0724
Moved By Director Demenok
Seconded By Director Parker

THAT: in accordance with Policy No. F-3 “Electoral Area Community Works Fund - Expenditure of Monies” access to the Electoral Area Community Works Fund be approved in the amount of $50,000 plus applicable taxes from the Electoral Area C Community Works Fund allocation for research, field assessments and conceptual planning for a destination trail based tourism experience within the South Shuswap.

CARRIED

9.7 Electoral Area C Community Works Fund - Eagle Bay Fire Hall Mechanical Upgrades

Report from Derek Sutherland, Team Leader, Protective Services, dated July 7, 2017.
Authorization to access the Community Works Fund monies from the Electoral Area C allocation for the Eagle Bay fire hall.

2017-0725
Moved By Director Demenok
Seconded By Director Parker

THAT: in accordance with Policy No. F-3 “Community Works Fund - Expenditure of Monies” access to the Community Works Fund be approved for up to $22,500 plus applicable taxes from the Electoral Area C Community Works Fund allocation to upgrade the mechanical system at the Eagle Bay fire hall.

CARRIED

9.8 Sunnybrae Waterworks UV Equipment Purchase

Report from Terry Langlois, Team Leader, Utilities, dated June 27, 2017. Purchase of specialized ultraviolet disinfection (UV) equipment for Sunnybrae Waterworks.

2017-0726
Moved By Director Demenok
Seconded By Director Parker

THAT: the Board empower the authorized signatories to enter into an agreement with Ramtech Environmental Products to provide Trojan UV equipment for the new water treatment plant at the Sunnybrae Water System for a total cost of $68,810 plus applicable taxes.

CARRIED

9.9 Renaming of Robinson Creek Park

Related to the request by Mr. David Miege, Sunnybrae resident, Electoral Area C

Area C Director, Paul Demenok, Area C Parks Advisory Committee and CSRD Parks and Operations staff are all in support of the proposed renaming.

The community at large has expressed support for the renaming, as indicated in the petition.

The CSRD does not have a policy regarding park naming, therefore, a Board Resolution is needed to support the request.

2017-0727
Moved By Director Demenok
Seconded By Director Parker

THAT: the Board approve the renaming of 'Robinson Creek Park', Electoral Area C, to 'Roy Sharp Community Park'.

CARRIED

9.10 Rural Feasibility Study Fund – Scotch Creek Water

Report from Terry Langlois, Team Leader, Utilities, dated July 7, 2017. Access to the Rural Feasibility Study Fund.

2017-0728
Moved By Director Morgan
Seconded By Director Talbot

THAT: in accordance with Policy No. W-4 "Water Utility Acquisition" access to the Rural Feasibility Study Fund be approved in the amount of $90,000 plus applicable taxes to conduct community engagement and complete an engineering assessment for a new water system for the community of Scotch Creek.

CARRIED

10. Administration Bylaws

10.1 District of Sicamous - Security Issuing Bylaw 9104

Report from Jodi Pierce, Manager, Financial Services, dated July 5, 2017.

2017-0729
Moved By Director Rysz
Seconded By Director Flynn

THAT: Bylaw No. 9104, cited as "Columbia Shuswap Regional District Security Issuing Bylaw No. 9104" be read a first, second, and third time this 20th day of July, 2017.

CARRIED

2017-0730
Moved By Director Rysz
Seconded By Director Flynn

THAT: Bylaw No. 9104, cited as "Columbia Shuswap Regional District Security Issuing Bylaw No. 9104" be adopted this 20th day of July, 2017.

CARRIED

10.2 CSRD Ticket Information Utilization Amendment Bylaw No. 5745

Report from Lynda Shykora, Deputy Manager, Corporate Administration Services, dated July 7, 2017.
The amending bylaw proposes to add the authority to ticket for offences under the CSRD Cross Connection Control Bylaw regulations, as well as to update the fine amounts for offences under the CSRD Waterworks Rates and Regulation Bylaw.

2017-0731
Moved By Director Flynn
Seconded By Director Parker

THAT: CSRD Ticket Information Utilization Amendment Bylaw No. 5745 be read a first, second and third time this 20th day of July, 2017.

CARRIED

2017-0732
Moved By Director Rysz
Seconded By Director Parker

THAT: CSRD Ticket Information Utilization Amendment Bylaw No. 5745 be adopted this 20th day of July, 2017.

CARRIED

10.1 Rail Corridor Trail Service - Alternative Approval Process Outcome

Declaration of Corporate Officer - Certificate of Alternative Approval Results - Rail Corridor Trail Service Establishment and Loan Authorization.

Bylaws scheduled for consideration of Adoption - Elector Approval received through the Alternative Approval Process:

- Rail Corridor Trail Service Establishment Bylaw No. 5755 and
- Rail Corridor Trail Service Loan Authorization Bylaw No. 5756

2017-0733
Moved By Director Rysz
Seconded By Director Flynn

THAT: the certificate of results, Alternative Approval Process, Rail Corridor Trail Service Establishment and Loan Authorization, be received by the Board this 20th day of July, 2017.

CARRIED

10.2 Rail Corridor Trail Service Establishment Bylaw No. 5755

2017-0734
Moved By Director Rysz
Seconded By Director Flynn

THAT: the Rail Corridor Trail Service Establishment Bylaw No. 5755 be adopted this 20th day of July, 2017.

CARRIED

10.3 Rail Corridor Trail Service Loan Authorization Bylaw No. 5756

2017-0735
Moved By Director Rysz
Seconded By Director Flynn

THAT: the Rail Corridor Trail Service Loan Authorization Bylaw No. 5756 be adopted this 20th day of July, 2017.

CARRIED

11. Directors' Report on Community Events

One (1) Minute Verbal Report from Each Board Director for information.

12. IN CAMERA

2017-0736
Moved By Director Talbot
Seconded By Director Morgan

THAT: pursuant to Sections 90(1)(a) and (e):

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the regional district or another position appointed by the regional district;
(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;
of the Community Charter, the Board move In Camera.

CARRIED

DEVELOPMENT SERVICES

13. Business General

None.

14. ALR Applications

None.

ELECTORAL AREA DIRECTORS

15. Business by Area

15.1 Electoral Area C: Development Variance Permit No. 701-74 (Pesonen)

Report from Dan Passmore, Senior Planner, dated May 29, 2017.
2597 Highlands Drive – Blind Bay

The applicant was not in attendance.

There were no submissions from neighbouring land owners in relation to the proposed variance.

2017-0737
Moved By Director Demenok
Seconded By Director Parker

THAT: in accordance with Section 498 of the Local Government Act Development Variance Permit No. 701-74 for Lot 27, Section 18, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP79982 and an undivided 1/14 share in Lot 59, Plan KAP79982, (PID: 026-562-316), varying South Shuswap Zoning Bylaw No. 701, as follows:

1. Vary the requirement of Section 12.2.6, rear parcel line setback from 5.0 m to 4.85 m for a single family dwelling.

be approved for issuance this 20th day of July, 2017.

CARRIED

Discussion on motion:

The Senior Planner responded to questions related to the lack of legal access.

15.2 Electoral Area F: Development Variance Permit No. 641-28 (Mira Grande Developments)

Report from Dan Passmore, Senior Planner, dated May 29, 2017.
4189, 4273, and 4275 Squilax-Anglemont Road, Scotch Creek.

The applicant was not in attendance.

The CSRD received no comments or submissions from neighbouring land owners in relation to the variance proposed.

2017-07338
Moved By Director Morgan
Seconded By Director Talbot

THAT: in accordance with Section 498 of the Local Government Act Development Variance Permit No. 641-28 for Fractional SW 1/4, Section 35, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Except Plans 8597, 18252, 20191, 25532, and 28256 (PID: 013-812-807), varying Subdivision Servicing Bylaw No. 641, as follows:

Waive the requirement of Section 5.1 (c), in reference to Schedule A Levels of Service, to service the proposed new lots with a Water Supply System, be approved for issuance this 20th day of July, 2017, subject to registration of a suitably worded Section 219 covenant on the title of the subject property, stating the following:

- That the lots are not to be used for residential purposes unless the recommendations contained within the Hydrogeological Assessment, dated May 26, 2017, by Yanfeng Yin, PhD, P.Geo., of Kala Geosciences Ltd., have been satisfied; and,
- that all lots are required to connect to a community water and sewer system when one becomes available.

CARRIED

16. Planning Bylaws

16.1 Electoral Area C: Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21

Report from Dan Passmore, Senior Planner, dated June 9, 2017.
2001 Eagle Bay Road, Blind Bay

The applicant was not in attendance.

2017-0739
Moved By Director Demenok
Seconded By Director Parker

THAT: "Lakes Zoning Amendment (Finz Resort Ltd.) Bylaw No. 900-21" be read a first time this 20th day of July, 2017;

AND THAT:
the Board utilize the simple consultation process for Bylaw No. 900-21, and it be referred to the following agencies and First Nations:

- Area C Advisory Planning Commission;
- Interior Health Authority;
- Ministry of Environment;
- Ministry of Forests, Lands and Natural Resource Operations;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- Department of Fisheries and Oceans;
- Ministry of Transportation and Infrastructure;
- CSRD Operations Management;
- CSRD Financial Services; and
- All relevant First Nations.

CARRIED

Discussion on the motion:

Director asked what is the depth of the water where the water intakes are located? The Senior Planner responded that the water is shallow; he made reference to the profile and responded.

Chair question regarding boat trailer parking in the area with this considerable expansion. The Senior Planner responded that boat trailer parking is not a requirement. Director mentioned that boats are in the water for the season, it is a place to park your boat; boats are launched elsewhere. The Senior Planner said he would discuss with the applicant and provide additional details on this.

16.2 Electoral Area C: Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8 and South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87

Report from Dan Passmore, Senior Planner, dated July 7, 2017.
Golf Course Drive, Blind Bay.

Appendix-A-Policies attachment corrected in the Late Agenda.

The applicant was not in attendance.

2017-0740
Moved By Director Demenok
Seconded By Director Parker

THAT: “Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8” be read a third time this 20th day of July, 2017.

CARRIED

2017-0741
Moved By Director Demenok
Seconded By Director Parker

THAT: "South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87" be read a third time this 20th day of July, 2017.

CARRIED

2017-0742
Moved By Director Demenok
Seconded By Director Parker

THAT: “Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8” be adopted this 20th day of July, 2017.

CARRIED

2017-0742
Moved By Director Demenok
Seconded By Director Parker

THAT: "South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87" be adopted this 20th day of July, 2017.

CARRIED

16.3 Electoral Area C: South Shuswap Zoning Amendment (CSRD) Bylaw No. 701-86

Report from Candice Benner, Development Services Assistant, dated April 28, 2017.
An amendment to address third party advertising signs for Cedar Heights Community Association and Sorrento Memorial Hall.

The amendment is a Columbia Shuswap Regional District proposed amendment; no applicant.

2017-0743
Moved By Director Demenok
Seconded By Director Parker

THAT: "South Shuswap Zoning Amendment (CSRD) Bylaw No. 701-86", be read a third time, this 20th day of July, 2017.

CARRIED

Discussion on motion:

Director comment that 7:00 pm may be too early to restrict illumination i.e. summer hours, suggesting possibly 8:00 pm or 9:00 pm; the halls are trying to be self-sufficient and are relying on revenue through advertising.

The Development Services Assistant explained that 7:00 pm was derived upon as an option, the Board may determine another time through any proposed amendment i.e. April to September 7:00 am – 7:00 pm and same for October to March.

There needs to be an amendment advanced to achieve this.

There was a comment made that we ought to differentiate Cedar Heights Community Hall because it is a residential area; suggested changes applicable to each of the halls. Some disagreement as the halls are self-limiting in terms of the concerns on sign illumination.
Suggestion on limiting illumination from dawn to dusk.

Amendment:

2017-0744
Moved By Director Demenok
Seconded By Director Morgan

THAT: Bylaw No. 701-86 be amended at third reading, as follows:

No sign shall be illuminated between dusk and dawn, seven days a week, and

Such technology shall be programmed so that the message or image on the sign changes no more than every ten (10) seconds.

VOTE ON AMENDMENT – CARRIED

VOTE ON MOTION AS AMENDED - CARRIED

16.4 Electoral Area D: Ranchero/Deep Creek Land Use Amendment (Linda Parker) Bylaw No. 2133

Report from Dan Passmore, Senior Planner, dated May 29, 2017.
5192 Highway 97B.

The applicant was not in attendance.

2017-0745
Moved By Director Talbot
Seconded By Director Morgan

THAT: Ranchero/Deep Creek Land Use Amendment (Linda Parker) Bylaw No. 2133", be given second reading, as amended, this 20th day of July, 2017.

AND THAT: the Board not delegate a public hearing until the owner has provided documentation committing to construction of the required sewerage system improvements prior to final reading of the Bylaw and has provided a hydrogeological assessment of the existing groundwater well within 90 days of second reading.

CARRIED

Discussion on motion:

The Area D Director enquired what happens if the property owner does not comply within the 90 days; Staff responded there will be a report back to the Board recommending no further readings of Bylaw No. 2133 (Parker), then may be staff recommendation to Board for legal proceedings at the In Camera session.

Brief discussion on 90 days being a reasonable time period for the required report.

17. Release of In Camera Resolutions

The following resolutions were authorized for release from the July 20th, 2017 In Camera (closed) meeting of the Board:

Appointments:

THAT: in accordance with the provisions of the Community Parks and Recreation Advisory Committee Bylaw No.5706, the Board appoint Jennifer Dawn Spooner to serve on the Electoral Area F Parks Advisory Committee for a three year term effective July 20, 2017 and expiring on December 21, 2019;

AND THAT: the resolution be authorized for release from the In-Camera (Closed) portion of the meeting.

THAT: in accordance with the provisions of Policy No. W-9 Appointment of Fire Chiefs, the Board appoint Ryan Gray to serve as Fire Chief of the Tappen/Sunnybrae Fire Department in Electoral Area C for a twenty nine month term effective August 1, 2017 and expiring on December 31, 2019;

AND THAT: the resolution be authorized for release from the In-Camera (Closed) portion of the meeting.

Property Acquisition:

Salmon Arm Landfill Expansion:

THAT: the Board empower the authorized signatories to enter into a Purchase Agreement with Mounce Construction Ltd. for a 20 acre parcel of land located at 2750 40 Street NE in Salmon Arm, BC for the amount of $750,000 plus applicable taxes, in order to expand the Salmon Arm Landfill site. The acquisition will take place on or before January 31, 2018 and is subject to the property being successfully rezoned to comply with the City of Salmon Arm's Official Community Plan.

Area C Wastewater Effluent Lagoon:

THAT: the following resolution adopted at the June 15, 2017 In Camera meeting of the CSRD Board be authorized for release from In Camera, this 20th day of July, 2017:

THAT: the Board empower the authorized signatories to act as the agent for Shuswap Lake Estates Ltd. and Shuswap West Development Ltd., owners of the 48.4 hectare parcel of land described as SW ¼ Section 8, Township 22, Range 10, W6M, KDYD except plans 36962, H425, H944, KAP58710, KAP67184 & EPP3456 in an application to the Agricultural Land Commission to exclude the land in its entirety from the Agricultural Land Reserve;

AND THAT: if the Agricultural Land Commission approves the application to exclude the land from the Agricultural Land Reserve it is conditional upon the 13.5 hectare section in the north west corner of the property to be utilized by the CSRD as a wastewater storage effluent lagoon for the purposes of a spray irrigation program on local farm land;

AND FURTHER THAT: with the owners of the property to be responsible for all costs associated with the application to exclude the land from the Agricultural Land Reserve.

Golden Visitor Information Centre Land:

THAT: subject to Golden Town Council's concurrence, the Board authorize acceptance of the offer of Crown grant, dated January 20, 2017, for the land legally described as Lot A, Section 13, Township 27, Range 22, West of the 5th Meridian, Kootenay District Plan NEP 75597, except Plans EPP3727, for the sum of $235,000 plus applicable fees and taxes, referenced in Attachment 1 to the In Camera report of Charles Hamilton, CAO, CSRD, dated June 15, 2017, with the purchase funds to be accessed from the Golden/Area A Economic Opportunity Fund.

THAT: subject to Golden Town Council's concurrence to fund 100% of the purchase price for the land, the Board authorize an expenditure not to exceed $260,000 to complete the transaction.

THAT: subject to the Board approving the previous two recommendations, and subject to ratification by Golden Town Council, the Board authorize the release of the resolutions in respect of the Crown grant offer and the funding proposal for the Golden Visitor Information Centre (GVIC) lands from In-Camera.

20. Adjournment

2017-0745
Moved By Director Parker
Seconded By Director Morgan

THAT: the regular Board meeting of July 20, 2017 be adjourned.

CARRIED

_____ _____

CHAIR CHIEF ADMINISTRATIVE OFFICER

BOARD REPORT

TO:	**Chair and Directors**	**File No:**	3880 12 69 PR20160000008

SUBJECT: Electoral Area F: Section 57 Notice on Title (Jeremy Wagar)

DESCRIPTION: Report from Charles Hamilton, Chief Administrative Officer, dated July 31, 2017
2943 Vickers Trail, Anglemont

RECOMMENDATION: THAT: the Board authorize the Corporate Officer to file a Notice in the Land Title Office against the property legally described as Lot 30 Section 22 Township 23 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 20232, in accordance with Section 57(3) of the Community Charter;

AND THAT: further information in respect of the Notice is available for inspections at the office of the Columbia Shuswap Regional District.

SHORT SUMMARY:

The subject property is in contravention of the Columbia Shuswap Regional District Building Regulation Bylaw No. 630 (Bylaw No. 630), as amended. The property owner has failed to obtain the reports and permits required in order to comply with Bylaw No. 630, and Electoral Area 'F' Official Community Plan Bylaw No. 830 (Bylaw No. 830). Placing a Section 57 Notice on Title will alert subsequent owners of the property of the outstanding building regulation and OCP non-compliance.

VOTING:	Unweighted Corporate ☒	LGA Part 14 (Unweighted) ☐	Weighted Corporate ☐	Stakeholder *(Weighted)* ☐

BACKGROUND:

On October 15, 2015, the Building Inspector became aware that the owner of the property had commenced construction, in the absence of the necessary permits. Despite correspondence and meetings with staff of the CSRD including the Building Inspector, the owner has failed to obtain the reports and permits required in order to comply with Bylaw No. 630, and Electoral Area F Official Community Plan Bylaw No. 830 (Bylaw No. 830). Therefore the Building Inspector has recommended to me that a Section 57 Notice on Title be authorized to be filed on the subject property.

The following is a chronology of events related to the subject property prepared by the Building Inspector:

August 1, 2013	Mr. Wagar purchased the property in a somewhat developed state consisting of an existing 16x20 structure and a driveway.
August 6, 2015	There had been some landscaping and maintenance to the property. I took pictures of the site.
October 15, 2015	I noticed more activity and a second floor was being added to the structure. There was not a building permit or development permit application submitted for this property. I made more attempts to make

	contact with the owner but the property was vacant each time.
January 26, 2016	When my schedule permitted, I posted a notice at the property for the owner/occupant to contact me.
February 3, 2016	A letter was sent to Mr. Wagar by mail. I Received a phone call from Mr. Wagar about the same time in response to the posted notice. We made arrangements for a site inspection.
February 11 , 2016	I met Mr. Wagar on site, reviewed what work he had completed and what the Building Bylaw permitted. I reminded Mr. Wagar of CSRD Building Bylaw No. 630, CSRD Anglemont Zoning Bylaw No. 650 and CSRD Area F Official Community Plan requirements. I took more pictures of the site. Mr. Wagar completed a Building Permit Application at this site meeting.
February 19, 2016	I sent Mr. Wagar an email explaining what was required for the Building Permit and made him aware of the fact that the size of his current structure was too small and did not comply with the Anglemont Zoning Bylaw 650.
March 1, 2016	I met Mr. Wagar on site and hand delivered a Stop Work Notice. I took more photos of the new metal roof installed since the last site inspection.
March 3, 2016	Mr. Wagar responded to my email of February 19, 2016 explaining the reasons he had moved forward with the structure installing the metal roof.
July 15, 2016	Mr. Wagar, Kelly (Co-habitant), CSRD Planning Assistant and myself met at the CSRD office. It was explained to them what was required to bring the work that had been done into compliance in accordance with CSRD Building Bylaw No. 630, CSRD Anglemont Zoning Bylaw No. 650 and CSRD Area F Official Community Plan. In addition to the outstanding Building Bylaw issues, the size and siting of the structures were in question. As well, the issuance of a Steep Slopes Development Permit would be required. Around this time Mr. Wagar no longer had email so contact was by phone or text.
July 17, 2016	Mr. Wagar texted me that he wanted to try for a variance to address the non-compliant size of the structure. I informed him that he was to contact the Planning Assistant who would guide him through the process. There was no contact made.
March 7, 2017	On a drive by, I noticed a new structure on the property that would also require a Building Permit.
March 8, 2017	I called Mr. Wagar to inform him that I was starting the process of having a notice put on the title because of no Building Permit. A number of texts back and forth after this.

POLICY:

Building Regulation Bylaw No. 630:

Section 2 Definitions, of the CSRD Building Regulation Bylaw No. 630 contains the following definition:

"Construct" includes to add, alter, demolish, enlarge, erect, excavate, install, move, reconstruct, relocate, remove, or repair.

Section 6.2 of Bylaw No. 630 states that Building and Plumbing Permits are required to be obtained for all construction relating to any demolition, excavation, construction, alterations, repair or changes in the use of occupancy of a building or part thereof, plumbing installations or alterations affecting the venting or sewerage system, installation of any solid fueled appliance or chimney, the relocation of any building, the installation of any factory built or manufactured building, and any other building regulated under this Bylaw.

Additionally, Section 6.5 of Bylaw No. 630, Withholding Permits, states:

.1 The Building Inspector will withhold a Permit where:

(a) The proposed work as set out in the application does not comply with the Building Code, this Bylaw and any other bylaws or enactments;

(b) In the opinion of the Building Inspector, the application is incomplete or lacks sufficient detail to determine compliance with the Building Code, this Bylaw or any other bylaws or enactments:

(c) The required Professional Certification has not been provided.

Electoral Area 'F' Official Community Plan Bylaw No. 830

Electoral Area 'F' Official Community Plan Bylaw No. 830 establishes Development Permit Areas, and sets out guidelines for issuance of such permits. Section 13.1.2 of Bylaw No. 830 requires that prior to the placement or construction of any structure on the property a Steep Slope DP be issued by the CSRD. Section 13.1.2 (a) of Bylaw No. 830 states:

"Note: The CSRD requires a slope assessment of slope conditions as a condition of DP issuance."

The CSRD Development Approval Information Bylaw No. 644 states:

"8. To the extent that the proposed activity or development can reasonably be expected to have an appreciable impact on any of the following matters, the Manager may require information specific to:

(c) The natural environment of the area affected such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics and stability, topographic features, ecosystems and biological diversity, fish and wildlife, fish and wildlife habitat, areas of environmental sensitivity, and any rare or endangered plant or animal species."

The Steep Slope DP is to protect against the injury o the loss of life and to minimize property damage associated with ground instability and/or slope failure, CSRD staff require additional information, specifically a detailed site assessment by a BC Professional Engineer with experience in geotechnical engineering. After phone calls, site inspections and a meeting at the CSRD offices, the owner has failed to move forward with the requirements of the Building Permit or the Steep Slope DP.

Section 57 of the *Community Charter*

Note against land title that building regulations contravened

57. (1) A building inspector may recommend to the council that it consider a resolution under subsection (3) if, during the course of carrying out duties, the building inspector

(a) observes a condition, with respect to land or a building or other structure, that the inspector considers

(i) results from the contravention of, or is in contravention of,

(A) a municipal bylaw,

(B) a Provincial building regulation, or

(C) any other enactment

(ii) that, as a result of the condition, a building or other structure is unsafe or is unlikely to be usable for its expected purpose during its normal lifetime, or

(b) discovers that

(i) something was done with respect to a building or other structure, or the construction of a building or other structure, that required a permit or an inspection under a bylaw, regulation or enactment referred to in paragraph (a) (1) and

(ii) the permit was not obtained or the inspection not satisfactorily completed.

(2) A recommendation under subsection (1) must be given in writing to the corporate officer, who must

(a) give notice to the registered owner of the land to which the recommendation relates, and

(b) after notice under paragraph (a), place the matter before council.

FINANCIAL:

The recommendation to place a Section 57 notice on title of the subject property is the result of a Stop Work Order. Costs incurred to date include visits to the site to monitor any construction activity. Additional costs include registration of the notice on title. If the property owner addressed the outstanding Building Bylaw issues and the Building Inspector confirms that the Section 57 notice can be removed from title, the property owner will need to pay a $650 fee to discharge the notice as per CSRD Development Services Application Fees Bylaw 4000 as amended.

If the Board declines to authorize the Notice to be registered against the title of the subject property, the Board may wish to direct staff to pursue legal action through prosecution under the Offence Act or by seeking a court injunction to compel the property owner to comply with CSRD bylaws.

KEY ISSUES/CONCEPTS:

CSRD staff have advised the owner of the subject property, via both verbal and written communication, to provide the required information that will allow issuance of the necessary Development Permit and subsequently the Building Permit. The owner has failed to provide the information or to advise the CSRD when the information will be submitted to this office. In discussions with legal counsel regarding options related to the development of a property in the absence of the required permits, staff were advised that placing a Section 57 Notice on title is a priority.

SUMMARY:

Based upon the information provided by the Building Inspector and his recommendation to file a Section 57 Notice on Title of the subject property, it is my recommendation to the Board that a Section 57 Notice be authorized to be filed on the Title of the subject property.

IMPLEMENTATION:

If the Board authorizes the Corporate Officer to file a Notice in the land title office against the property legally described as Lot 30 Section 22 Township 23 Range 9 West of the 6th Meridian KDYD Plan 20232, in accordance with Section 57 (3) of the *Community Charter*, the Notice will be sent to the registrar of land titles for filing against the title of the subject property.

COMMUNICATIONS:

If the Board authorizes the Corporate Officer to file a Notice in the Land Title Office against the subject property, in accordance with Section 57(3) of the Community Charter, the Notice will be sent to the registrar of Land Title Office for filing against the title of the subject property. The owner of the subject property will be advised in writing of the Board's decision.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

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

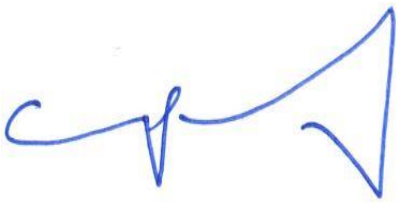
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. CSRD Building Regulation Bylaw No. 630
2. CSRD Electoral Area F Official Community Plan Bylaw No. 830

Report Approval Details

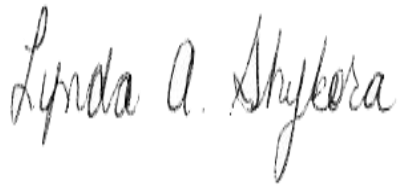
Document Title:	2017-07-20_Board_DS_s57 Wagar.docx
Attachments:	- Maps_3880 12 69.pdf - Photos_3880 12 69.pdf
Final Approval Date:	Jul 26, 2017

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



Corey Paiement - Jul 26, 2017 - 11:35 AM

Gerald Christie - Jul 26, 2017 - 11:57 AM



Lynda Shykora - Jul 26, 2017 - 3:16 PM

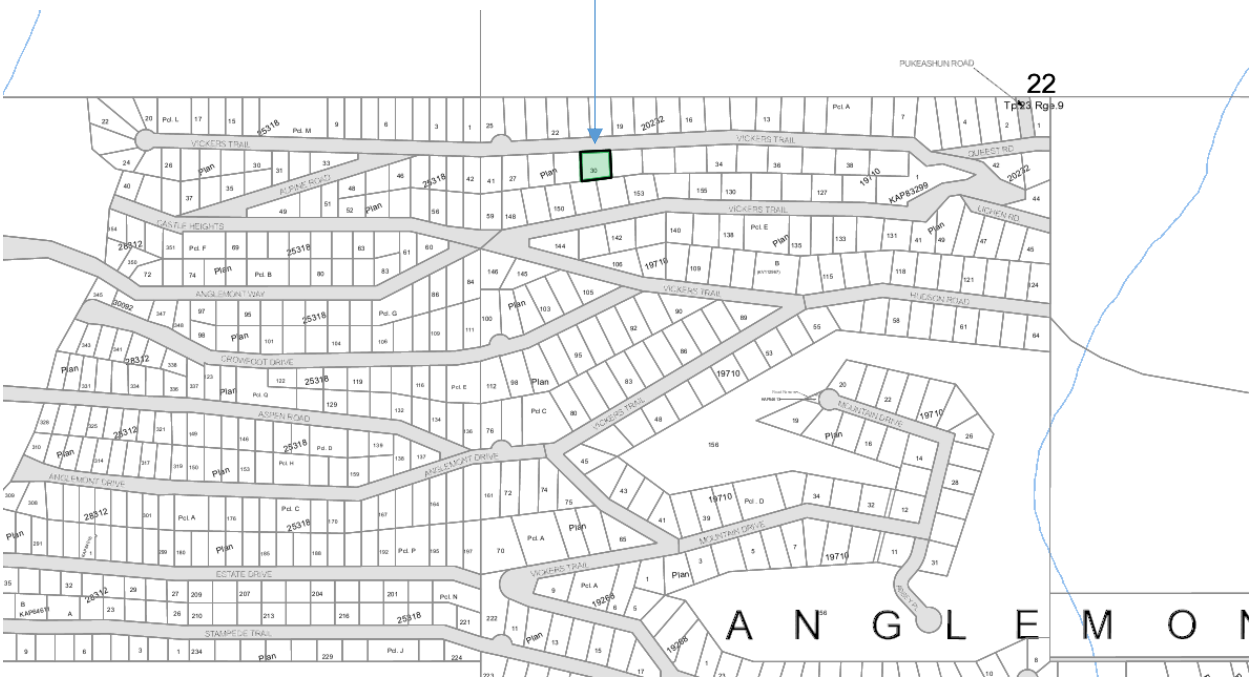
Charles Hamilton - Jul 26, 2017 - 4:23 PM

Location Map

LOCATION MAPS

2943 Vickers Trail

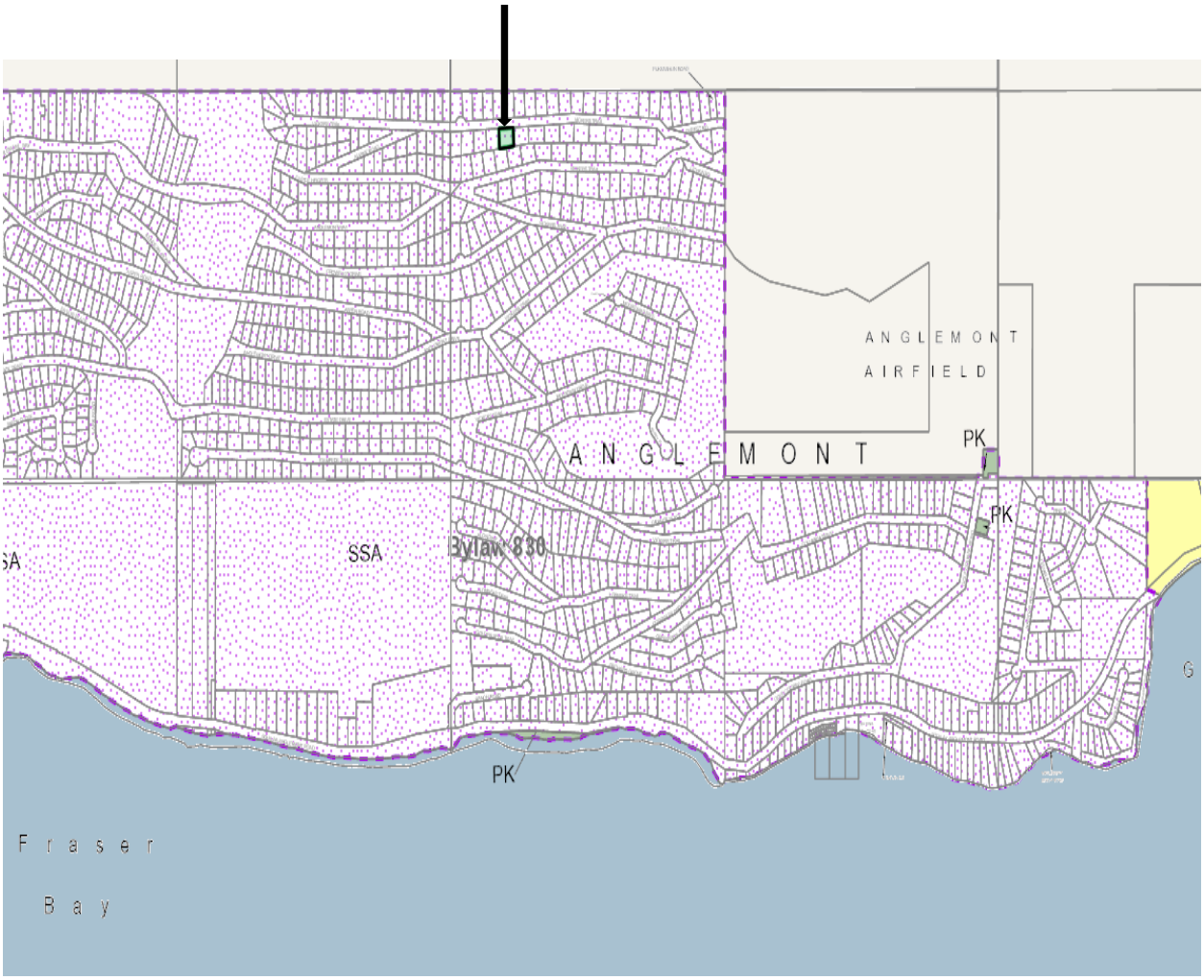
SUBJECT PROPERTY



OCP Map

OCP MAP

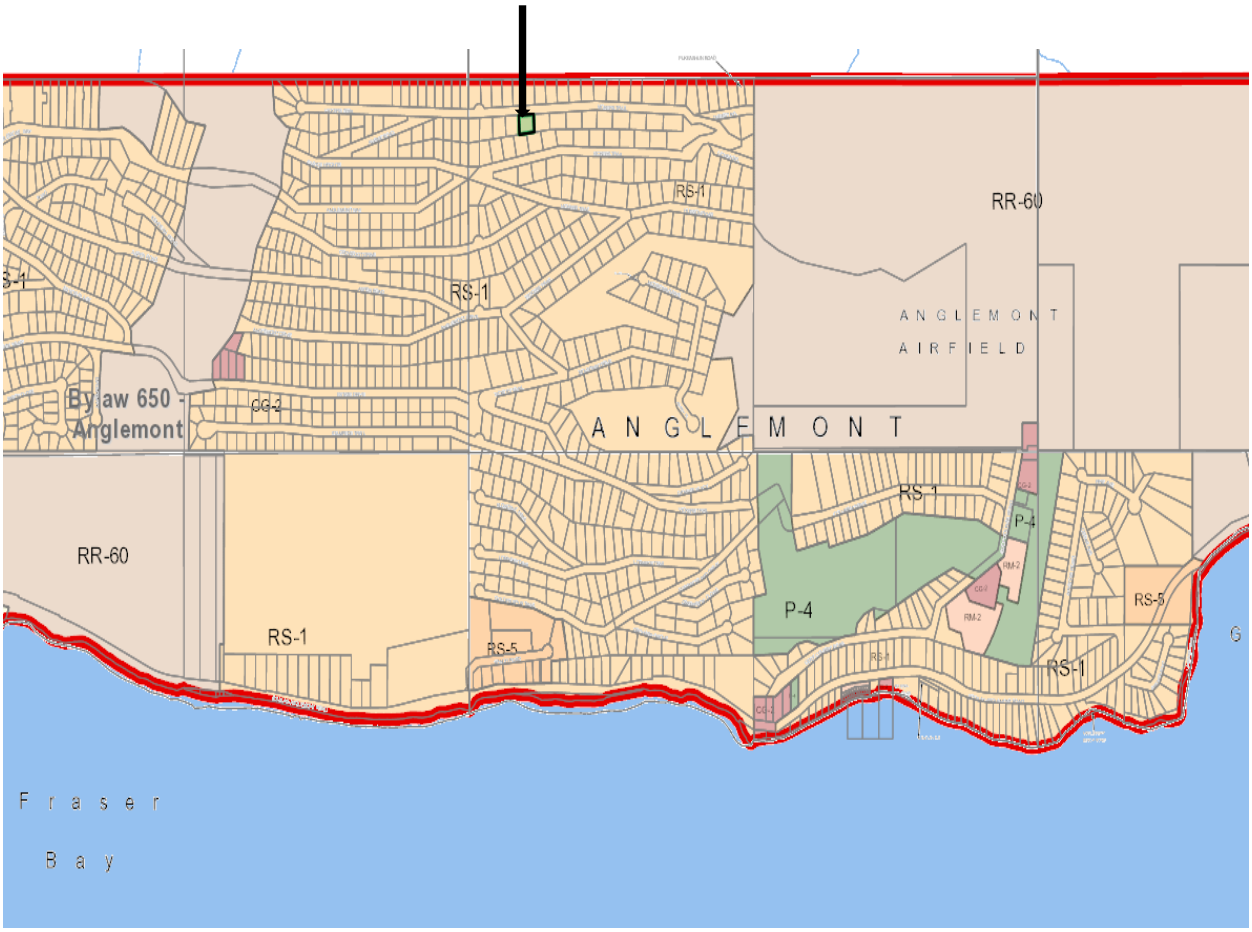
2943 Vickers Trail



Zoning Map

ZONING MAP

2943 Vickers Trail



March 8, 2017

Aug 6, 2015

March 1, 2016

Feb 11, 2016

SHUSWAP ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES

Note: The following minutes are subject to correction when endorsed by the Committee at its next meeting.

Date:	May 4, 2017	
Time:	9:00 am	
Location:	Finz Bar and Grill 2001 Eagle Bay Road, Blind Bay, BC	
Committee Members Present	J. de Vos (Chair)	Wabybrook Farms
	K. Brown	South Shuswap Chamber of Commerce
	T. Rysz	Mayor - District of Sicamous
	P. Demenok	Director, Electoral Area 'C'
	L. Morgan	Director, Electoral Area 'F'
	R. Talbot	Director, Electoral Area 'D'
	R. Martin	Director, Electoral Area 'E'
	R. Marshall	Community Furtures Shuswap
Staff Present	Stephanie Goodey	EDC Clerical Assistant
	R. Cyr	Economic Development Officer

1. Call to Order

The Chair called the meeting to order at 9:25 AM.

1.1 Approval of Agenda

THAT: the agenda of the May 4, 2017, Shuswap Economic Development Advisory Committee Meeting be approved.

CARRIED

Moved By P. Demenok
Seconded By R. Martin

THAT: the agenda of the May 4, 2017, Shuswap Economic Development Advisory Committee Meeting be approved with the following additions:

R. Cyr - Shuswap Economic Development Strategy Kick Off Meeting Luncheon

CARRIED

1.2 Adoption of Minutes

Moved By K. Brown
Seconded By P. Demenok

THAT: the minutes of the March 9, 2017 Shuswap Economic Development Advisory Committee Meeting be adopted as circulated.

CARRIED

2. Discussion

2.1 Consultant for the Shuswap Economic Development Strategy

The Shuswap Economic Development Strategy Request for Proposal has been awarded to EDCD Consulting.

R. Cyr presented to the SED Advisory Committee that the Shuswap Economic Development Strategy Request for Proposal has been awarded to EDCD Consulting. EDCD Consulting's proposal was not the lowest priced submission but the selection committee determined that they are the best candidate to develop the Shuswap Economic Development Strategy.
This project has been identified as one of the top priorities in the 2017 work plan for Shuswap Economic Development. The Shuswap Tourism Development Plan and the Shuswap Agriculture Strategy have previously been successfully developed and it is now time to develop an overall regional economic development strategy that will be able to identify other opportunities for the Shuswap region. This strategy will guide the Shuswap Economic Development department initiatives over the next three to five years.

Moved By R. Martin
Seconded By P. Demenok

THAT: The Committee recommend to the CSRD Board that EDCD Consulting be awarded the contract for the 2017 Shuswap Economic Development Strategy based on staff recommendation.

CARRIED

2.2 Shuswap Economic Development Brochure

For information only - input requested

K. Dearing presented the new Shuswap Economic Development brochure to the Committee. The intention of the brochure is to become a tool that can be used to educate current businesses in addition to attracting new businesses to the Shuswap. Distribution of the brochure will be through individual Visitor Centre's, Chamber of Commerce's, trade shows and business visits.
The brochures are still in the editing process. If the Committee Members have any edits or suggestion they can do so by contacting Dearing directly.

Overall the Committee thought that the brochure was a great addition the Economic Development department and were pleased with the new addition to the Shuswap Economic Development resources

2.3 Breakfast on the Farm & Dairy Tour - Joy de Vos

For information only

Joy de Vos shared with the Committee that the 3rd Annual Breakfast on the Farm will take place June 10th, 2017 at Serene Lea Farms in Mara, BC.
Details for this event are still being confirmed, once the information has been confirmed Joy de Vos will forward to R. Cyr to share with the committee.

Kamloops Okanagan Dairy Association (KODA) would like to do a dairy farm tour for elected officials, workers and anyone who may be interested. The purpose of this tour is to give a better understanding of the supply management system in dairy this will take place sometime in July. Joy de

Vos will send R. Cyr the information to share with the committee once details are finalized.

2.4 Shuswap Agriculture Strategy update – Luncheon – June 1, 2017

For information only

R. Cyr informed the Committee that there will be an upcoming meeting to go over the next steps of the Shuswap Agricultural Strategy. The purpose of the meeting will be to get the working group back together and to make a plan of action on how to move forward with the strategy.

June 1st, 2017 was the suggested date for this meeting, however it does not work for the majority of the Committee members. R. Cyr will work on rescheduling. Once the new meeting date is available R. Cyr will send the information out to the Committee members

2.7 Economic Development Kick Off

A Shuswap Economic Development Strategy kick off meeting will take place May 11th, 2017 at 9am in the CSRD Boardroom, this meeting will answer any questions regarding this upcoming project.
The purpose of this meeting is for the consultants to deliver a facilitated discussion/session to the group to provide an opportunity for everyone to understand traditional economic development and community economic development. They will also discuss the process that they will be using to develop the strategy. Any questions can be submitted before the meeting to R. Cyr.
This committee will be the advisory committee for the Economic Development Strategy. If there is anyone that the committee members would be a good candidate to be on the advisory committee, please give the information to R. Cyr or K. Dearing. Further details regarding the advisory meetings will be conveyed at this meeting.

2.6 Community Roundtable

Director Talbolt - The Falkland Stampede will take place this May Long weekend, May 20-22, 2017.

Director Morgan - Area 'F' has been busy with new developments and real estate in the area is seeing a boost in activity.

Mayor Rhyz - The District of Sicamous is busy with many upcoming events including the Stomp kick off taking place May 6, 2017

Director Martin - Area 'E' real estate is seeing an increase in activity and many of the local businesses are preparing for a busy summer season.

Director Demenok - Area 'C' plans to host over 70 events throughout the summer. Community consultations 6 meetings for the governance project lots of positive things going on.

Karen Brown- The Arts Council for the South Shuswap is hosting the Shuswap lake Culture Crawl this May Long weekend the crawl will consist of four days of arts and culture, live music and tours.

Rob Marshall - Community Futures will be hosting the finale of the annual Launch-a-preneur tonight at Sal Mar Grand Theatre. Work is continuing on The Shuswap Labour Market Assessment project and will continue over the summer with interviews and surveys.

Joy de Vos - The local 4-H program is hosting an Amazing Race in Downtown Salmon Arm during the Salty Dog Festival, May 13, 2017. The race will introduce youth in the community to the 4-H program and is part of the Canada 150 initiative.

2.5 New Film Commission Contractor – David Barritt

Introduction of David Barritt - Columbia Shuswap Film Commission

R. Cyr introduced David Barritt to the Committee, Barritt and R. Cyr have been working together to start improvement on the Columbia Shuswap Film Commission. Currently Cyr is working on a contract for Barritt and will taking it to the CSRD Board at the May 18th Board Meeting.

D. Barritt stated that he is excited to start working with the Film Commission. and the local communities on improving the film industry in the Columbia Shuswap Region. D. Barritt has a vast amount of experience and knowledge in the film industry and will be a great addition to the Columbia Shuswap Film Commission.

R. Cyr also stated that a large portion of the work that D. Barritt will be completing is location scouting in the communities, updating the website, updating film locations in Reel Scout, and building and maintaining film industry relationships.

3. Next Meeting

September 7, 2017 at 9:30 AM, North Shuswap

4. Adjournment

Moved By P. Demenok
Seconded By R. Martin

THAT: the May 4, 2017 Shuswap Economic Development Advisory Committee Meeting be adjourned at 11:30am

CARRIED

5. Tour - South Shuswap Tourism Kiosk Unveil

Through the financial support of the CSRD, Shuswap Tourism and the Province of BC Rural Dividend Program, the South Shuswap Chamber of Commerce was able to break ground in 2017 offering a new model of visitor information services.

Six visitor information kiosks were built in 2016 and a further six will be built in 2017, all spread throughout the South Shuswap region. These kiosks serve as a pick up station for Vacation Planners, Shuswap Tourism guides for hiking, cycling, motor touring, winter activities, wine tours, golfing, First Nations cultural activities, area event calendars and much more. There is also a tearaway map and bucket list with a listing of all accommodations, eateries, activity providers and area amenities. The Shuswap Economic Development Advisory Committee was able to visit the Sandy Beach Waterfront location in Blind Bay at the end of their meeting.

Kiosks are also located at the following locations:

Sorrento Blind Bay Park
Sorrento Strip Mall Hwy 1
White Lake Community Park
Sunnybrae Community Park
Intersection Balmoral & Blind Bay Road (by mailbox cluster)

_____

Chair

SHUSWAP TOURIASM ADVISORY COMMITTEE MEETING MINUTES

Note: The following minutes are subject to correction when endorsed by the Committee at its next meeting.

Date:	May 4, 2017	
Time:	1:00 PM	
Location:	Finz Bar and Grill 2001 Eagle Bay Road, Blind Bay, BC	
Committee Members Present	D. Lepsoe (Chair)	Councillor, Village of Chase
	G. Bushell	The Eagle Valley Snowmobile Club
	P. Demenok	Director, Electoral Area 'C'
	R. Martin	Director, Electoral Area 'E'
	T. Rysz	Mayor, District of Sicamous
	K. Flynn	Councillor, City of Salmon Arm
	R. Talbot	Director, Electoral Area 'D'
	L. Morgan	Director, Electoral Area 'F'
	M. Lane	Dreamcycle Motorcycle Museum
	S. Hofstetter	Prestige Hotels
	P. McIntyre-Paul	Shuswap Trail Alliance
	Karen Brown	Arts Council for the South Shuswap
Committee Members Absent	K. Wells	Enderby Chamber of Commerce
	J. Ziercke	Quaaout Lodge and

		Spa/Talking Rock Golf
Staff Present	Stephanie Goodey	SED Clerical Assistant
	R. Cyr	Economic Development Officer
	C. Massey	Reach Marketing

2. Call to Order

The Chair called the meeting to order at 1:10 PM.

2.1 Approval of Agenda

Moved By L. Morgan
Seconded By K. Flynn

THAT: the agenda of the May 4, 2017 Shuswap Tourism Advisory Committee Meeting be approved with the additions:

Kevin Flynn - TOSTA Discussion

CARRIED

2.2 Adoption of Minutes

Moved By P. Demenok
Seconded By L. Morgan

THAT: the minutes of the March 9, 2017 Shuswap Tourism Advisory Committee Meeting be adopted as circulated.

CARRIED

3. Discussion Items

3.1 Ambassador Program - Michelle Davies - TRU Tourism Program

Presentation

Michelle Davies is a student at Thompson Rivers University in the Tourism Program. M. Davies has been doing a research project on behalf of the

South Shuswap Chamber of Commerce. The purpose of M. Davies research is to discover how the South Shuswap Chamber of Commerce can assist local tourism businesses with visitor services training for their front line workers. This program will be called the Tourism Ambassador Program.
M. Davies has been conducting business interviews in order to understand the businesses requirement for customer/visitor service training for their employees. Research is being completed on the topics that would need to be included in the course and how the course could be delivered to the employees. They are looking at both classroom and online options for these courses.
Moving forward M. Davies would like to conduct further business interviews and work on building the core content for the proposed course and a proposed implementation plan. It is anticipated that the course will be ready for use in the spring of 2018.

3.2 Destination BC Program Update

For information only

Destination BC co-operative marketing funding has been approved, in principle, in the amount of $64,800. The funding will be put towards the implantation of seven marketing tactics. Including the following,

- Digital/Online Marketing Campaign, this on-line marketing campaign will showcase the twelve identified Shuswap itineraries/experiences. Online marketing campaigns will align with target markets in the Pacific NW US, BC, and Alberta.
- Video and imagery - Shuswap region, the development of a video and new imagery for promotional use of the Shuswap region. This video and imagery will showcase the 12 identified Shuswap itineraries/experiences.
- Media Tours, to develop six media tours to showcase the 12 identified itineraries/experiences and the 2018 “Salute to the Sockeye” Festival at Roderick Haig Brown Provincial Park.
- Updating Experience Guides, update and reprint experience guides to showcase the 12 identified itineraries/experiences. These guides will include the Cycle Touring Guide, Motor Touring Guide, Nordic and Snowshoe Guide, and the Sledding Guide. This will be printed and online.
- Trail Guide Update and Reprint, This guide will now be updated to showcase new trail itineraries/experiences and new online mapping is

being developed so that all trail routes in the guide can be downloaded to various mobile formats.

- Consumer Shows, Shuswap Tourism and Tourism businesses on site at consumer shows in Seattle, Calgary, Edmonton, and Vancouver.
- Promotion of local music events, the Shuswap region has as emerging community music scene. Between June-August visitors to the Shuswap can experience live outdoor music events seven nights a week. Community organizations host these events and fund the artists and the venue. Shuswap Tourisms role is to create the marketing collateral and assist in the marketing of these events. Target markets for these events would be our close in markets of Kamloops, Kelowna, and Vernon.

3.3 Shuswap Tourism Marketing Strategy Update

For information only

Work on the new Shuswap Tourism Marketing Strategy has begun. Currently there has been one conference call with Destination Think. The purpose of the call was to go over an outline of the work that will be done over the course of the strategy development.
Destination Think will be in the Shuswap in a few weeks to conduct business meetings that will assist in the development of the new Shuswap Tourism Marketing Strategy. Destination Think will also be presenting at the Shuswap Tourism Spring Networking event taking place on May 24th, 2017 at Quaaout Lodge Resort.

3.4 Annual Report

For information only

Shuswap Tourism has just completed work on the Annual Report. The report gives and overview of the works that Shuswap Tourism has completed in 2016. The report also includes an overview of the future work that Shuswap Tourism will be completing in the next year. R. Cyr will be presenting the final report to each the Shuswap Tourism communities over the next few months.

3.5 Shuswap Tourism Marketing Update

For information only -Carmen Massey, Reach Marketing

R. Cyr has asked Carmen Massey to provide a report covering all of Shuswap Tourisms marketing projects two weeks before the Shuswap Tourism Advisory Committee Meetings. This will allow R. Cyr to distribute the report to the Committee prior to the meetings. It is anticipated that this process will shorten the amount of time spent on these discussion items during the meetings.

The committee appreciated the new format and felt it was a great way to receive the marketing information.

3.6 Itineraries – 14 Itineraries

For information only

Fourteen experiences/itineraries have been developed that will showcase authentic experiences in the Shuswap region. These experiences will resonate with our EQ visitors – Authentic, Cultural, and Free Spirits. These experiences provide an overview of Shuswap experiences. They are designed to make a Shuswap experience more accessible and approachable. They can be used for:

- Visitor Center handouts

- Stakeholder and Partner distribution

- Website display

- E-Newsletters

- Social Media links

3.7 Rail Trail Announcement

For information only - Conditional agreement reached for the purchase of the CP rail corridor between Armstrong and Sicamous

Director Martin spoke to the Committee regarding the media released by the Regional District of the North Okanagan.
The Board of Directors of the Regional District of North Okanagan (RDNO) has authorized the execution of a Conditional Purchase and Sale Contract for the CP Rail corridor that runs from Sicamous and Armstrong, excluding a number of sections owned by the Splatsin, in partnership with the Columbia Shuswap Regional District (CSRD).
Director Martin emphasized that this is a great accomplishment and will have substantial impact on tourism throughout the entire Shuswap

Region.
Mayor Rysz acknowledged that there was a lot of work done by the CSRD staff to ensure that this project went forward in addition to a generous monetary contribution from the province.

3.13 TOSTA

Kevin Flynn brought the discussion about updating the current regional tourism association name from TOTA (Thompson Okanagan Tourism Association) to TOSTA (Thompson Okanagan Shuswap Tourism Association)

K. Flynn feels that TOTA should become TOSTA to better represent the Shuswap and thinks that it is time for TOTA recognize the Shuswap as an important region with in the Thompson Okanagan.

It was suggested that Shuswap Tourism develop a strategy to put this motion forward.

R. Cyr responded to the committee by stating that this type if initiative is best to be moved by elected officials.

Following this there was a discussion amongst the committee regarding how this change could affect the area and if a change to the tourism association name is something that would be of true benefit to Shuswap Tourism.

Moved By K. Flynn
Seconded By P. Demenok

THAT: Four or Five members of the committee get together to talk about how the Shuswap can become a bigger part of TOTA (Thompson Okanagan Tourism Association)

CARRIED

3.8 Shuswap Trail Update

For information only - Rail-Trail acquisition including inter-regional meeting with TOTA, Shuswap Trail Strategy updates from the Working Group including Alpine trail management priorities in East Shuswap, Shuswap

Trail 2017 Planning and Building updates, and trail-based tourism marketing project updates (Trail Guide, mapping, signage)

P. McIntyre-Paul provided a update of projects that they are currently work on:
- Rail Trail acquisition including inter-regional meeting with TOTA,
- Shuswap Trail Strategy updates from the Working Group including Alpine trail management priorities in East Shuswap
- Shuswap Trail 2017 Planning and Building updates, and trail-based tourism marketing project updates (Trail Guide, mapping, signage)
P. McIntyre-Paul gave the Committee a brief update on the work that the Shuswap Trail Alliance has been working on over the past few months.
P. McIntyre-Paul reiterated what Director Martin discussed regarding the new Rail Trail announcement and added that it is important to realize that the Rail Trail is one large project that consists of a group of smaller projects.
The Shuswap Trail Alliance is also continuing to complete and maintain work on trails thought out the Shuswap. There is currently work being done in the Little Shuswap, the South Shuswap, the North Shuswap and the Salmon Arm Area.
The Shuswap Trail Alliance is also continuing to raise funds for the Shuswap Trails Legacy Fund. The Legacy Fund will enable them to continue to build and maintain the Shuswap Trail system into the future. The goal is to invest $150,000 in the fund for Canada's 150th anniversary.

3.9 Digital Marketing Statistics 2016/17

For information only

R. Cyr gave a brief over view of the digital marketing campaign that Shuswap Tourism did last year. The digital marketing initiative was a significant part of Shuswap Tourisms 2016 marketing budget. Shuswap Tourism cannot compete with the value that comes from online marketing with print ads.

There is a clear correspondence between digital marketing campaigns and the activity that is seen on the ground levels.

Overall there was a great reception to digital marketing campaigns and Shuswap Tourism will continue to use this form of marketing to promote tourism in the Shuswap.

3.10 Destination BC 2016/2017 Final Report

For information only

R. Cyr gave a brief overview of the post project repot to the Committee. Shuswap Tourism received $46, 500 from Destination BC to use towards marketing tourism in the Shuswap. This funding was used in a variety of projects including the following:

- Online Marketing Campaigns
- Experience & Itinerary Development
- Image Acquisition
- Regional Awareness/Interpretation Development:
- Regional Brand Promotion

3.11 Sicamous Stomp Proposal

The Stomp committee has requested $3,500.00 sponsorship from Shuswap Tourism for this event. Shuswap Tourism has not supported any Stomp events in the past, due to the nature of events that happen on site.

R.Cyr has received a letter from the Stomp committee has requested $3,500.00 sponsorship from Shuswap Tourism for this event. Shuswap Tourism has not supported any Stomp events in the past, due to the nature of events that happen on site.
There was a discussion regarding whether or not Shuswap Tourism should provide the Summer Stomp with funding. It was decided that Shuswap Tourism does not support the activities that happen on site during the evening events at the “Summer Stomp” and therefore cannot provide support to the Sicamous Stomp Committee.
Shuswap Tourism can provide support to non-profit organizations that are organizing the family friendly events during the day in downtown Sicamous. The committee has asked that those organizations put in a separate request for funding to Shuswap Tourism.

Moved By R. Martin
Seconded By L. Morgan

THAT: The Shuswap Tourism Advisory Committee does not support the request from the Sicamous Stomp Committee for funding

CARRIED

Moved By R. Martin
Seconded By T. Rysz

THAT: The Shuswap Tourism Advisory Committee has provided a recommendation to Shuswap Tourism to contact the organizers of the Downtown Sicamous Event and The Chainsaw Exhibition Event to request more information regarding financial support for these events.

CARRIED

3.12 Community Roundtable

Joy de Vos - The local 4-H program is hosting an Amazing Race in Downtown Salmon Arm during the Salty Dog Festival, May 13, 2017. The race will introduce youth in the community to the 4-H program and is part of the Canada 150 initiative.

5. Adjournment

Moved By P. Demenok
Seconded By K. Brown

THAT: the May 4, 2017 Shuswap Tourism Advisory Committee Meeting be adjourned at 3:42pm

CARRIED

1. Tour - South Shuswap Tourism Kiosk Unveil

Through the financial support of the CSRD, Shuswap Tourism and the Province of BC Rural Dividend Program, the South Shuswap Chamber of Commerce was able to break ground in 2017 offering a new model of visitor information services.

Six visitor information kiosks were built in 2016 and a further six will be built in 2017, all spread throughout the South Shuswap region. These kiosks serve as a pick up station for Vacation Planners, Shuswap Tourism guides for hiking, cycling, motor touring, winter activities, wine tours, golfing, First Nations cultural activities, area event calendars and much more. There is also a tearaway map and bucket list with a listing of all accommodations, eateries, activity providers and area amenities. The Shuswap Economic Tourism Advisory Committee was

able to visit the Sandy Beach Waterfront location in Blind Bay at the beginning of their meeting.

Kiosks are also located at the following locations:

Sorrento Blind Bay Park
Sorrento Strip Mall Hwy 1
White Lake Community Park
Sunnybrae Community Park
Intersection Balmoral & Blind Bay Road (by mailbox cluster)

4. Next Meeting

September 7, 2017 at 1:00 PM, Location to be determined

AREA C GOVERNANCE COMMITTEE MINUTES

THURSDAY JUNE 29, 2017 SORRENTO MEMORIAL HALL

PRESENT: Don Patterson (Notch Hill), Karen Brown (Shuswap Lake Estates), Cal Heschuk (Sorrento), Edith Rizzi (Sunnybrae Hall), Lenore Jobson (Sunnybrae Seniors), Larry Stephenson (Carlin), Steve Wills (Cedar Heights), Andy Bartels (McArthur Heights/Reedman Point), Gareth Seys (South Shuswap Chamber of Commerce), Paul Demenok (Director, Electoral Area C) and Facilitators Allan Neilson & Juliet Anderton
REGRETS: Henry Schnell (Eagle Bay) & Renee Rebus (White Lake)

MEETING CALLED TO ORDER AT 6:05 PM

Chair Steve Wills introduces the Governance Study Committee to those sitting in the public gallery. Committee member Karen Brown is appointed to take the Minutes. On behalf of the committee, Chair Wills gives thanks to Karen for taking the meeting minutes to date.

Chair Wills calls for adoption of the June 15, 2017 Minutes: MOVED/SECONDED Larry Stephenson/Andy Bartels CARRIED.

PUBLIC ENGAGEMENT FINDINGS

Allan Neilson then takes over to give an in-depth summary of the findings. He reminds the public that the job of the governance steering committee was to:

a) learn about and document what is in place today ie governance framework and also service delivery: what's available and how services are paid for;
b) guide the consulting team in the public process; and
c) based on everything learned and from input received from the public, to determine whether or not there is a need for improvement either in current delivery of governance or to look at some alternatives, one of which could be incorporation. Other choices are available as well.

Allan indicates that the engagement process was fairly robust. A number of meetings were added to the initial proposal to ensure that all areas were represented. All in all there were 6 open houses, 216 surveys received online and three public meetings, two of which were highly attended. Karen Brown also adds that a formal position paper was received from the South Shuswap Chamber of Commerce, representing 110 members.

Juliet Anderton then takes over to go over the PowerPoint presentation to the public.

Engagement Opportunities: Over the course of the last few months, six open houses at Sorrento, Sunnybrae, White Lake, Eagle Bay, Notch Hill and Shuswap Lake Estates were hosted. Juliet shares that the consulting team was impressed with the attendance of the committee members at each of those functions.

A questionnaire had been launched and a governance study invitation to community groups to do presentations at their meetings. All meetings held have been open to the public – solid attendance as stated previously.

Advertising: Community engagement was by direct delivery via a 2 page flyer to 2000 households, 4 paid print ads, CSRD e blasts, Area Director stories in local media, twitter, facebook and direct contact made by Governance Study Committee members to others in their respective circles.

Educational Opportunities: A deeper report and a smaller overview 'Getting to Know Area C' were posted on the CSRD website and available for distribution at public meetings and open houses.

Open House Public Feedback: Overall, not a lot of strong opinions where people came to an open house with a specific issue. Some of the themes that came out of the Open Houses were a general appreciation for inviting the public to go out to the community to learn about governance. There is a specific 'flavour recognizing urban and rural issues' in Area C. In the rural areas there was a sense that generally people are quite okay with the status quo. More curiosity arose in the urban areas ie Sorrento and Blind Bay asking 'what other options are out there and should they be explored, and if so, what are the costs?'

Across the region (Area C), cost to taxpayers was raised. Opinion was that the public may be prepared to pay for better services. Roads, pedestrian safety, autonomy and the voting model of the CSRD were all raised. Outer areas having a vote on Area C issues was concerning and left people feeling perplexed. There was a curiosity about general future impact of growth – what will Area C look like in 10, 20, 30 years and do we have the proper governance model in place to deal with 'stuff' down the road?

Questionnaire Public Feedback: As mentioned 216 responses were received. Graphs and charts were shared outlining responses.

With respect to the educational material provided BEFORE a person should take the survey, 80% of people reviewed it, 20% did not. The largest proportion of survey results came from Blind Bay and Sorrento but a good representation was received from the more rural areas as

well. Juliet comments that 80% taking the time to review the materials before taking the survey, in comparison to other surveys administered, is quite impressive.

Blind Bay responses were approximately 43% compared to the population of 3500 in that area. Roads, sewer, waste water, water quality were all big issues that came through loud and clear. Road, especially the maintenance and repair were a high concern.

When it came to top-of-mind issues, roads, sewer, water quality, police, planning, emergency services, autonomy, bylaw enforcement, building inspections and fire protection appeared in that order as top issues.

When prompted by the consulting team, and asked the question as to what improvements the public would suggest, governance, representation and autonomy in decision making was the topic that the public went to most.

Larry Stephenson adds that when first reading the findings, he was trying to come to grips with the idea that some of the responses didn't jive together ie level of satisfaction relative to level of importance. Knowing that responses to aimed questions might well differ from responses to top-of-mind issues, helped to solve the disconnect in the results reported form these two areas of the survey.

When asked about value for taxes, 55% agree we get good value, 31% are in disagreement.

With respect to representation, autonomy and governance, 32% of the population agreed that one director was sufficient while 50% said one director was not sufficient. Having a say in community decisions, 44% strongly agreed that there were ample opportunities to have a say in local decisions while 35% strongly disagreed or disagreed with that statement.

When posed with additional committees or commissions, 61% strongly agreed or agreed that having additional opportunities through committees would encourage more participation or advice on local levels; 14% disagreed.

When asked about fair and equitable representation, 27% agreed it was fair where as 80% strongly disagreed or somewhat disagreed on this view.

When asked if different governance options beyond the current system should be explored, 70% of respondents indicated that 'yes, it should be explored'; 13% expressed it should not.

With respect to decision making, 70% strongly agreed or agreed that Area C needs to have greater autonomy over their own decision making; 7% strongly disagreed and 6% somewhat disagreed.

Andy Bartels asks if these results are atypical or typical compared to other surveys done in other areas. Juliet responds that each area surveyed is very different. What she can share is

that at the open houses there was a very clear reason why people attended. Roads and highways were an issue. From the entire process she feels that there is a need for more information. It will give much more of a respectful outlook from one area to the next.

Allan adds that in Area D Okanagan Similkameen there are 7000 people. Salt Spring Island is also another. In those two particular examples, the consultants have found quite a bit of stress and tension which wasn't apparent in this study. There were specific service issues but not the disparaging issues causing infighting etc.

Consultants comments regarding their 'take' on the Open Houses is that some were nicely attended while others were not. At those meetings they heard specific issues, and a fair bit about representation. They got a sense of curiosity from the group as a whole with respect to representation, the ability for one director to make decisions in Area C, the voting system and autonomy. Overall, people would like to see another option or opportunity for governance but that takes getting the information first, which was favoured.

Juliet comments that at one of the open houses, Area C Director Paul Demenok was asked how he felt about this process and how he felt his workload was etc. That question to Director Demenok indicated that people weren't quite sure what their level of service should be; there was almost a sense of what people are expecting for their tax dollars.

Larry comments that through this process, Area C residents have a fairly good understanding of who we are; we share a common interest and have leadership that builds that in our area. The feedback we are getting indicates that the rural areas are more supportive of the status quo than are the urban areas. Larry also added here that the rural areas are understanding and supportive of the urban area's concerns about the pressures of continued growth and effective governance going forward.

Summarizing

Allan takes over and goes over what the purpose of the Governance Study was all about. We were to document and assess current level of services, understand the concerns of residents re services and governance and identify future governance service options, if needed. This was not an incorporation study, however we explored if there was enough appetite to request a formal incorporation study. A volunteer group making up the Governance Study Committee turned out to 6 open houses and a recommendation by that committee, based on those engagement opportunities, survey input and face to face engagement in the community was to be made.

The mandate being set, through the process governance was explored, voting rules specified, voting procedure (which didn't always sit well with residents), talking about local services wherein CSRD is primary provider, plus sub regional and region wide, talked about service

categories, who participates and how much it costs, plus tax implications. Overview for each service groups, decisions and how they are made and how costs are recovered ie who pays and how much were explored. We went through the Tax Notice and took a sharper look at how costs are arrived at and brought to the residents through their annual notices. Governance options were explored to get us into the frame of mind as to how things should be run.

Turning the committee's attention to the options available, Allan then went through the three choices to consider:

STATUS QUO

Nothing changes in the governance model however through the added use of committees or commissions, there could be more 'say'.

INCORPORATION

New municipality in a portion of Area C, using the findings from the public engagement. A new committee working with the Province and the CSRD would need to choose appropriate study boundaries for a new municipality. Assess cost and tax implications for incorporated and remaining unincorporated areas (which would then form a new Area C). Assess impact on farm properties as farm lands don't get all of the tax benefits under a municipality so that would need addressing.

NEW ELECTORAL AREA

Divide Area C into two resulting (C1 & C2 for example). With two electoral areas, you could have two directors making decisions, thereby reducing the current director's workload. Others at the CSRD Board level are still involved in the decision making like they are today so nothing would change in that regard. Local roads and policing would still be at the provincial level. Tax implications would affect both new electoral areas.

Gareth asks about land use and planning and autonomy in those areas to which Allan replies that under this third option, decisions would be made by directors from all electoral areas for Area C, like those decisions are made currently. Community Parks for example could be made between the two directors if they shared the service.

Another option Allan discusses relates to local community commissions. There are a handful in BC and they tend to be applied to more remote areas that have specific local service issues. Local community commissioners are elected by residents; a body of 5 including the Electoral Area Director can make up an advisory body or as a decision making body. As the consultants did not hear a lot about services not getting attention with the exception of roads, they feel that this option would not be one to consider for this area.

Other service commissions – they tend to be ones involving collections of electoral areas. They have these in the Okanagan – again not the best for this area.

Regional District Model or other models: perhaps setting up a parks commission or recreation commission is possible under any governance model.

Boundary Changes to take some of Electoral Area C and annex to Salmon Arm or another electoral area was brought up and deemed not a good choice for this area.

At one Open House, Allan states that a gentleman brought up the idea of redoing the boundaries of the CSRD to match the watershed. While this is an intriguing and interesting idea, Allan feels that the Province would be reluctant to pursue this option.

Resort Municipality is the next option raised. Allan states there are two types: Mountain Resort Municipalities and Resort Areas. Taken together, Resort Municipalities have three defining characteristics to receive status and funding from the province: Higher proportion of hotel rooms relative to population, Hotel Room Tax and a resort development strategy endorsed by the province. This all being said, we do not fit the criteria, therefore this option cannot be explored.

ROUNDTABLE

Chair Wills then asks each of the Governance Study Committee members to share his/her opinions and recommendations:

Larry Stephenson speaks in favour of an incorporation study to gather more information for a variety of reasons – relative to the level of satisfaction with services and the level of satisfaction comparing importance of those. CSRD is too huge a body to deal with specific issues; we could explore incorporating into a municipality that could be geared toward doing these types of things. Interesting challenge here would be how the boundary would be determined. From the committee's perspective, he recommends going to Stage 2 of the study.

Edith Rizzi gives kudo's to Area Director Paul Demenok for the job done. She states that as a whole, Area C is pleased with Director Demenok and the work that he puts into the job. Rural areas have sent a clear message that they'd like to be 'left alone' and they are quite satisfied. More populated areas are questioning their level of contentedness with the status quo. Although there have been no demands for incorporation, people are certainly supporting getting the numbers in Stage 2 of the study. She shares that there is certainly not representation on the CSRD Board and she supports Stage 2.

Gareth Seys shares that the overall consensus seems to be less populous areas area content while the more populous areas are looking for options. He recommends exploring other governance options.

Cal Heschuk says that his feelings are already summarized. It's a 'no brainer' to go ahead and get the numbers in Phase 2 because it will give us the data we need. It is hard to make an informed decision with limited information and there is certainly enough interest to pursue the study because of the information it will provide.

Lenore Jobson found the Open houses interesting and informative. Presentations by Allan and Juliet were well received and encouraged participation. Residents had lots of questions and although they were curious, many residents were happy and didn't want changes. Only area she found was Blind Bay where they definitely wanted to see what the financial differences would be. She recommends Phase 2 of the study.

Andy Bartels shares that he is neutral on most issues. A few people he has engaged with state 'show me the number and we will talk'. Public wants to know how much it will cost and what is the value for those dollars? Roads are concerning and the costs associated. He is supportive of continuing to Phase 2 of the study and well as other governance options.

Don Patterson has watched the evolution of Area C for the past 40 years. Director's job is quite cumbersome. One of the things Don senses with this proposal is an urban vs rural type of feel. He feels that the regional district model is a lousy one to begin with and he feels that we are trying to make improvements to something that is essentially bad to begin with. He has one concern; the people who are ambivalent to this – there is risk in that. The decision made here will be meaningful and long lasting so we need to get some answers to support a solid decision. To that end, Don is supportive of Phase 2 of the study.

Karen Brown feels that getting to Phase 2 of the study is essential to get all of the information needed to make a well informed decision. This is a pivotal time in the community and it is to be explored thoroughly. One concern she also has is the 'coffee shop talk' that takes place in a community. Many hear misinformation and can base a referendum vote on misinformation or no information which would challenge making a properly informed vote.

Steve wishes for all three choices to be on the table. He is not opposed to an incorporation study but does not want that to be the only option.

For the record, Area Director Demenok adds that both Henry Schnell from Eagle Bay and Renee Rebus from White Lake have written indicating their support for proceeding to Stage 2 of a study.

Allan explains that normally when it goes to referendum is that the community is asked 'are you happy with the status quo'. If they count the votes and people are generally happy, the second part of the referendum results are not needed. If the votes are counted and people are not happy, then the votes for the second part of the referendum as to governance options ie incorporation or adding a new electoral area (C1 & C2) are counted. Allan notes that the Province, based on the recommendation of the Board, will determine the exact process to follow.

Cal asks if the study shouldn't be called something else to which Allan replies it could be called a Restructuring Study.

Allan notes that the process of collecting data and examining impacts is essentially the same for a restructuring study and incorporation study.

When discussed as to how to properly present to the public, we don't want to give so many choices that our electoral area director has too 'wishy washy' of a proposal to take to UBCM (to the Province) in September. Our wants have to be clear and concise. Status Quo is always an option however it's not really needed on the proposal.

Larry wishes to clear up what might happen with the data collected through a further study. He perceives that the committee managing the next step might well examine the data and make the decision that neither a move to incorporation nor a move to restructuring would be worth pursuing. In that case, a referendum would not be required.

Whatever the information, we need to have a clear understanding of our community's needs. We need to have a clear vision to support the data, who has control in decision making . There will be development happening over the next 20 or 30 years; we need to plan for those changes.

Andy shares that 'we need to keep our eyes on the ball'. This is an academic exercise giving us a body of knowledge.

Allan shares two comments:

a) Status Quo is always an option, and is a legitimate outcome of any restructure study. The Committee should not consider a study that settled on the status quo as the preferred option as a failure.

b) Provincial Government like any other government is constitutionally responsible for local government structure throughout the province. The Province takes this responsibility very seriously, which is why these exercises tend to be long and involved. The Province will set out

the process to follow, and will determine what kind of question(s) to put to the public. Any significant change from the status quo will require a public vote.

Area Director Demenok is asked if he wants to add anything. He suggests a restructuring study. Andy Bartels & Karen Brown motion & second to proceed with a restructuring study. Chair Wills calls for a vote. Question of procedure arises as no further discussion was called for prior to the vote. Discussion ensues.

Larry raises the point that the wording needs to be more specific to provide guidance to the next step based upon the information that was returned through our study. Discussion and consultation as to how this might be achieved followed, then: Larry Stephenson moves/Andy Bartels seconds the following amendment, to clarify wording, to the initial motion:

'Based on its review of the current governance and service delivery frameworks, the South Shuswap Governance Committee recommends to the CSRD Board of Directors that a restructure study for Electoral Area C be undertaken and that the restructure study examine two options:

The incorporation of a portion of the electoral area; or

The division of the current Electoral Area into two Electoral Areas'

Chair Wills calls for the vote. After no further discussion, **the vote to approve the amendment to the initial motion is UNANIMOUSLY CARRIED.**

Chair Wills then calls for the vote on the motion as amended. **UNANIMOUSLY CARRIED.**

NEXT STEPS

After completion of the Final Report, all of the feedback from the interim report and engagement sessions, a presentation will be made to the CSRD in August, 2017 by the Chair for the Governance Committee. After receiving in and approving the report, the CSRD Board would then make a submission to the Ministry of Community, Culture & Sport. A representative in Director Demenok's absence would speak to the report in September at UBCM.

PUBLIC QUESTIONS

If, as a result of the restructuring study, there is a referendum on incorporating a part of Area C, do all voters get to vote or just those in the proposed incorporation area? There is clear impact to all not just the proposed area. Allan responds Ministry would look at what the impacts would be. All of the data would identify for the incorporated area what the impact would be re taxes etc. Impact would also be explored for outer lying areas as well.

Resort Municipalities – are roads still provincial – no, municipal.

Provision for Roads – if we were to incorporate, how does the municipality get monies to transition from the province? Amount paid by the province to keep the status quo in service for a period of five years. After that time, the municipality is on its own. Province will design a process and work with the committee to negotiate a transition plan.

Comment made by a resident feeling sensitive and offended by the term 'coffee shop talk', a term used by committee member Karen Brown. Karen apologizes if the resident was offended by the comment. The point being made by using 'coffee shop talk' was meant that through casual talk and interaction in the community, it is not uncommon in a small town, for the facts to become a tad mixed up or misinterpreted. As news travels through a small community, it can take on new forms. The comment made was not to insinuate or infer that anyone attending a coffee shop or any other public place is uneducated or uninformed.

Secondly, the resident also felt that the distinction between urban and rural in our area was off-point as we are all rural, to which the committee responded the better use of term could be 'more populous and less populous'. Again, not meant to offend; simply to give distinction between the outer lying areas as opposed to Sorrento and/or Blind Bay.

Third comment made by the resident suggested that if only 216 surveys were completed out of 8000 residents, does that not signify that those who did not complete a survey or attend an open house are content? The argument given there was that while many are ambivalent and have many things to do, some may not have understood the significance of what was being discussed. Also, in a municipal, provincial or federal election, a small population might cast a vote – this does not necessarily mean that are happy and satisfied – you will never get your entire population voting on an issue.

Another member of the gallery suggests that if there is an incorporation, there will be a resulting cultural shift here.

Final comment: Relying on the recommendations of the consultants and governance team, given the surveys, the open houses, the public meetings and other submissions, there is enough interest to warrant further study.

MEETING ADJOURNED 8:45 PM

Approved: STEVE WILLS, Committee Chair

BOARD REPORT

TO:	**Chair and Directors**	**File No:**	7200 01

SUBJECT: Fire Smart Initiatives

DESCRIPTION: Derek Sutherland, Team Leader, Protective Services, dated August 17, 2017. Information update on current Fire Smart Initiatives and Preparedness.

RECOMMENDATION #1: THAT: the Board receive the report dated August 17, 2017 from Derek Sutherland, Team Leader, Protective Services as information on current Fire Smart initiatives and preparedness.

INFORMATION UPDATE:

With the current wildfire situation in British Columbia at the worst it has been in 60 years, wildfire mitigation has become top of mind for many of our residents.

Residents within the region have chosen a lifestyle that brings them close to nature. As we continue to move our homes closer to forested areas, we become more exposed to the danger of wildfire. When urban lifestyle meets environments prone to wildfire, it is referred to as wildland urban interface.

In 2010, the CSRD Board chose to leave the Community Wildfire Protection Plans to the provincial realm and focused on delivering educational campaigns to inform residents about mitigation efforts that they could employ to reduce the wildfire risk on their properties.

Fire Smart Canada is a program that helps property owners reduce the wildland urban interface fire risk to their properties through vegetation management, development considerations, emergency planning and education. Currently, the CSRD has a regional fire prevention group that is actively delivering Fire Smart programs to community members. The CSRD has a supply of Fire Smart brochures in stock that have been made available to fire departments for dissemination in the community. The Fire Smart brochures provide information to property owners to help reduce the risk of a wildland urban interface fire affecting their property.

In special circumstances, some CSRD fire departments have gone as far as offering on-site Fire Smart assessments. The CSRD has instructors available to teach Fire Smart techniques and assessments to larger groups as requested. Additionally, the CSRD has trained personnel that are open to providing Fire Smart evaluations to the public on a pay-for-service basis between the resident and the contractor.

In 2012, the CSRD Board elected to fund the purchase of two structural protection units (SPU), one for the Revelstoke and Golden areas, and one for the Shuswap area. The SPU's have added substantial capacity to help protect property during wildland urban interface fires. In 2017, a third unit was purchased for the Shuswap area. The sole purpose of a SPU is to create a water barrier zone that fire has difficulty penetrating.

The CSRD Protective Services division is dedicated to helping CSRD residents maintain a lifestyle that includes interaction with the natural environment. The prevention, preparedness and response

capabilities in place aid in the reduction of risk from wildland urban interface fires. These fires are not only destructive and devastating to our homes, but to the environment that we have chosen to make part of our daily lives.

Residents who would like more information on how to Fire Smart their properties should contact the CSRD Operations Management Department at 250.833.5950. If residents are interested in having a Fire Smart assessment of their property conducted, they can contact the Team Leader of Protective Services, Derek Sutherland directly at 250.833.5945 for further information.

The Home Owner FireSmart Manual is also easily accessible to the public on the CSRD's, as well as the Province of BC, websites. Refer to link to The Home Owners FireSmart Manual:
http://www.csrd.bc.ca/sites/default/files/homeowner-firesmart%202016.pdf

Lastly, in response to a recent request from the Electoral Area C Director to have the Fire Smart Manual directly mailed to all property owners within Electoral Area C, Administration estimates a high cost associated with this task.

FINANCIAL:

A direct, personalized mailing of the Home Owners FireSmart Manual to all property owners, using Electoral Area C as an example, is:

Postage ($1.70 per 6,766 properties in Electoral Area C)	$11,500

Given other costs such as staff time, letterhead/envelopes/labels combined with postage costs versus the ease of on-line access to the FireSmart Home Owner Manual and the other educational opportunities available directly from the CSRD, staff is not recommending a direct mail out of the FireSmart Manual to residents.

COMMUNICATIONS:

Social media has proven to be effective in delivering messaging to the public. Over the upcoming months; CSRD staff will regularly push out/message the availability of the Home Owners FireSmart Manual through the CSRD website News, Twitter and Facebook.

BOARD REPORT

TO:	**Chair and Directors**	**File No:** 1850 20 17
SUBJECT:	Grant in Aid Requests	
DESCRIPTION:	Report from Jodi Pierce, Manager, Financial Services dated August 8, 2017.	
RECOMMENDATION #1:	THAT: the Board approve the following allocations from the 2017 electoral grant-in-aids: Area A $1,500 Golden & District Historical Society (Fall Faire) Area F $11,000 Imai Park Foundation (replacement of dugouts, bleacher repair and operational funding)	

VOTING:	Unweighted Corporate ☐	LGA Part 14 (Unweighted) ☐	Weighted Corporate ☒	Stakeholder *(Weighted)* ☐

POLICY:

These requests meet the requirements of Policy F-30, are approved by the respective Area Director and required source documentation has been received. These requests are within the Electoral Area's grant-in-aid budget.

COMMUNICATIONS:

The respective Electoral Director will advise each organization of the Board's decision. Successful organizations will be sent a cheque accompanied by a congratulatory letter.

DESIRED OUTCOMES:

That the Board endorse the recommendation.

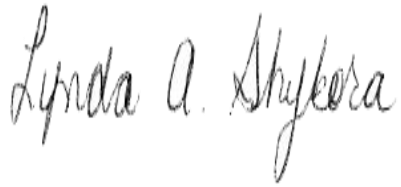
BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2017-08-17_Board_Fin_Grant in Aids.docx
Attachments:	
Final Approval Date:	Aug 8, 2017

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



Lynda Shykora - Aug 8, 2017 - 10:21 AM

Charles Hamilton - Aug 8, 2017 - 2:16 PM

BOARD REPORT

TO:	**Chair and Directors**	**File No:**	1850 20 17

SUBJECT: **Grant in Aid Request – Electoral Area A**

DESCRIPTION: Report from Ben Van Nostrand, Team Leader, Environmental Health Services. Electoral Area A discretionary grant-in-aid funds to cover landfill tipping fees associated with the clean-up of a wind storm event on July 23, 2017

RECOMMENDATION #1: THAT: in accordance with Policy No. F-30 "Electoral Area Grants in Aid" the Board authorize the expenditure of a maximum of $2,500 from the Electoral Area A Grant-in-Aid to cover the costs of landfill user fees associated with the disposal of woody debris from the July 23, 2017 wind storm event in Golden and Electoral Area A.

SHORT SUMMARY:

Electoral Area A and the Town of Golden experienced unusually high winds during a significant storm event on July 23, 2017. The storm resulted in several residents having to remove or clean up trees and related woody debris left on their properties. The Electoral Area A Director has agreed to cover landfill tipping fees for individuals impacted by the storm through grant-in-aid funds.

VOTING:	Unweighted Corporate ☐	LGA Part 14 (Unweighted) ☐	Weighted Corporate ☒	Stakeholder *(Weighted)* ☐

BACKGROUND:

Due to the large quantity of woody debris and downed trees caused by the wind storm on July 23, 2017, residents of Electoral Area A and the Town of Golden were faced with having to clean up substantial amounts of debris from their properties. As CSRD landfills are operated without a taxation component and, instead, are funded on a cost recovery user pay model, tipping fees are required to be reimbursed to the Solid Waste function.

The only option currently available for tipping fees to be waived for residents cleaning up storm related debris, is to have the tipping fees covered by grant-in-aid funds. The Electoral Area A Director has agreed to advance the funding request to the Board.

POLICY/FINANCIAL:

The request meets the requirements of Policy No. F-30 "Electoral Area Grants in Aid".

FINANCIAL:

The request is within the respective Electoral Area's grant-in-aid budget.

KEY ISSUES/CONCEPTS:

As per Policy No. F-30 "Electoral Area Grants in Aid" allocations from the electoral grants-in-aid must be approved by the Board.

COMMUNICATIONS:

If approved by the Board, opportunities will be made available at the Golden Landfill.

DESIRED OUTCOMES:

The Board endorse the 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:

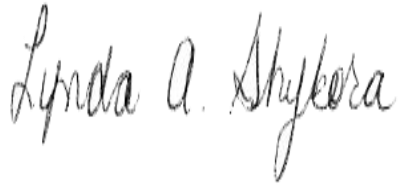
Report Approval Details

Document Title:	Area A and Golden_Windstorm Event_Grant in Aid Tipping Fee Waiver.docx
Attachments:	
Final Approval Date:	Aug 8, 2017

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

Darcy Mooney - Aug 8, 2017 - 8:21 AM

Jodi Pierce - Aug 8, 2017 - 8:27 AM



Lynda Shykora - Aug 8, 2017 - 9:58 AM

Charles Hamilton - Aug 8, 2017 - 2:19 PM

BOARD REPORT

TO:	**Chair and Directors**	**File No:**	1850-40-17
SUBJECT:	Area D Community Works Fund – Larch Hills Nordic Society		
DESCRIPTION:	Report from Jodi Pierce, Manager, Financial Services dated August 8, 2017. Access to Community Works Funds		
RECOMMENDATION #1:	THAT: in accordance with Policy F-3 "Electoral Area Community Works Fund – Expenditure of Monies", access to the Community Works Fund be approved up to $17,400 plus applicable taxes from the Area D Community Works Fund for windows and doors as part of the Chalet Expansion project being undertaken by the Larch Hills Nordic Society.		

SHORT SUMMARY:

Information relating to this request is attached and is supported by the Electoral Area D Director. The Larch Hills Chalet Expansion project is a recreational infrastructure project that will see the existing chalet expand to meet the needs of members and visitors to the Nordic ski destination.

VOTING:	Unweighted Corporate ☐	LGA Part 14 (Unweighted) ☐	Weighted Corporate ☒	Stakeholder *(Weighted)* ☐

BACKGROUND:

The Larch Hills Nordic Society is a non-profit organization with over 1,000 members from throughout the CSRD. The existing chalet is too small and is inadequate to accommodate the large number of users throughout the winter season. The Society also hosts a number of large events throughout the winter season and the expanded chalet will provide a safe, warm environment for those attending or volunteering at the events. Additionally, the larger chalet will better serve the needs of year round users of Larch Hills including mountain bikers, hikers and horseback riders.

POLICY:

This request meets the criteria for support in relation to CSRD Policy *F-3, Community Works Fund – Expenditure of Monies*. Eligible recipients for Gas Tax funding include non-municipal not-for-profit organizations and the chalet expansion is an eligible expenditure. The Larch Hills Nordic Society chalet and trails are for public use and benefit.

FINANCIAL:

The balance of the Area C Community Works Fund (Gas Tax) is $102,000 after all previously approved commitments. The 2017 distribution of approximately $165,000 is in addition to the above amount. Expenditure of the funds will be in accordance with the 2014-2024 Agreement between the UBCM and CSRD, dated July 7, 2014.

IMPLEMENTATION:

Upon Board approval, a Use of Community Works Funds Agreement will be forwarded to the Larch Hills Nordic Society for signature and funding will be made available upon submission of copies of eligible invoices for payment at the end of the project, anticipated for completion by November 2017.

COMMUNICATIONS:

The CSRD will enter into an agreement with the Larch Hills Nordic Society that transfers CSRD obligations on ownership and reporting to the Society (e.g. the Society will need to maintain records, provide access to auditors, spend funding on eligible costs of eligible projects, report to the CSRD on outcomes achieved, etc).

DESIRED OUTCOMES:

The Board will approve the recommendation.

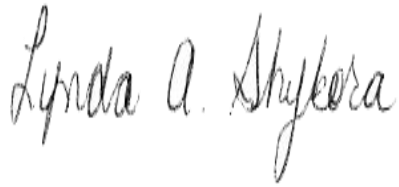
BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2017-08-17_Board_Fin_Gas Tax - Larch Hills Ski Society.docx
Attachments:	- Larch Hills Ski Society.pdf
Final Approval Date:	Aug 8, 2017

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



Lynda Shykora - Aug 8, 2017 - 3:05 PM

Charles Hamilton - Aug 8, 2017 - 3:21 PM

Larch Hills NORDICS

Chalet Expansion Committee
DONATE. GET INVOLVED. FOLLOW OUR PROGRESS.

SkiLarchHills.com LHNSchalet@gmail.com LHNSchaletexpansion

Box 218 Salmon Arm, BC V1E 5P3

☐CAO ☐Works ☐DS ☐Fin/Adm	☐Agenda_____ ☐Reg Board ☐In Camera ☐Other Mtg	Ownership: File#

AUG 02 2017

☐Ec Dev ☐IT ☐Parks ☐SEP ☐HR ☐Other	RECEIVED ☐Staff to Report ☐Staff to Respond ☐Staff Info Only ☐Dir Mailbox ☐Dir Circulate	Ack Sent: ☐Fax ☐Mail ☐Email

July 30, 2017

Columbia Shuswap Regional District
555 Harbourfront Dr. NE
PO Box 978
Salmon Arm, BC
V1E 4P1

Dear Mr. Rene Talbot,

We are writing to you to request support for the expansion of the chalet at the Larch Hills Nordic Ski area. On behalf of the Larch Hills Nordic Society, we hope you will consider this community infrastructure project as one which the Columbia Shuswap Regional District can provide financial support to.

The Larch Hills Nordic Society is a non-profit club with over 1000 members from the Salmon Arm, Sicamous, Sorrento and surrounding areas. The existing chalet at Larch Hills is simply too small to adequately accommodate the large number of users who cross country ski and snowshoe throughout the winter season. We host several large events annually and we are unable to provide a warm, safe shelter to those that attend and volunteer at our events. Additionally, we feel a larger chalet will better serve the needs of year round users of Larch Hills including mountain bikers, hikers and horseback riders.

We have planned for an expansion of the Larch Hills chalet and are in the process of fundraising the budgeted $400,000 cost for the project. We have now raised $210,000 to date; including donations from local families, community groups and businesses. As a result, we were able to begin Phase 1 of construction in April. Our plan, if funding permits, is to complete Phase 2 by November in order to have a useable, expanded space by next ski season.

We are asking if the Columbia Shuswap Regional District could support the Larch Hills Chalet Expansion by providing money to go specifically towards the windows and doors of the building. Attached are three quotes from window and door companies. All donations will be recognized. We will be making a permanent "**Builders' Wall**", which will list all names of the families, businesses and community organizations who have donated to the expansion.

We sincerely appreciate any financial support the CSRD may be able to contribute to this important community project. We are happy to meet with you to discuss any questions you may have, and to provide a presentation with more details on our plans for the Larch Hills Chalet Expansion.

Sincerely,

Suzy Beckner
Larch Hills Chalet Expansion
Coordinator
250-253-1089
sjtayler@yahoo.com

Jodi Pierce

From: Suzy Beckner <sjtayler@yahoo.com>
Sent: Thursday, August 3, 2017 11:40 AM
To: Jodi Pierce
Subject: Fw: Window quotes

Subject: Window quotes

Here are the numbers I get
Salmon arm window
22 windows $6759.23
8 doors. $13,009.95 } $19,769.18

Rona
22 windows $6,861.78
8 doors. $10,535.25 } $17,397.03 Rene is on support per telephone discussion Aug 4/17. JP.

Trademark
22 windows $4847.65
8 doors $14,336.00 } $19,183.65
Trademarks windows are likely to cheap, and can ask them to re look at it .
Thx

Sent from my iPhone

BOARD REPORT

TO:	**Chair and Directors**	**File No:**	LC2537D PL20170066

SUBJECT: Electoral Area D: Agricultural Land Commission (ALC) Application Section 20(3) - Non Farm Use LC2537D (Koopmans)

DESCRIPTION: Report from Christine LeFloch, Development Services Assistant, dated July 27, 2017.
2939 Sallenback Road, Yankee Flats

RECOMMENDATION #1: THAT: Application No. LC2537D, Section 20(3) Non-Farm Use in the ALR, for the Northeast ¼, Section 30, Township 18, Range 10, West of the 6th Meridian, Kamloops Division Yale District be forwarded to the Agricultural Land Commission recommending approval this 17th day of August, 2017.

SHORT SUMMARY:

The subject property is located in the Yankee Flats area of Electoral Area D. The owner has made application for a boundary adjustment subdivision of the subject property. The purpose of the boundary adjustment is to sell a portion of the property containing arable land and farm buildings including a residence to the neighbouring farm owned by Bernadine and Bill Bykerk. This would add an additional residence to the Bykerk property which is intended to be used by their son who would assist with farm operations and would result in a total of 3 residences for this new parcel. This property is entirely within the ALR. Approval of the additional residence as a Non-Farm Use by the Agricultural Land Commission is required as a condition of subdivision approval.

VOTING:	Unweighted Corporate	☒	LGA Part 14 (Unweighted)	☐	Weighted Corporate	☐	Stakeholder *(Weighted)*	☐

BACKGROUND:

PROPERTY OWNER:
John Koopmans

ELECTORAL AREA:
D

CIVIC ADDRESS:
2939 Sallenback Road, Yankee Flats

LEGAL DESCRIPTION:
The Northeast ¼, Section 30, Township 18, Range 10, West of the 6th Meridian, Kamloops Division Yale District

SIZE OF PROPERTY:
65.58 ha (162 ac)

OCP/ZONING:
Salmon Valley Land Use Bylaw No. 2500, R-Rural

CURRENT USE:
Agriculture, Residential (vacant)

PROPOSED USE:
Agriculture, Residential – boundary adjustment subdivision which would add another residence to the Bykerk property for farm help. There would be 3 residences on the Bykerk property.

SURROUNDING LAND USE PATTERN:
North: Agriculture (cattle)
South: Agriculture
East: Salmon River, Agriculture
West: Rural

ALC INFORMATION (Information in quotations was provided by the applicant verbatim. Information not in quotations is a summary of information provided by the applicant.):

Proposal: "The purpose of this proposal is to supply the Bykerk family with living accommodations for farm help/caretaker". Staff note that the overall proposal also includes the addition of 14 acres of farmland which would be added to the Bykerk farm.

History of the family/farm provided by the applicant:
The subject property was previously owned by Bernadine Bykerk's father Bernie Kapalka and Bernadine participated in running a cattle operation on the property for a number of years. When Mr. Kapalka passed away the property was sold to the current owner John Koopmans.

Bernadine's husband (Bill) works away from home as the farm is not enough to sustain the family. Due to health issues Bernadine has been unable to continue to manage the farm on her own. Bernadine has 3 children; one moved to Alberta and is unable to help, her daughter lives on the property but has a small child and is a full time mom. Her son Bernie Bykerk lives in Salmon Arm and is able to help with the day to day operations (calving, fertilizing, haying, irrigation etc.).

John Koopmans is the owner/operator of Ovino Winery and finds the 160 acres to be too much work. John has offered Bernadine and Bill a boundary change which includes a small house. Bernadine's son Bernie would like to live in the house and work as a family farm hand. With a strong family background of farming Bernie is very capable of taking on the responsibility.

A full history of the Bykerk/Kapalka family ownership of the subject property is contained in the application to the Agricultural Land Commission which is available from staff.

Current use of parcels under application: "60% hay, 40% grazing, 50 cows."

Does the proposal support agriculture in the short or long term? "The proposal supports long term agriculture because if Bernie can move on site then the farm will continue smoothly, and Bernie would eventually like to take the farm over." Staff note that the additional land which would be acquired through the boundary adjustment would be an enhancement to the overall farm.

Site Comments: A site visit was conducted on June 5, 2017. The property is divided by a steep forested ridge that runs on a diagonal roughly north to south across the eastern half of the property. The lands west of the ridge include two large pasture areas used by the owner for his sheep herd (55

ewes plus lambs) and for growing approximately 20 acres of barley. There are also large areas that are forested. An old house is located at the top of the ridge near the north property line. This house is tucked into the woods and is in a state of disrepair. The owner has indicated that his son may wish to renovate this home in the future. This part of the property is accessible by a rough dirt road which connects to Yankee Flats Road through Crown land to the west.

The lands east of the ridge are located mainly in the northwest corner of the property. There is roughly 14 acres of flat irrigated land that is currently being rented to the Bykerks who are using it for hay and pasture. There is also a homestead located at the base of the ridge that includes a house, hay barn, shop, and a few small outbuildings. The house is habitable but currently unoccupied. The Salmon River runs through the property and cuts off the northeast corner from the rest of the lands. There is a single lane bridge at the end of Sallenback Road which provides access to the homestead and also to the Bykerk property to the north. A small unoccupied older cabin and a pumphouse are located on the small corner of land that is cut off from the rest of the property by the river. The cabin does not currently contain a fridge or stove and the owner states that the plumbing isn't operational. He doesn't know what the source of water or the means of sewage disposal are for this building. Due to the limited area it is unlikely that this building would be able to be adequately serviced but it may be useful for some other accessory use.

The Bykerk property is located to the north of the subject parcel and is also accessed from Sallenback Road. The fields on the two properties are separated by a shared driveway. There are currently two homes located on the parcel. One is a single family dwelling occupied by the owners (Bill and Bernadine Bykerk), located near the farm buildings. The other dwelling is a newer single wide mobile home that is sited near the bridge. The mobile home is occupied by the owner's daughter and her family. The lot line adjustment would add an additional residence to this parcel resulting in a total of three dwellings.

Soils Capability:

The western portion of the property has 60% Class 4 soils with topography and moisture limitations and 40% Class 5 soils with the same limitations. These soils can be improved to 60% Class 3 and 40% Class 4 soils, with the limiting factors remaining the same.

The area containing steep slopes is rated Class 6 with topographical limitations and is not improvable.

The soils in the northeastern corner of the property are rated as 60% Class 4 with soil moisture and topographical limitations and 40% Class 3 with soil moisture and low fertility as limitations. These soils may be improved to 60% Class 3 with moisture and topographical limitations and 40% Class 2 with two or more limitations.

History: There have been numerous ALC applications made in the area. See ALC/History Map.

- #1148 (1976) Application to subdivide the property into two 2 acre lots, one 1.5 acre lot and a remainder of 10.44 acres was refused.
- #1186 (1976) Application to subdivide property into 2 lots of approximately 8 ha and 20 ha refused.
- #1222 (1976) Application to subdivide the 160 acre property into 3 lots was approved.
- #1394 (1977) Application to subdivide property into 2 lots of approximately 8 ha and 20 ha was refused due to good agricultural capability.
- #1402 (1977) Application to subdivide property as divided by Salmon River Road was approved.

- #1406 (1977) Application to subdivide a 1.2 ha lot leaving a 21.8 ha remainder was approved.
- #1693 (1981) Application for exclusion refused but subdivision was approved.
- #1819 (1982) Application to subdivide property into two lots of approximately 8 ha each was refused due to good agricultural capability but subdivision along ALR boundary was allowed (not completed). (1986) Application appealed and refused a second time for the same reasons.
- #2004 (1986) Application to subdivide property into two lots of 8.32 ha and 8.49 ha was approved subject to the inclusion of the remainder of the property into the ALR.
- #LC2192 (1996) Application to subdivide into to lots of 8 ha and 19.8 ha refused. Creation of a smaller lot containing one of the dwellings on the property was approved subject to conditions.
- #LC2393 (2008) Application to subdivide an 8 ha lot from the 28 ha subject property was approved subject to inclusion of the non-ALR portion of the property (6.3 ha) into the ALR removal of 2 mobile homes from the property and rescinding of a previous subdivision approval under application LC2192.
- #LC2411 (2009) Application to include 6.3 ha into the ALR was approved.
- #LC2415 (2009) Application to subdivide a 1ha lot leaving an 11.6 ha remainder was approved. (Same applicant as current application, but different property).

POLICY:

Salmon Valley Land Use Bylaw No. 2500

Section 1.7.2 – Rural and Agricultural Character
Policies that relate to this application include the following:

.1 On Schedule A, the OCP Designation Maps, the rural and agricultural areas are designated as R (Rural);

.2 Existing rural areas include parcels greater than 60 ha in area and land under resource or agricultural use. Rural areas shall be preserved to the greatest extent possible to provide for continued agricultural and resource production as the main elements of the local economy;

Section 2.2.5 – Agricultural Land Reserve
In addition to the regulations established in this Bylaw, all lands within the Agricultural Land Reserve area also subject to the provisions of the Agricultural Land Commission (ALC) Act, regulations and orders of the ALC (thereby not permitting the subdivision of land or the development of non-farm uses unless approved by the ALC).

Section 2.2.5.1 – Additional Residences within the ALR
Any properties located within the ALR and in land use zones that permit two single family dwellings must have the approval of the ALC, prior to establishing the second residence.

In the event that a farm requires more than two single family dwellings on the property, either issuance of a Temporary Use Permit or a successful rezoning is required, after approval from the ALC is received.

R – Rural
Permitted Uses:

- agricultural;
- airfield, airstrip;
- equestrian centre;
- fish farm;
- forestry;
- golf course and clubhouse;
- guest ranch;
- gun club and archery range;
- kennel;
- portable sawmill;
- single family dwelling;
- trapping;
- accessory use.

Maximum number of single family dwellings:
On a parcel with less than 2 ha in area: 1 single family dwelling per parcel
On a parcel with 2 ha or more in area: 2 single family dwellings per parcel.

Minimum area of parcels to be created by subdivision: 60 ha

Section 2.2.13 – Minimum Parcel Area Exceptions
Policies that relate to this application include the following:

Minimum parcel area regulations shall not apply:

3. where lot lines are relocated to facilitate an existing development or improve a subdivision pattern provided that:

- no additional lots are created;
- all parcels are contiguous; and
- no parcel shall be enlarged to a size permitting further subdivision.

The proposed lot line adjustment does not meet the minimum lot size for the R – Rural Zone however it does meet the criteria for an exemption under Section 2.2.13.3. The Provincial Approving Officer is supportive of this boundary adjustment being an improvement to the overall farm use of the properties. Therefore, the subdivision does not require approval of the ALC. This application is for the additional residence only.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

This application came about as a result of an application for a boundary adjustment subdivision between the subject property owned by John Koopmans and an adjacent parcel to the north, owned by Bernadine Bykerk. The boundary adjustment would move the boundary between the two parcels to add the lands east of the ridge to the Bykerk farm. This portion of the property is accessed from

Sallenback Road using a common driveway that is also used to access the Bykerk property. The proposed remainder of the subject parcel would be accessed from Yankee Flats Road. The existing access from the top of the parcel to the bottom is a narrow, rough skid trail, with very steep grades and is not conducive to moving farm equipment. The lands proposed to be sold to the Bykerks include 14 acres of flat irrigated land along with a single family dwelling and a number of farm buildings including a hay barn and a shop. There is also a small older cabin located within this area. The Bykerks are currently leasing the farmland to grow hay for their cattle operation. The residence and cabin are currently unoccupied. Further, the barn on the Bykerk property is in a state of disrepair and they would benefit from the use of the hay barn on the lands in question.

There are already two dwellings located on the Bykerk property, including the main residence and the mobile home occupied by their daughter and family. Bernadine Bykerk can no longer manage the farm on her own due to health issues and her husband works out of town. The additional residence would be used by her son who would assist with day to day farm operations and eventually take over the farm.

Staff note that Salmon Valley Land Use Bylaw No. 2500 allows only two single family dwellings per parcel in the R-Rural Zone. Therefore, if the Agricultural Land Commission application is approved the Bykerks would need to make application for a Temporary Use Permit (TUP) to allow the mobile home to remain on the property. TUPs are valid for a three year period and are renewable once only. The Bykerks have advised that they are amenable to this as the mobile home was only intended to be placed on the property temporarily. Alternately, they could apply to amend Bylaw No. 2500 to include a site specific regulation to allow a third residence on this property only.

Staff also note that although it is currently not occupied, the old cabin on the property has been used as a residence in the past. The servicing for this cabin is unknown and due to its location on a very small corner of land adjacent to the river there is not enough room for a septic system. Despite this, there is some potential for the building to be resurrected as a fourth residence. This issue was discussed by the Area D Advisory Planning Commission and it was recommended that as a condition of approval a covenant be registered on title prohibiting the use of this building as a dwelling unit.

<u>If the ALC approves this application for a non-farm use to permit three dwellings on the subject property, CSRD requirements include:</u>

- Application for a Temporary Use Permit (TUP) to allow a mobile home for the use of the owner's daughter to remain on the property temporarily.
- A Section 219 covenant prohibiting the use of the cabin located on the east side of the Salmon River as a dwelling, which would be a condition of TUP approval.

SUMMARY:

Development Services is recommending that application LC2537D, proposing a permanent secondary residence to be used for farm help, be sent to the ALC recommending approval, for the following reasons:

- Approval of this application would facilitate the overall proposal of a boundary adjustment to include the surrounding lands east of the ridge with the family farm to the north, thereby creating a more geographically manageable agricultural use of the two properties;
- The secondary residence will be used by the new owner's son who will assist with day to day farm operations and would eventually take over the farm;
- The secondary residence is already existing, and is sited in an area of the property that is near the property boundary and other farm buildings, therefore not impeding the use of the rest of the parcel for farm purposes.

IMPLEMENTATION:

If the ALC allows the proposed non-farm use, the owner would need to apply for and receive approval for a Temporary Use Permit to allow the mobile home to remain on the property as a temporary third residence for a limited time. It is noted that the mobile home is already on the property and is sited at the edge of the driveway in an area that it is not impeding the agricultural use of the property.

The owner would also need to have a Section 219 covenant prepared by their solicitor for review of CSRD staff which would state that the cabin located on the east side of the Salmon River may not be used as a dwelling unit.

COMMUNICATIONS:

This application was referred to the Electoral Area D Advisory Planning Commission (APC) for their review and input. The following recommendation was provided by the APC with regard to this application:

"Moved by Howard Hunt that the APC D recommend approval of Application LC2537D and recommend that a Temporary Use Permit be used for the mobile home on the Bykerk farm and a covenant be applied to prevent occupation of the cabin east of the Salmon River. Seconded by Kerry Orchard."

Motion carried unanimously."

The recommendation of the Board will be forwarded to the ALC for consideration during its review of the application. There is no public involvement in applications to the ALC.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation. The application will be sent to the Agricultural Land Commission with a recommendation of approval.*
2. *Deny the Recommendation. The application will be sent to the Agricultural Land Commission with a recommendation of refusal.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

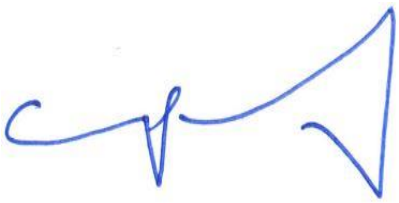
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Agricultural Land Reserve Use, Subdivision and Procedures Regulation, BC Reg. 171/2002
2. Salmon Valley Land Use Bylaw No. 2500
3. Provincial Agricultural Land Commission Applicant Submission by John Koopmans

Report Approval Details

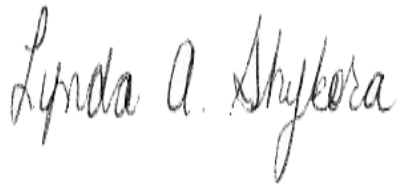
Document Title:	2017-08-17_Board_DS_LC2537D_Koopmans.docx
Attachments:	- Maps_Plans_Photos_LC2537D.pdf
Final Approval Date:	Aug 8, 2017

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



Corey Paiement - Aug 4, 2017 - 2:55 PM

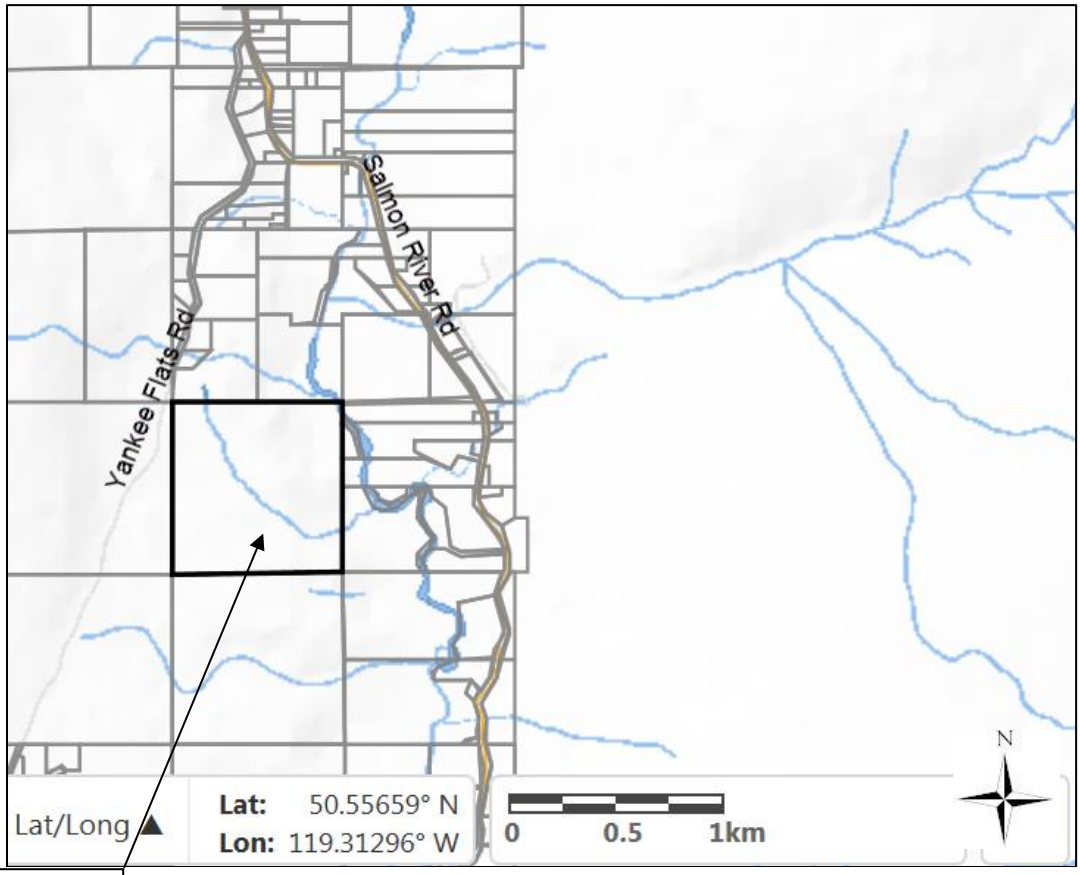
Gerald Christie - Aug 4, 2017 - 3:07 PM



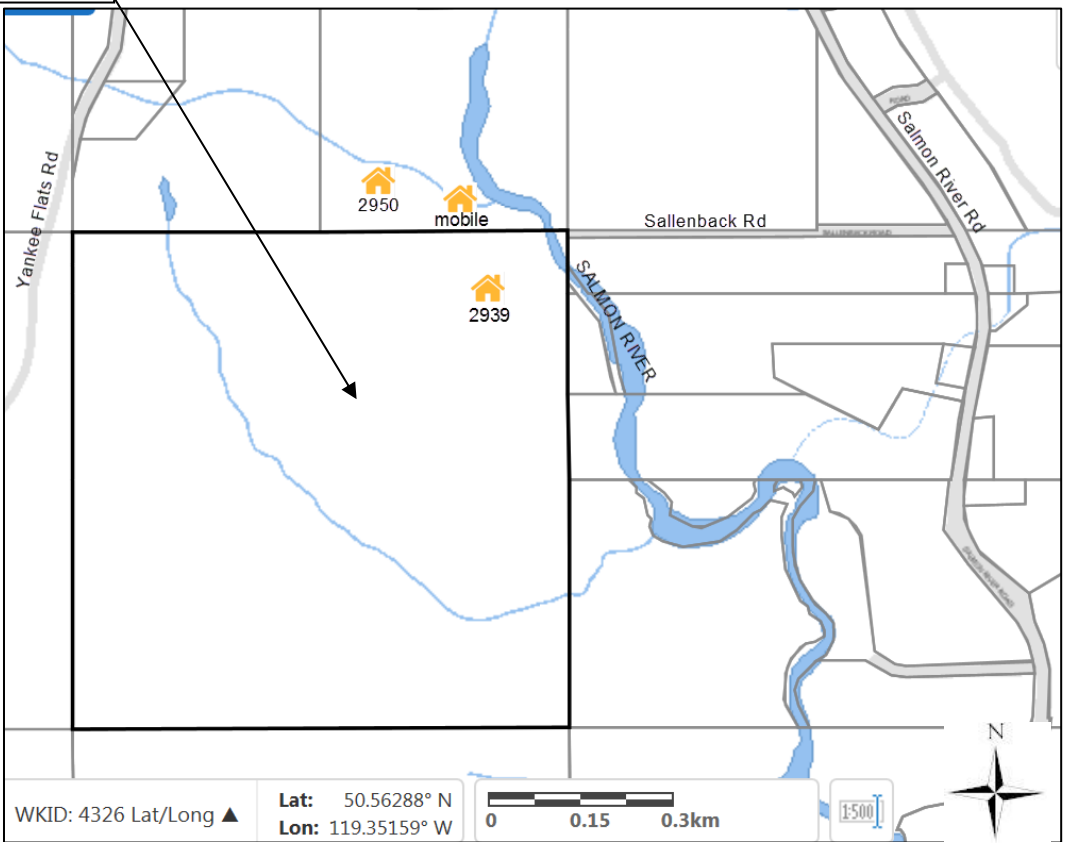
Lynda Shykora - Aug 8, 2017 - 9:00 AM

Charles Hamilton - Aug 8, 2017 - 2:34 PM

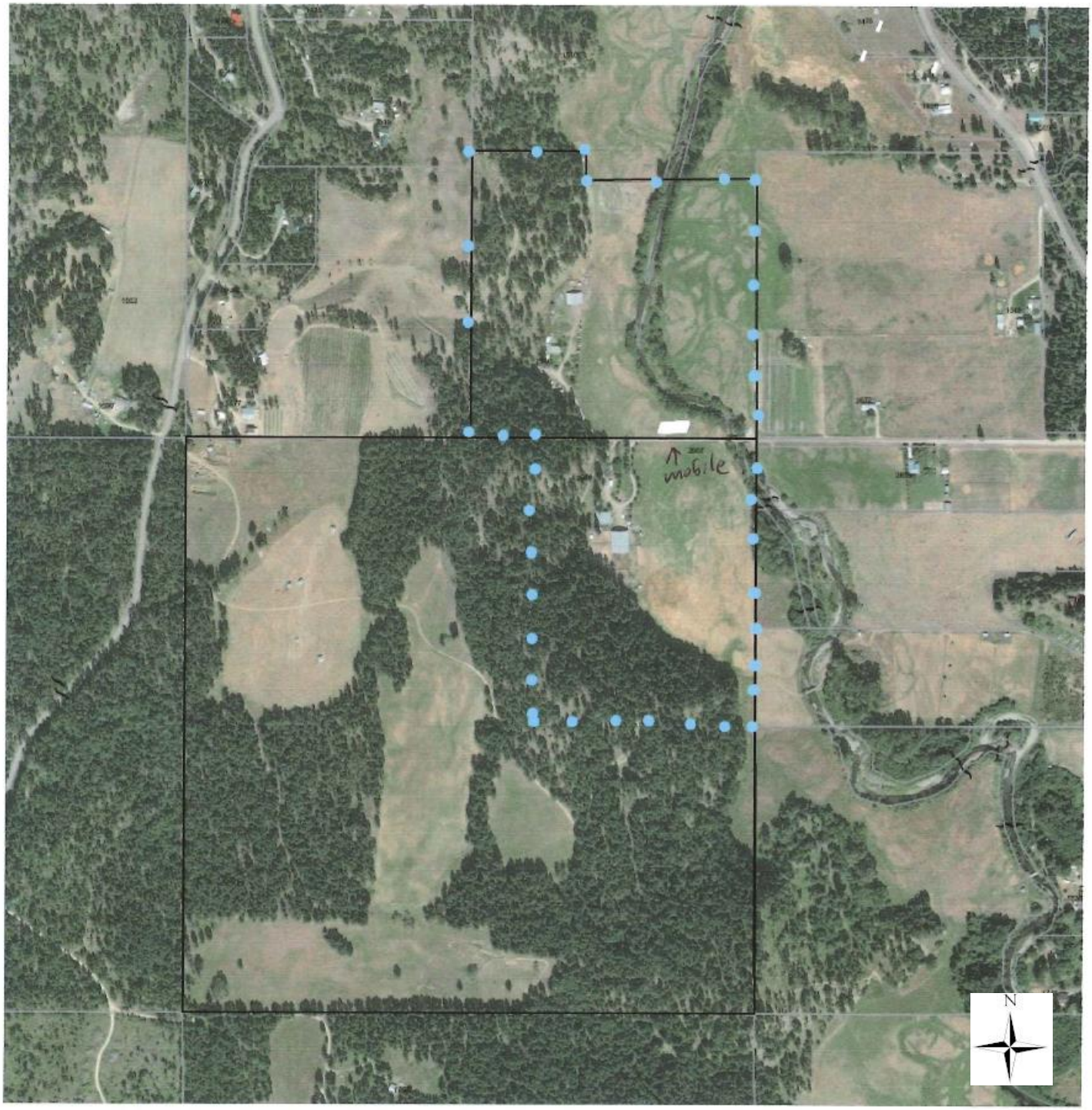
Location



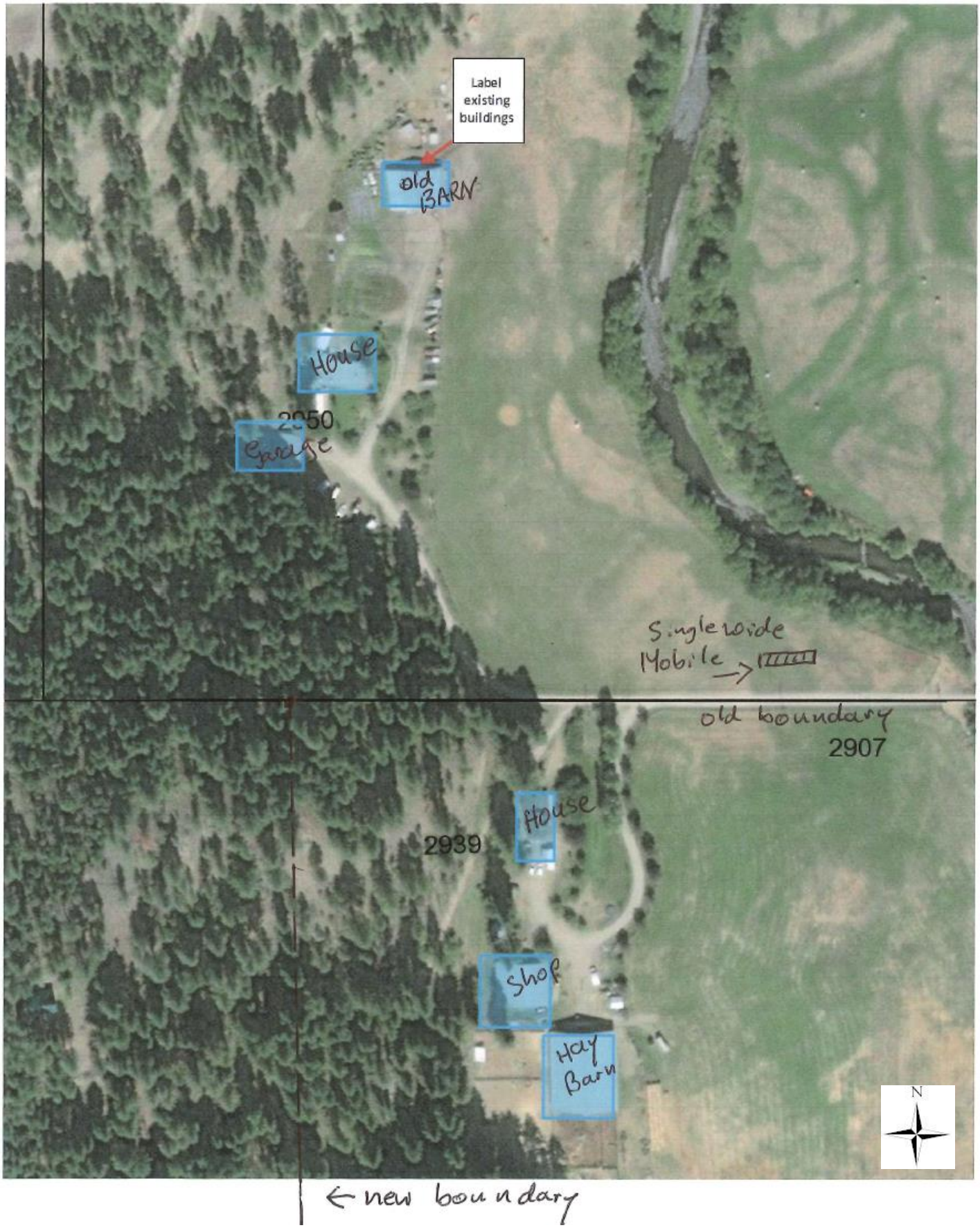
Subject Property



Site Plans



*Blue dots indicate proposed new lot boundary


Label existing buildings
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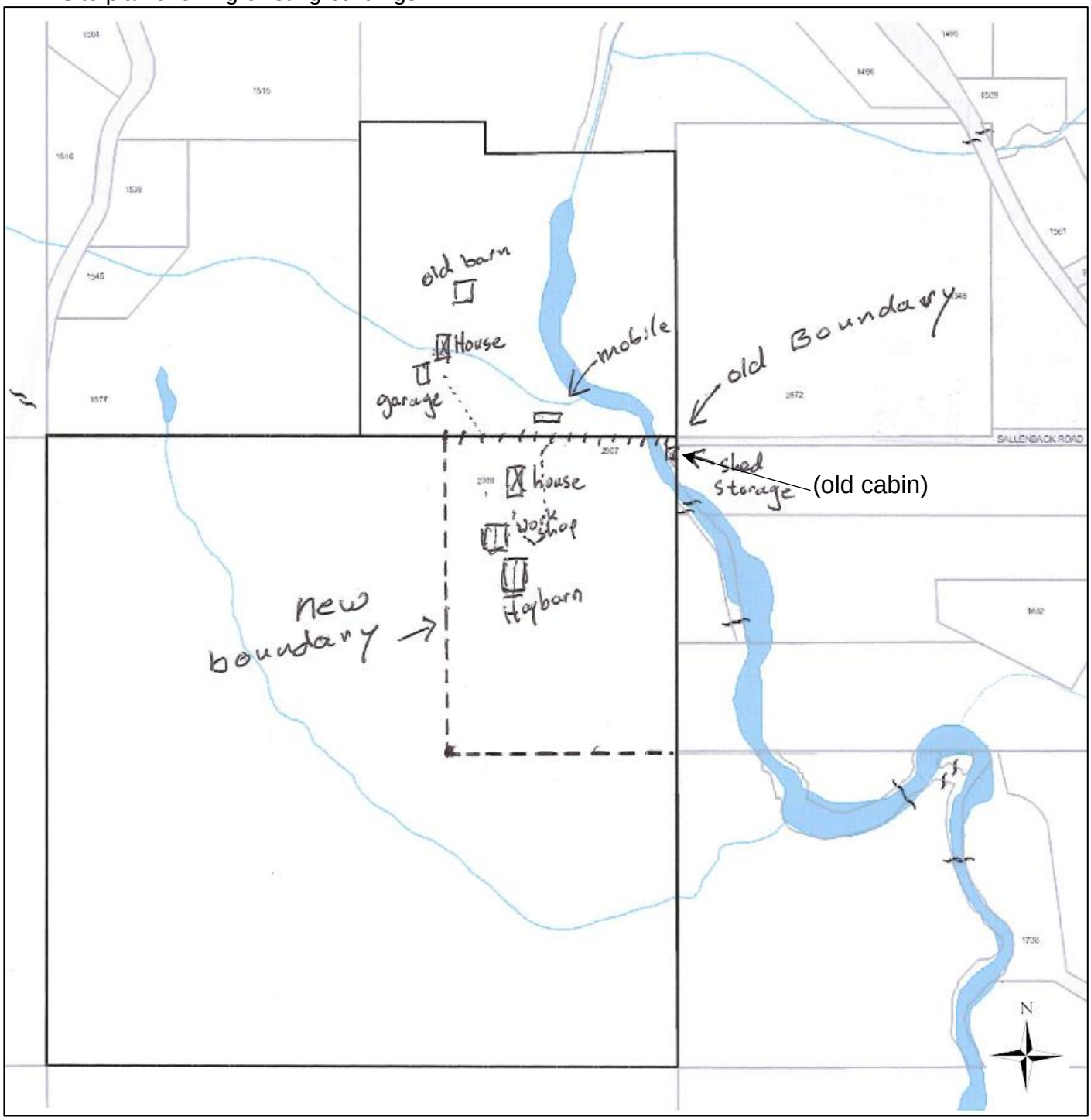
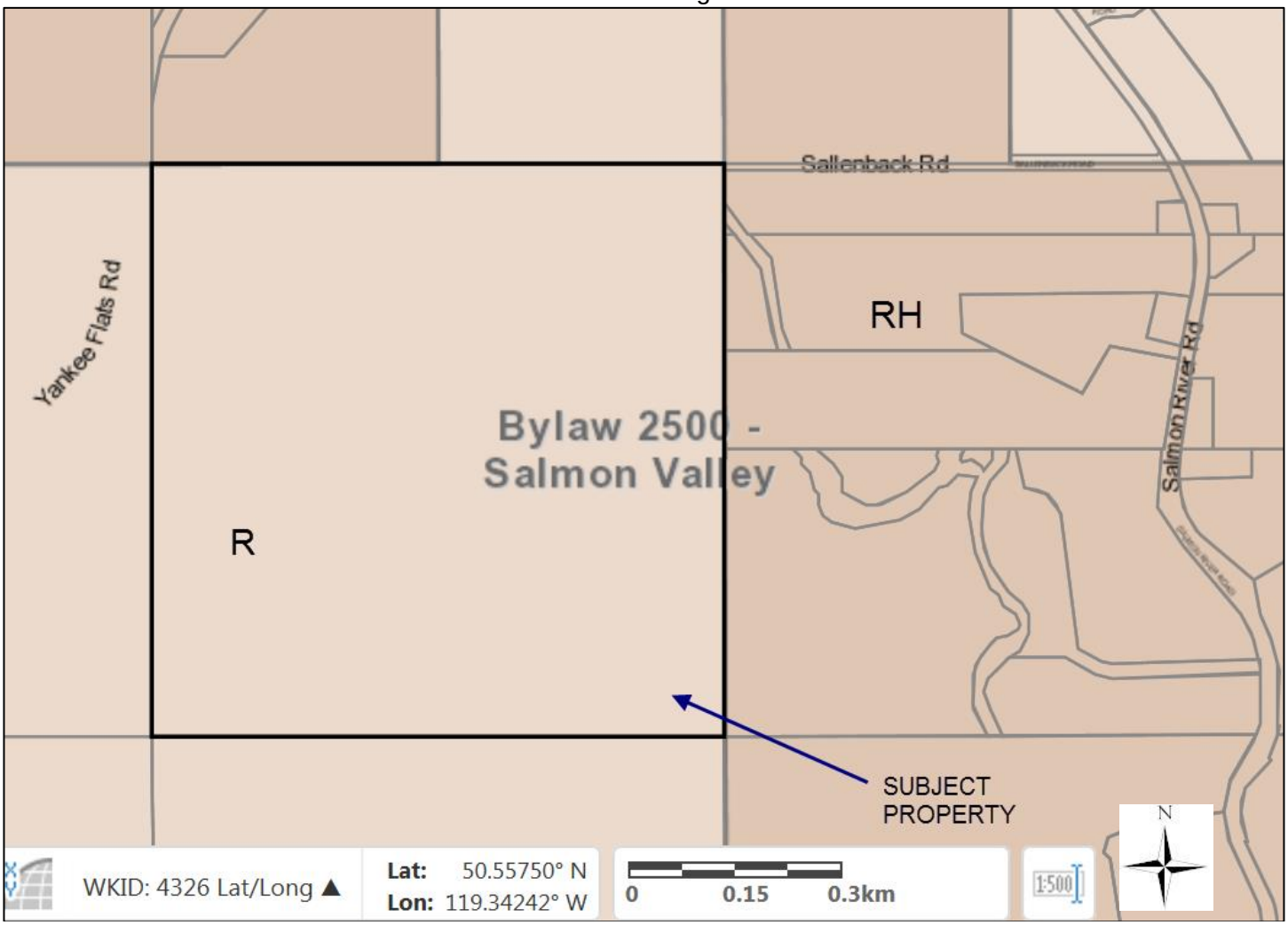
House
2950
Garage
Single wide Mobile
old boundary
2907
House
2939
Shop
Hay Barn
N
new boundary

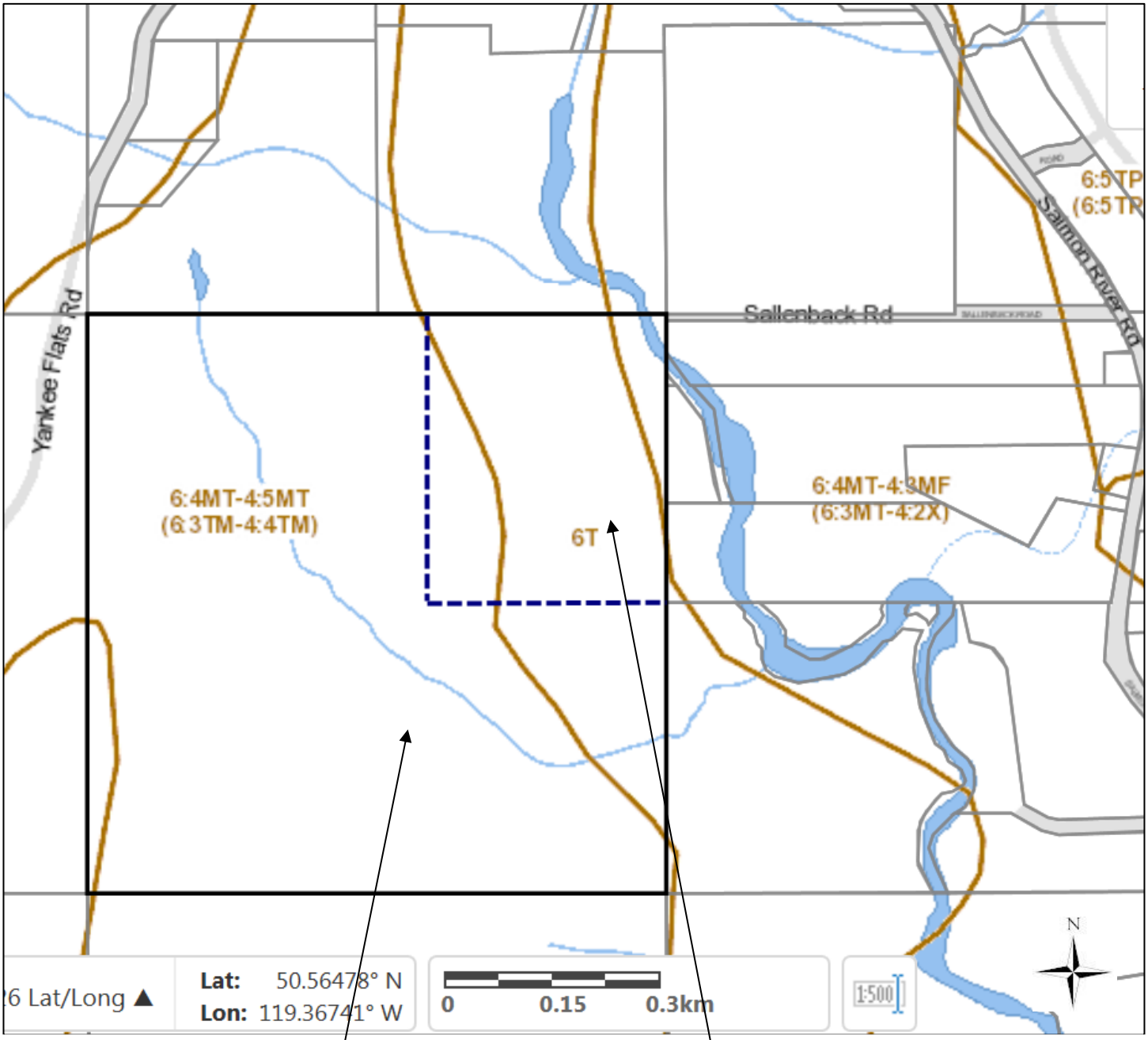
Site plan showing existing buildings



OCP/Zoning


Sallenback Rd
Yankee Flats Rd
RH
Bylaw 2500 -
Salmon Valley
R
Salmon River Rd
SUBJECT
PROPERTY
N
WKID: 4326 Lat/Long
Lat: 50.55750° N
Lon: 119.34242° W
0
0.15
0.3km
1:500

Soil Capability

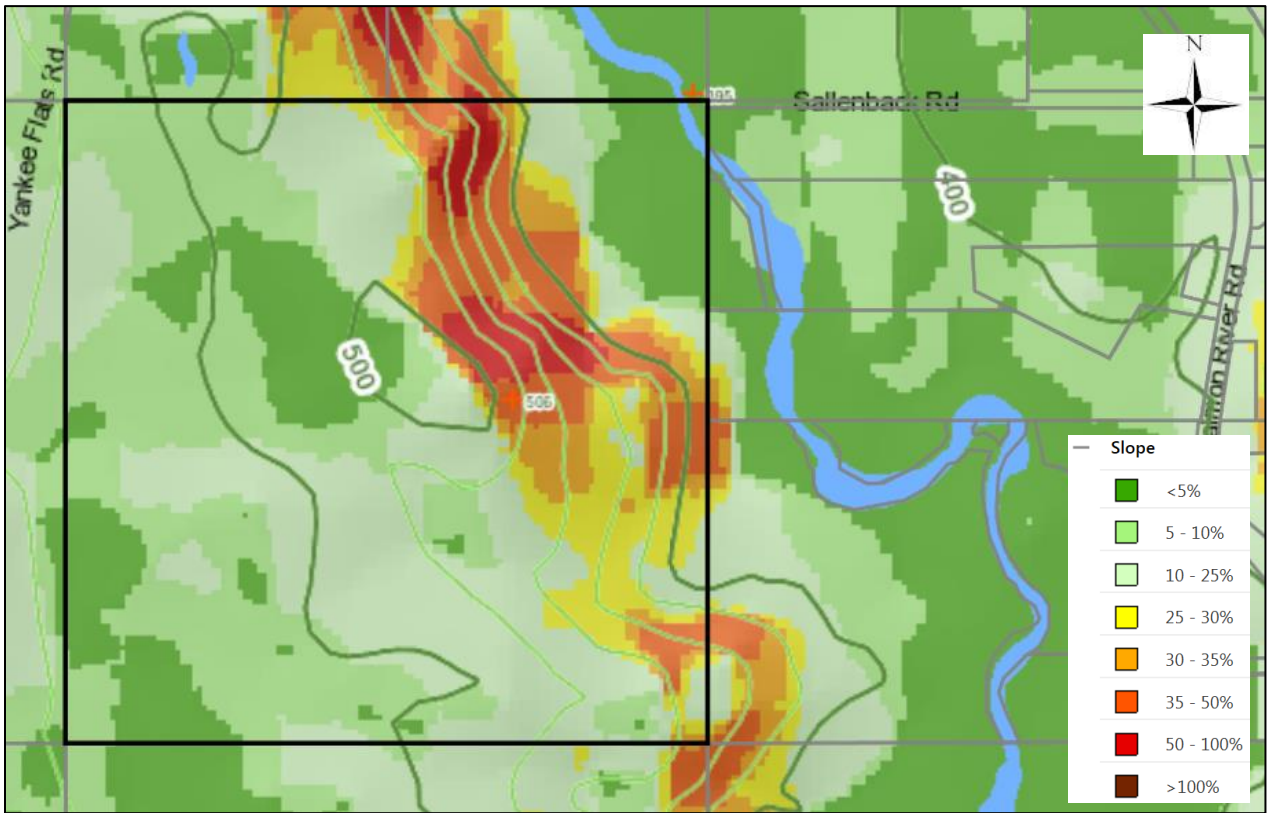


Subject Property

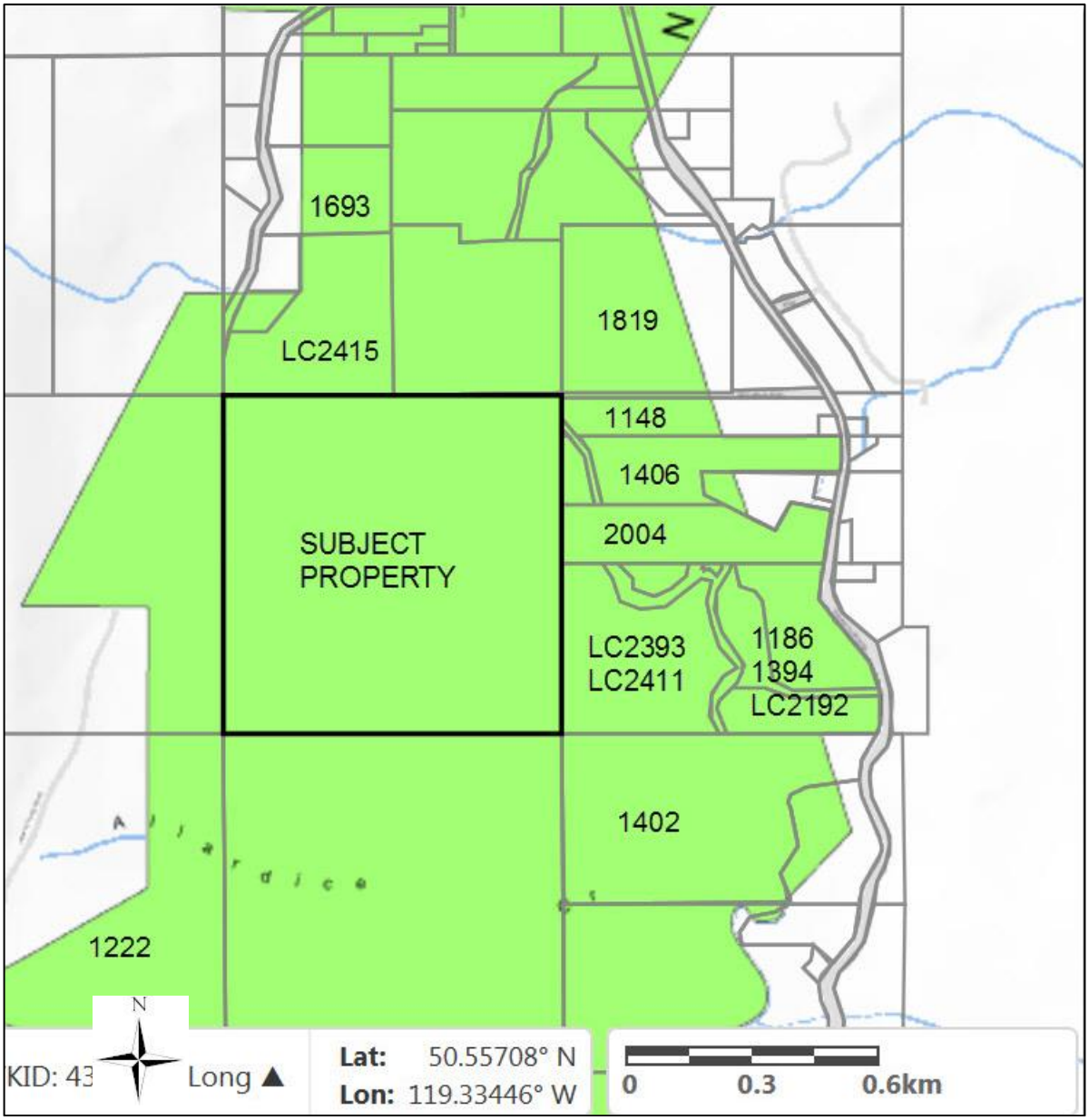
Area of Subject Property proposed to be sold to adjacent property owners to the north

Orthophotograph with Contours

Slopes Mapping

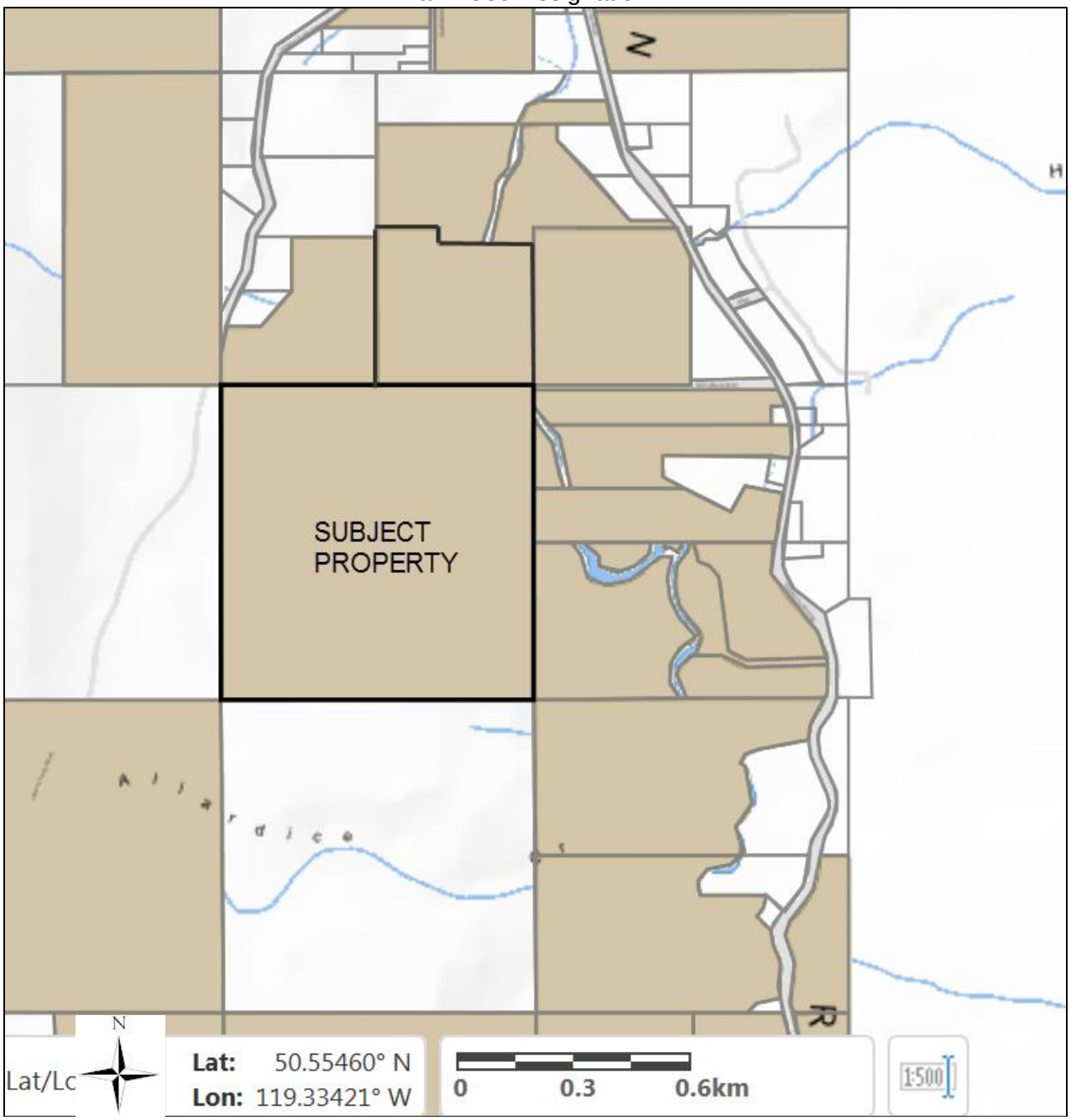


ALR History Map



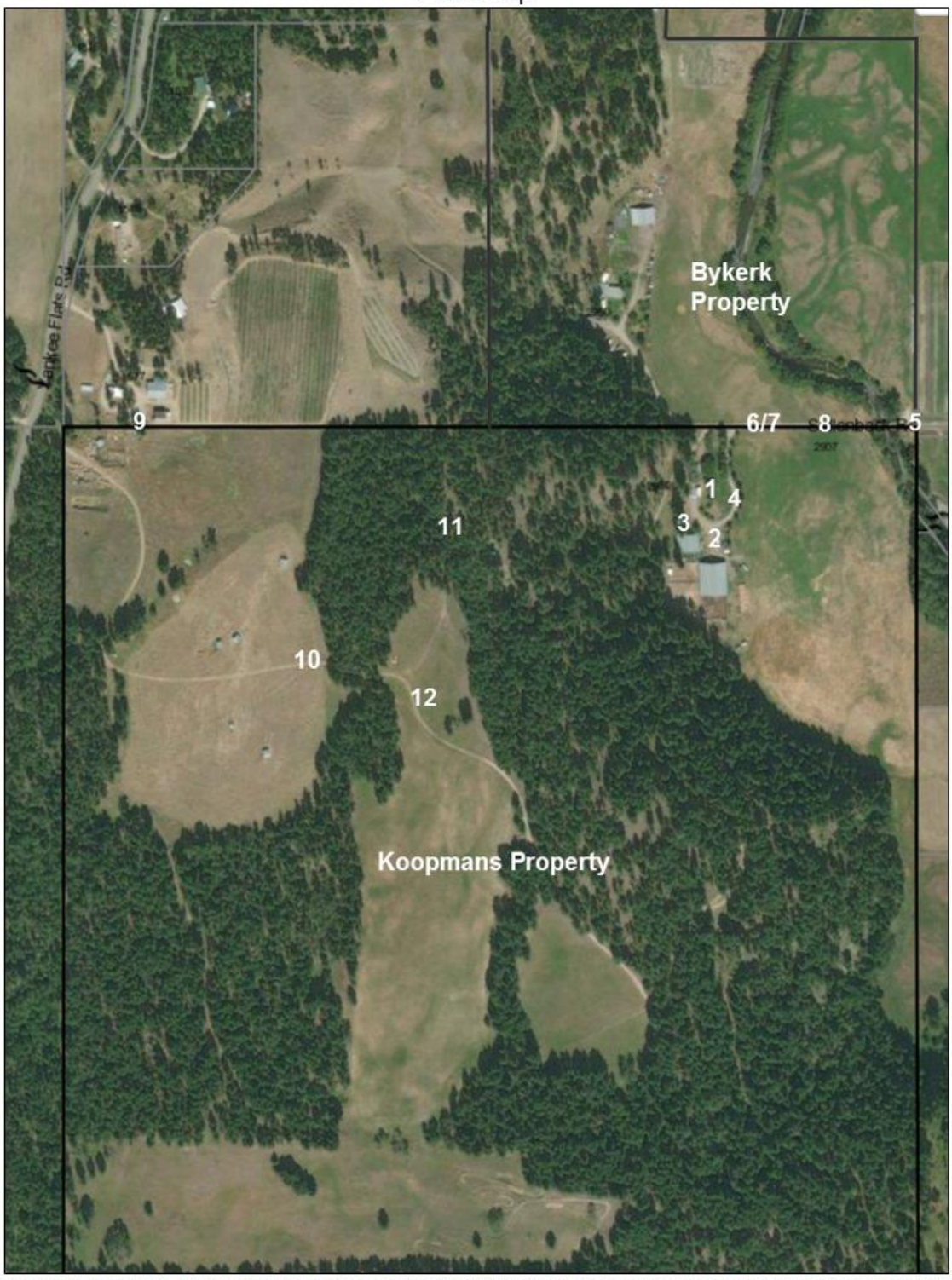
*Numbers on map correspond to numbers in report.

Farm Use Designation



Farm Use Designation

Photo Map



*Numbers on map correspond with the photos to follow indicating the location where the photos were taken

Photos of portion of Koopmans property proposed to be sold:

1. House proposed to be used for Bykerk's son as farm help residence – photo taken facing north

2. Barn – photo taken facing south (note steep slope)

3. Shop at base of slope – photo taken facing south

4. Facing south at Irrigated field at lower end of property

5. Decommissioned old cabin on east side of the river

Photos of Bykerk property showing improvements immediately to the north:

6. Bykerk shop, house and old barn as seen from driveway off Sallenback Rd

7. Barn – close up taken from driveway off Sallenback Rd (note steep slope)

8. Mobile home – belongs to Bykerk's daughter

Photos of remainder of Koopmans property:

9. From property line at Ovino Winery looking SE over upper field and sheep herd to tree line

10. From tree line looking NW - field at upper end of property – winery in the background

11. Old derelict house at top of slope

12. Second field east of treeline looking south

BOARD REPORT

TO:	**Chair and Directors**	**File No:**	DVP 701-74 PL20170062

SUBJECT: Electoral Area C: Development Variance Permit No. 701-74

(Pesonen)

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated July 31, 2017.
2597 Highlands Drive – Blind Bay.

RECOMMENDATION: THAT: in accordance with Section 217 of the Local Government Act, the Board re-consider Resolution No. 2017-0737, from the July 20, 2017 regular meeting authorizing issuance under Section 498 of the Local Government Act of Development Variance Permit No. 701-74 for Lot 27, Section 18, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP79982 and an undivided 1/14 share in Lot 59, Plan KAP79982, (PID: 026-562-316), varying South Shuswap Zoning Bylaw No. 701, as follows:

1. Vary the requirement of Section 12.2.6, rear parcel line setback from 5.0 m to 4.85 m for a single family dwelling.

In view of correspondence received regarding the matter, and not disclosed to the Board on the 20th day of July, 2017.

SHORT SUMMARY:

The applicant built the single family dwelling on the subject property and noted from a survey certificate that the house did not comply with the required rear parcel line setback.

The applicant applied for a Development Variance Permit to sanction the current location of the single family dwelling, which was reviewed by the Board at the July 20, 2017 regular meeting and authorized for issuance by resolution No. 2017-0737. Staff failed to disclose a letter of opposition received to the Board for their consideration of the matter. This omission requires the Board to re-consider the matter.

VOTING:	Unweighted Corporate ☐	LGA Part 14 (Unweighted) ☒	Weighted Corporate ☐	Stakeholder *(Weighted)* ☐

BACKGROUND:

PROPERTY OWNER:	Kai J Pesonen
ELECTORAL AREA:	'C' - Highlands
CIVIC ADDRESS:	2597 Highlands Drive
LEGAL DESCRIPTION:	Lot 27, Section 18, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP79982 and an undivided 1/14 share in Lot 59, Plan KAP79982 (PID: 026-562-316)

SIZE OF PROPERTY: 0.11 ha (0.28 ac)

SURROUNDING LAND USE PATTERN:

NORTH:	Residential
SOUTH	Residential
WEST	Residential
EAST	Residential

OCP DESIGNATION: Electoral Area C Official Community Plan Bylaw No. 725

MD – Medium Density Residential

CURRENT ZONING: South Shuswap Zoning Bylaw No. 701

R2 – Medium Density Residential

CURRENT USE: Single Family Dwelling

POLICY:

Electoral Area 'C' Official Community Plan Bylaw No. 725

3.1 General Land Use Management

This section of the OCP gives the following objectives and policies to be considered;

3.1.1 Objectives

.1 To be thoughtful and careful stewards of the lands and waters of the South Shuswap to allow future generations an opportunity to appreciate and benefit from wise choices made by today's elected decision-makers.

.2 To manage growth by directing development and redevelopment in existing settled areas and to discourage development outside these areas.

.7 To work towards providing a range of housing types in the South Shuswap, principally within the Village Centre and Secondary Settlement Areas.

3.1.2 Policies

.5 Development will only be considered in areas with lower environmental values within the Village Centre and Secondary Settlement Areas, thereby allowing for the protection of areas with higher environmental values as well as agricultural lands.

3.4 Residential

This section of the OCP gives the following objectives and policies to be considered;

3.4.1 Policies

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

Land Use Designation	Housing Form	Maximum Density
Medium Density (MD)	Detached	5 units/ac (1 unit/0.2 ac) 12 units/ha (1 unit/0.08 ha)
	Semi-detached	8 units/ac (1 unit/0.13 ac) 20 units/ha (1 unit/0.05 ha)

	Townhouse	12 units/ac (1 unit/0.13 ac) 30 units/ha (1 unit/0.03 ha)
Neighbourhood Residential (NR)	Detached, Semi-detached	2 units per 1 acre (1 unit/0.2 ha)
Country Residential (CR)	Detached, Semi-detached	1 unit per 1 acre (0.4 ha)
Rural Residential (RR)	Detached, Semi-detached	1 unit per 2.5 acres (1 ha)
Rural Residential 2 (RR2)	Detached, Semi-detached	1 unit per 5 acres (2 ha)
Small Holdings (SH)	Detached, Semi-detached	1 unit per 10 acres (4 ha)
Medium Holdings (MH)	Detached, Semi-detached	1 unit per 20 acres (8 ha)
Large Holdings (LH)	Detached, Semi-detached	1 unit per 25 acres (10 ha)
Rural Holdings (RH)	Detached, Semi-detached	1 unit per 148 acres (60 ha)

10.1 Fire Suppression

Fire suppression in the South Shuswap is provided by volunteers in the community. There are five fire stations located in the South Shuswap, including the Shuswap Volunteer Fire Department Fire Hall #1 in Sorrento and Fire Hall #2 at Shuswap Lake Estates, the Eagle Bay Fire Hall, the Tappen/Sunnybrae Fire Hall and the White Lake Fire Hall.

There is a high risk of forest fires in the South Shuswap. Forests abut residential areas throughout much of the South Shuswap. Wildfire, often caused by lightning, is a natural process, but the failure to plan adequately for the possibility of wildfire leaves homeowners and businesses vulnerable. As the warming trend associated with climate change accelerates in the Southern Interior, the risk of forest fire becomes greater.

10.1.1 Objectives

.1 To have adequate levels of fire suppression for the South Shuswap community.

.2 To improve awareness of the emergency forest fire response program.

10.1.2 Policies

.1 Proposals for subdivision and development must demonstrate that appropriate "fire proofing" and "fire smart" principles have been taken into account;

.2 To strongly support the Ministry of Forests, Lands and Natural Resource Operations and the Provincial Approving Officer working co-operatively in evaluating subdivision applications in order to minimize the potential for fire damage on the wildland urban interface;

.3 Advocate for adequate levels of fire suppression throughout the South Shuswap. As growth occurs, fire suppression services must be expanded to serve the increasing population; and,

.4 The Regional District will continue to co-ordinate with Provincial ministries regarding its Emergency Management Program in order to improve the awareness of emergency forest fire response programs. Existing developments should be "fire proofed".

South Shuswap Zoning Bylaw No. 701

The subject property is currently zoned R2 – Medium Density Residential pursuant to South Shuswap Zoning Bylaw No. 701. This zone allows the following permitted uses

- multiple family dwelling;
- duplex;
- single family dwelling;
- home business, conducted entirely within a single family dwelling or an accessory building to a single family dwelling
- accessory use.

The R2 zone requires the following setbacks:

.6	Minimum Setback from the:	
	• front parcel line	5 m
	• exterior side parcel line	4.5 m
	• interior side parcel line	2 m
	• rear parcel line	5 m

The applicant has made an application for a Development Variance Permit to relax the front yard setback from 5.0 m to 4.85 m. The R2 zone also limits the site coverage to a maximum of 50%. As noted earlier in the report, the setback needing to be relaxed is actually a rear parcel line setback, as the common lot access route is a private property and not a highway. The following definitions are provided for clarity:

PARCEL LINE, FRONT means the shortest parcel line common to a parcel and a highway other than a lane.

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.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

A letter was received from an adjacent property owner objecting to the issuance of the Development Variance Permit. The letter was received on June 8, 2017, and a copy has been included with this report for the Board's consideration. Staff, at the July 20, 2017 regular meeting erroneously advised the Board that no correspondence had been received.

As a result, the Board is required to re-consider the issuance of the Development Variance Permit No. 701-74, in light of the receipt of the letter of objection.

SUMMARY:

The applicant had applied for a Development Variance Permit to relax the rear yard parcel line setback for a single family dwelling constructed on the subject property. Staff had recommended that the Board consider the application, as it is a relatively minor variance to the rear parcel line setback. The Board resolved under Resolution No. 2017-0737 to authorize issuance of the Development Variance Permit.

Since a letter had been received objecting to the Development Variance Permit which was not disclosed to the Board at the July 20, 2017 regular meeting, the Board is required to re-consider the matter.

IMPLEMENTATION:

Consultation Process

Neighbouring property owners first became aware of the application for DVP when notice of the intent of the Board to review the issuance of DVP 701-74, was mailed out to property owners within 100 m of the subject property. In response to this notification a single letter objecting to the Development Variance Permit was received but was not disclosed to the Board during consideration of the matter during the July 20, 2017 regular Board meeting.

COMMUNICATIONS:

If the Board after re-consideration approves issuance of DVP 701-74, the owner will be advised of the decision and any conditions that will need to be fulfilled. Once such conditions are fulfilled, staff will prepare the Notice of Permit for submission to Land Title Office for registration on the title of the subject property.

If the Board after re-consideration denies issuance of DVP 701-74, the owner will be advised of the decision.

The application was referred to the Electoral Area C Advisory Planning Commission, who recommended approval of the application.

DESIRED OUTCOMES:

That the Board re-consider Resolution No. 2017-0737.

BOARD'S OPTIONS:

1. *After re-consideration, allow Resolution No. 2017-0737 to stand.*
2. *After re-consideration, defeat Resolution No. 2017-0737.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

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

1. List reports

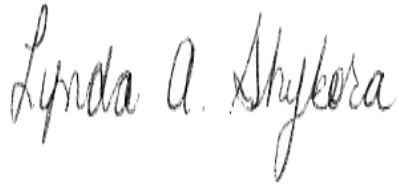
Report Approval Details

Document Title:	2017-08-17_Board_DS_DVP701-74_Pesonen_Reconsideration.docx
Attachments:	- DVPFORM_701-74-Reconsideration.pdf - Maps_Plans_DVP701-74.pdf
Final Approval Date:	Aug 4, 2017

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

Corey Paiement - Jul 31, 2017 - 3:08 PM

Gerald Christie - Aug 4, 2017 - 10:04 AM



Lynda Shykora - Aug 4, 2017 - 11:55 AM

Charles Hamilton - Aug 4, 2017 - 2:59 PM

COLUMBIA SHUSWAP REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT NO. 701-74

1. OWNERS: Kai J Pesonen
Box 233
Sorrento, BC, V0E 2W0

2. This permit applies only to the land described below:

Lot 27, Section 18, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP79982 and an undivided 1/14 share in Lot 59, Plan KAP79982, (PID: 026-562-316)

which property is more particularly shown on the map attached hereto as shown outlined in bold and hatched on Schedule 'A'.

3. Section 12.2.6 Minimum setback from the rear parcel line is hereby varied from 5.0 m to 4.85 m for the existing single family dwelling on the subject property, as shown on Schedule B.

4. This permit is NOT a building permit.

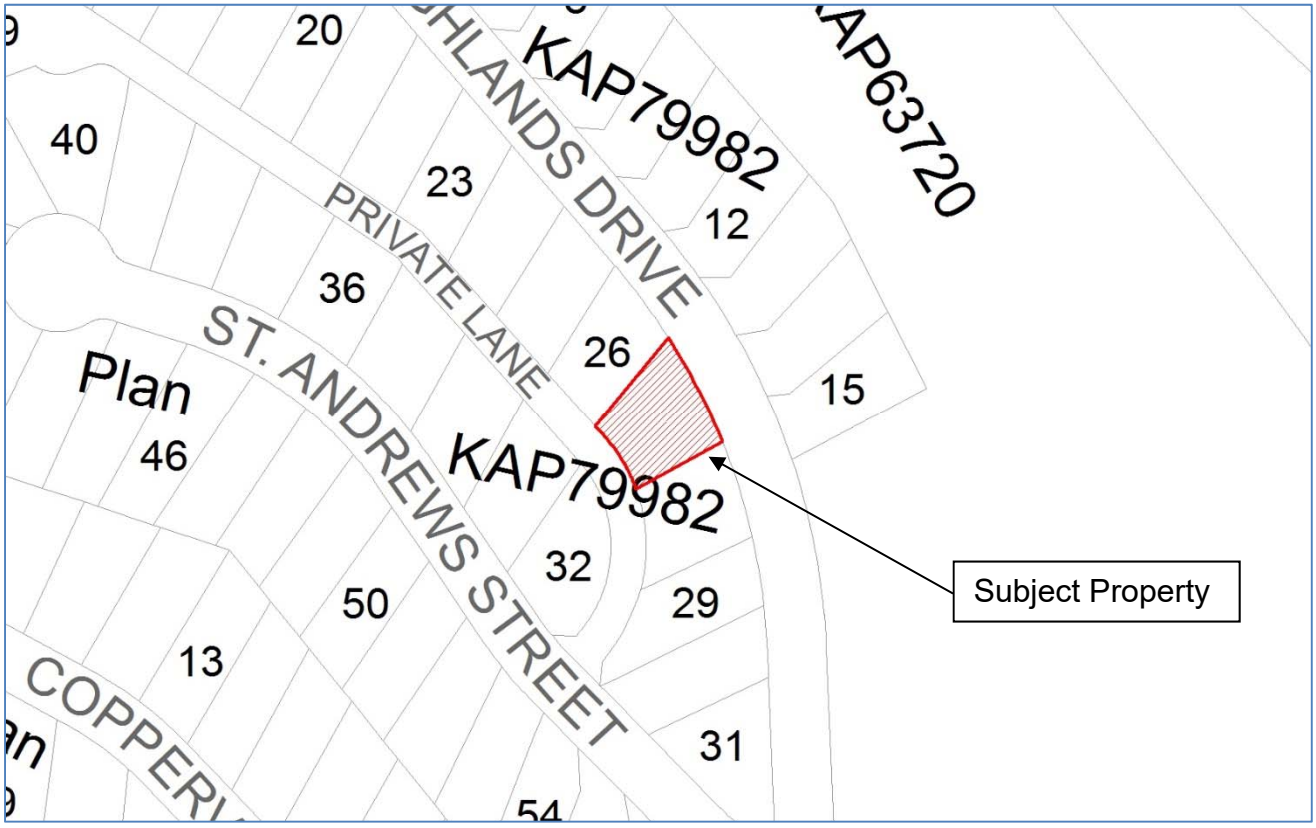
AUTHORIZED FOR ISSUANCE BY RESOLUTION No. 2017-0737 of the Columbia Shuswap Regional District Board on the 20th day of July, 2017.

RE-CONSIDERED FOR ISSUANCE by the Columbia Shuswap Regional District Board on the 17th day of August, 2017

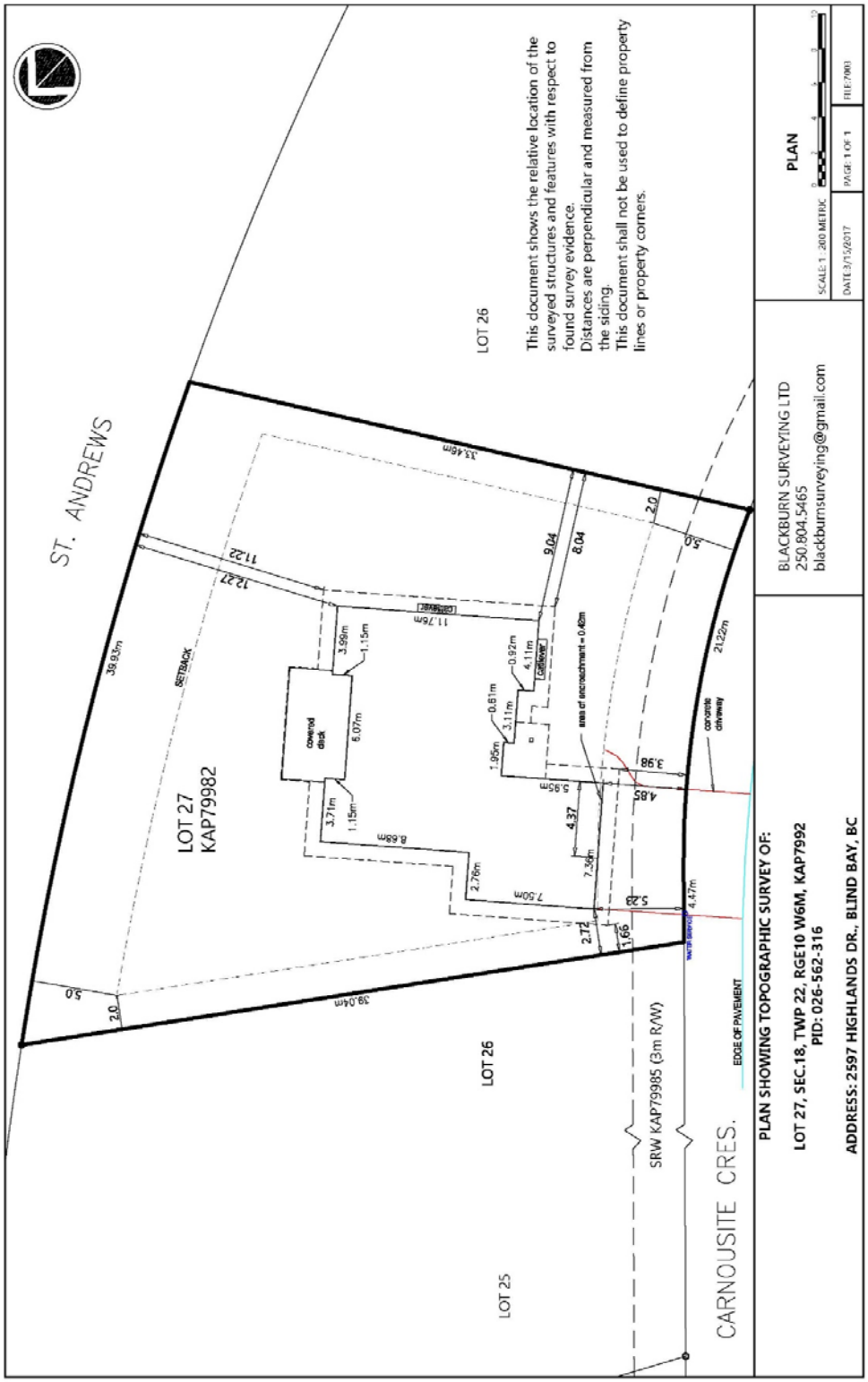
_____
CORPORATE OFFICER

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

DVP 701-74
Schedule A



DVP 701-74
Schedule B



LOCATION

Subject Property

13
Tp 22 Rge 11

18
Tp 22 Rge 10

12
Tp. 22 Rge. 11

7
Tp. 22 Rge. 10

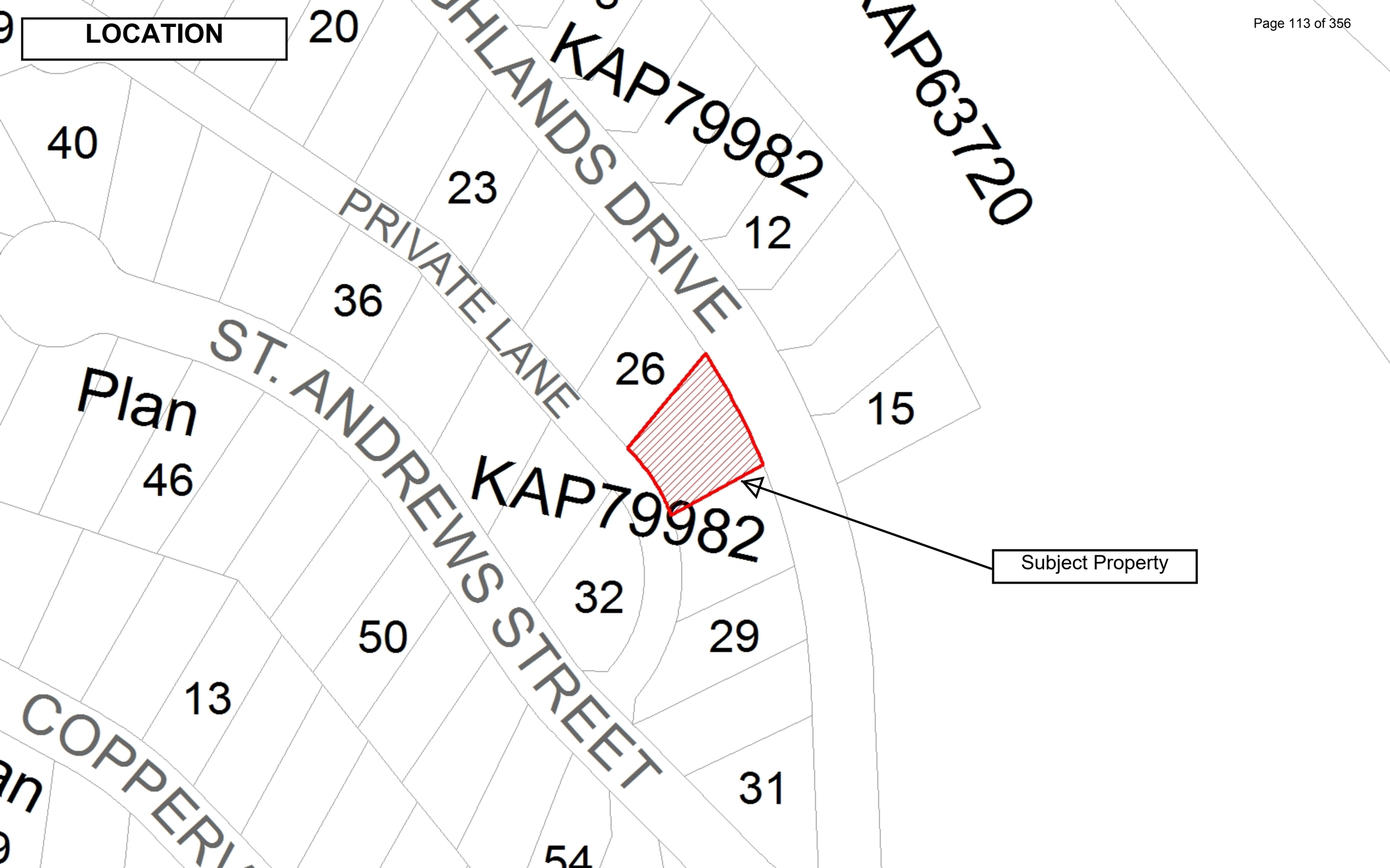
8
Tp 22 Rge 10

Range 10
Range 11

TRANS CANADA HIGHWAY

Santabin Lake

Loftus Lake


LOCATION
20
40
23
12
36
26
15
46
32
29
50
13
31
54
KAP79982
KAP63720
KAP79982
Plan
Subject Property
PRIVATE LANE
ST. ANDREWS STREET
COPPERI
HLANDS DRIVE

OCP

Subject Property

NC

NR

PK

MD

PK

HC

MD

GC

Bylaw 725

AG

Santabin

MD

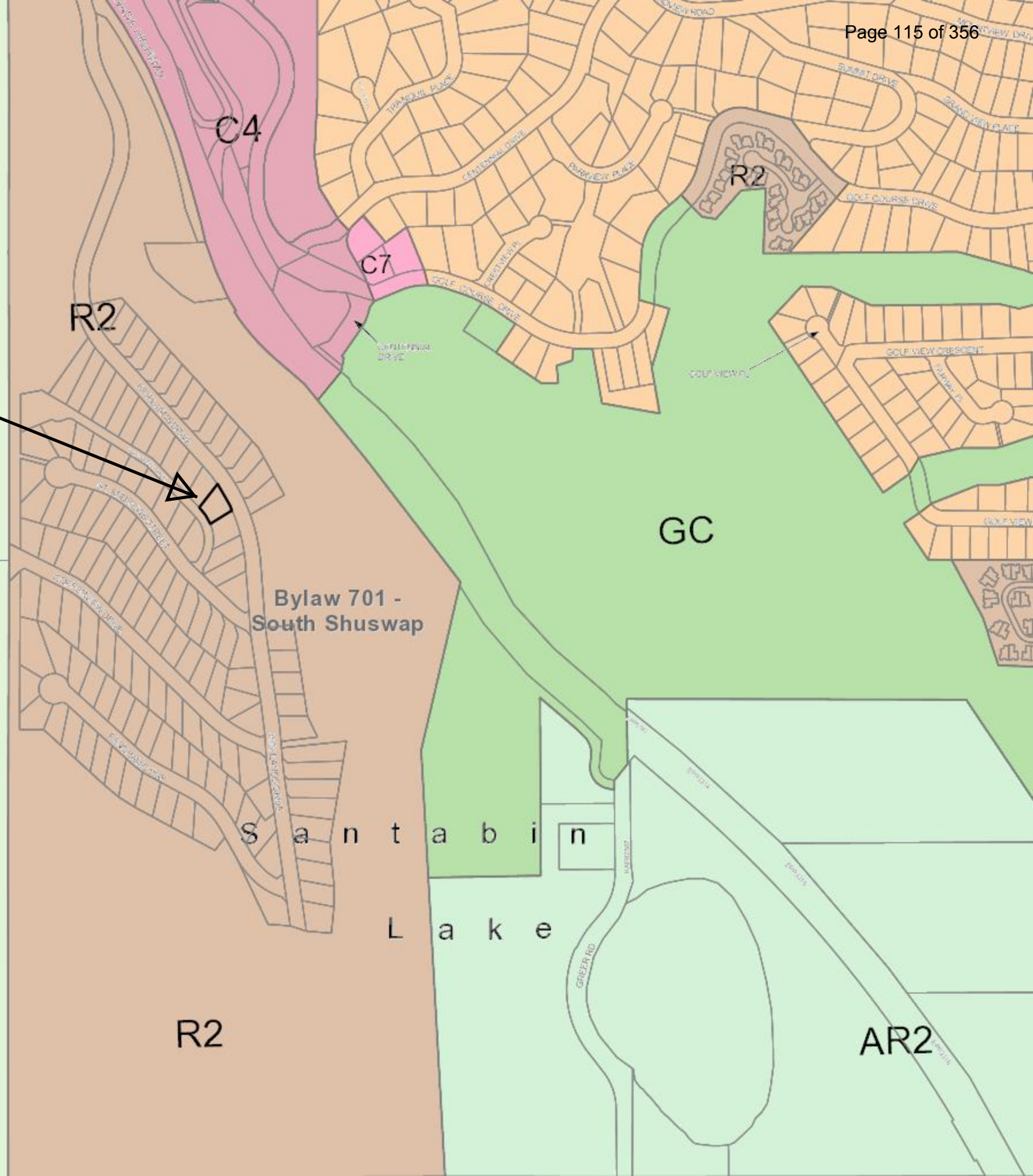
Pl

Lake

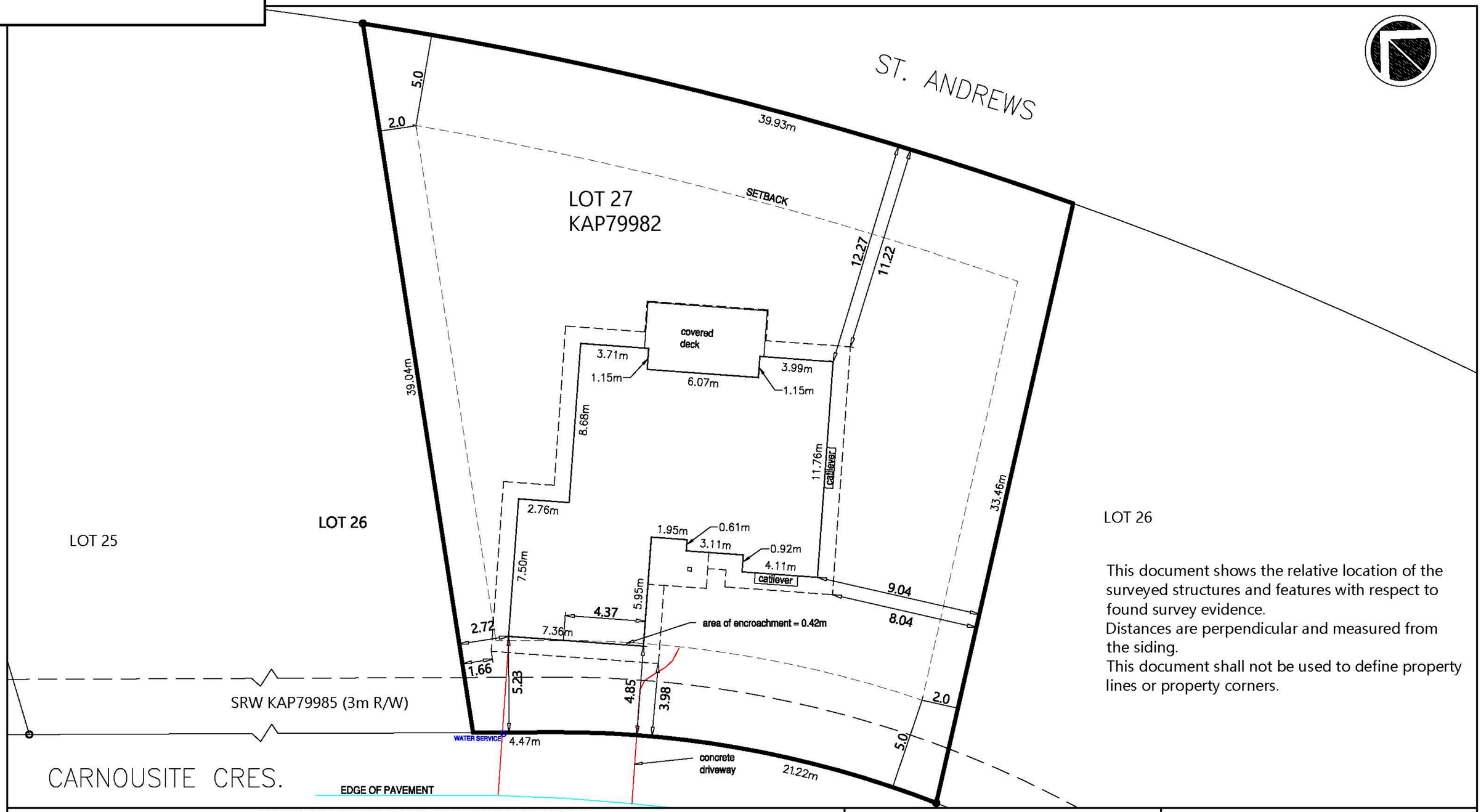
GC

ZONING

Subject Property



SITE PLAN



This document shows the relative location of the surveyed structures and features with respect to found survey evidence.
Distances are perpendicular and measured from the siding.
This document shall not be used to define property lines or property corners.

PLAN SHOWING TOPOGRAPHIC SURVEY OF:

LOT 27, SEC.18, TWP 22, RGE10 W6M, KAP7992
PID: 026-562-316

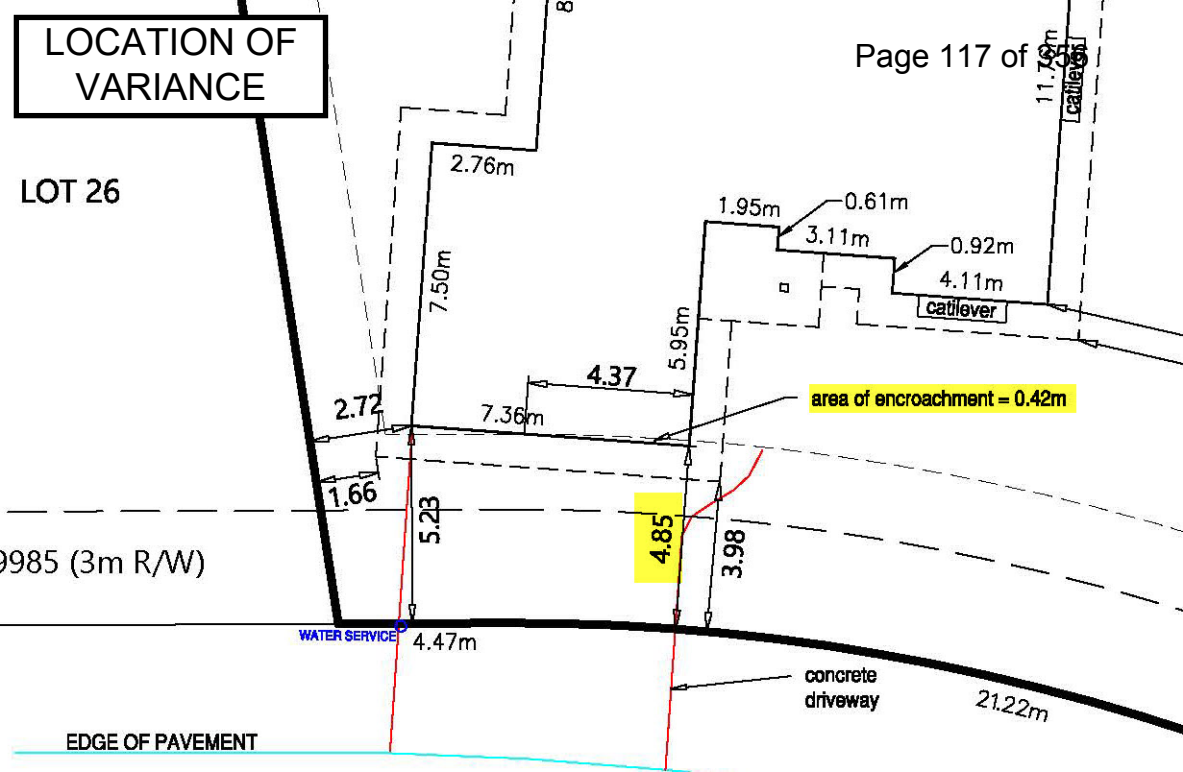
ADDRESS: 2597 HIGHLANDS DR., BLIND BAY, BC

BLACKBURN SURVEYING LTD
250.804.5465
blackburnsurveying@gmail.com

PLAN

SCALE: 1 : 200 METRIC

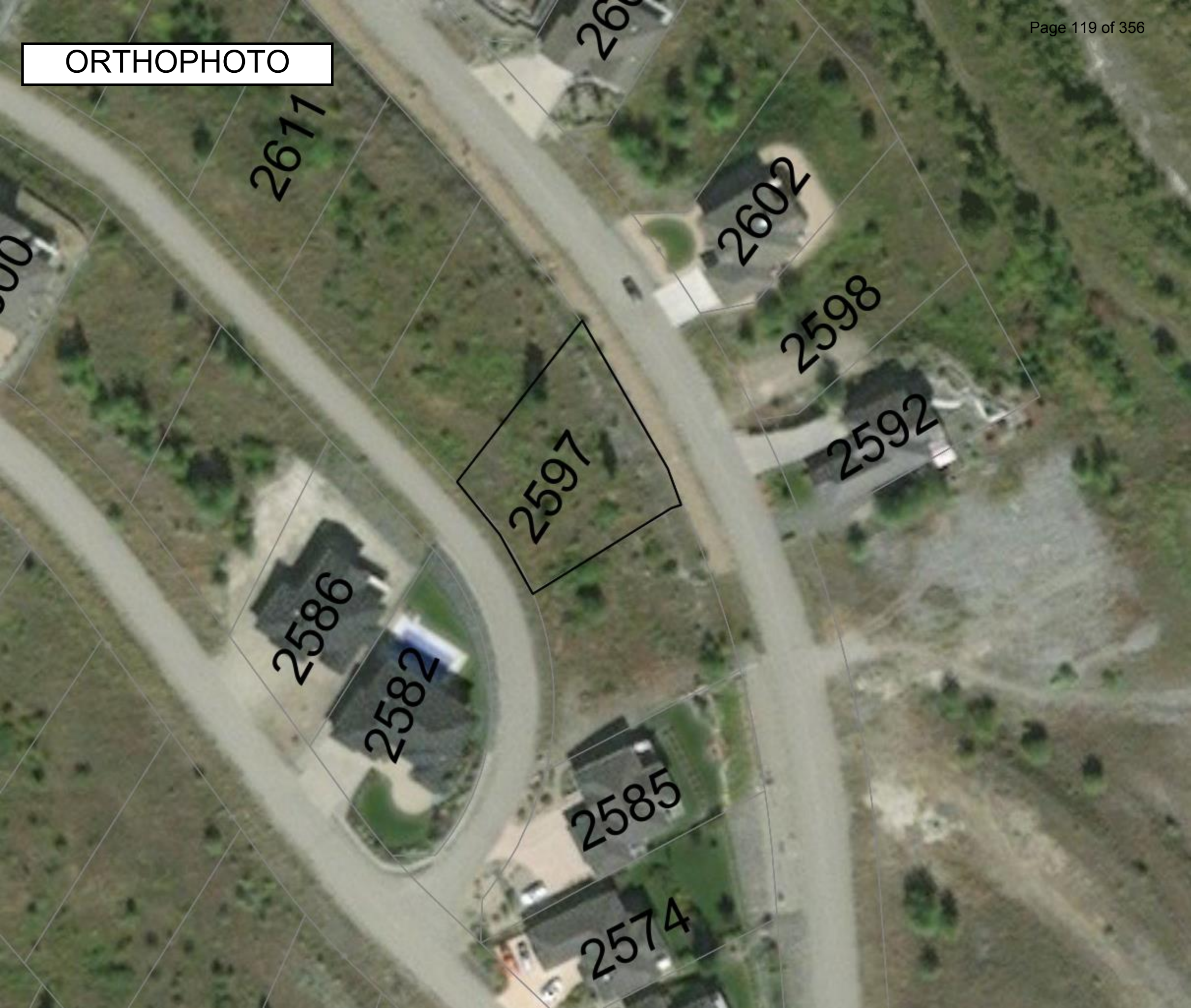
DATE:3/15/2017 | PAGE: 1 OF 1 | FILE:7003


LOCATION OF VARIANCE
LOT 26
2.76m
7.50m
1.95m
0.61m
3.11m
0.92m
4.11m
catilever
11.75m
catilever
5.95m
4.37
2.72
7.36m
area of encroachment = 0.42m
1.66
5.23
4.85
3.98
9985 (3m R/W)
WATER SERVICE
4.47m
concrete driveway
21.22m
EDGE OF PAVEMENT

ORTHOPHOTO

Subject Property

ORTHOPHOTO



DVP 701-74

June 06, 2017

"Development Variance Permit Submission"

CSRD
555 Harbourfront Drive NE
Salmon Arm, BC V1E 4P1

Thank you for informing us on the Development Variance Permit request being made for Lot 27, Section 18, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP79982 PID: 026-562-316.

We would object to allowing this variance only if the approval establishes a precedence for builders to use this as a means for non adherence to required set backs for properties in the Highland's of Shuswap Lake Estates.

The developer has done an excellent job with planning the lots and required building set backs in the Highland's of Shuswap Lake Estates. This has provided property owners of the lots in our area of the Highland's of Shuswap Lake Estates a reasonable amount of space for privacy and views of Shuswap Lake and valley. In a terraced hillside development the importance of adherence to required set backs not only minimizes the invasion of privacy from overlooking homes but prevents owners of lots that may have building plans from having to make changes as a result of infringements where builders choose to ignore building set back requirements.

Yours truly,

George Cunningham

George Cunningham
2602 Highlands Drive
Blind Bay, BC

☐CAO ☐Agenda_____ Ownership:
☐Works ☐Reg Board
☐DS ☐In Camera File#
☐Fin/Adm ☐Other Mtg

JUN 08 2017

DP-2

☐Ec Dev ☐IT ☐Parks ☐SEP ☐HR ☐Other
RECEIVED
☐Staff to Report ☐Staff to Respond ☐Staff Info Only ☐Dir Mailbox ☐Dir Circulate
Ack Sent:
☐Fax ☐Mail ☐Email

DVP - R 2017-0062m2

BOARD REPORT

TO:	**Chair and Directors**	**File No:**	DP701-76 PL20170119

SUBJECT: Electoral Area D: Development Variance Permit No. 701-76 (Fritz)

DESCRIPTION: Report from Christine LeFloch, Development Services Assistant, dated July 28, 2017.
2465 Waverly Drive, Blind Bay

RECOMMENDATION #1: THAT: In accordance with Section 498 of the Local Government Act Development Variance Permit No. 701-76 for Lot 39, Section 18, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 21795, varying South Shuswap Zoning Bylaw No. 701, as follows:

1. Section 11.2.4 Minimum setback from the front parcel line boundary from 5 m to no less than 2 m to any portion of the building only for the proposed single family dwelling and attached garage; and

2. Section 11.2.4 Minimum setback from the west side parcel boundary from 2 m to 0.88 m only for the proposed deck attached to the single family dwelling; and

3. Section 11.2.3 Maximum height for principal buildings and structures from 10 m to 11.61 m for a single family dwelling,

be approved for issuance this 17th day of August, 2017.

SHORT SUMMARY:

The subject property is located in Blind Bay, at 2465 Waverly Drive and is subject to South Shuswap Zoning Bylaw No. 701 and Electoral Area 'C' Official Community Plan Bylaw No. 725. The owner would like to construct a single family dwelling and attached garage on the property. This project requires variances to the front and interior side parcel line setbacks as well as the maximum height of the building.

VOTING:	Unweighted Corporate	☐	LGA Part 14 (Unweighted)	☒	Weighted Corporate	☐	Stakeholder *(Weighted)*	☐

BACKGROUND:

PROPERTY OWNER/APPLICANT:
Rosemarie Fritz

ELECTORAL AREA:
C

CIVIC ADDRESS:
2465 Waverly Drive, Blind Bay

LEGAL DESCRIPTION:
Lot 39, Section 18, Township 22, Range 10, W6M, KDYD, Plan 25579

SIZE OF PROPERTY:
0.12 ha (0.3 ac)

DESIGNATION:
NR – Neighbourhood Residential

ZONE:
R1 – Low Density Residential

CURRENT USE:
Vacant

PROPOSED USE:
Single Family Dwelling with attached garage and septic system

SURROUNDING LAND USE PATTERN:
North: Residential
South: Waverly Drive, Residential
East: Residential
West: Residential

SITE COMMENTS: A site visit took place on June 28, 2017. The subject property is located in Shuswap Lake Estates and is currently vacant. Access is via a driveway from Waverly Drive. The property is level near the road and slopes steeply down toward the rear property boundary. The applicant is proposing to construct a single family dwelling with walkout basement and attached garage on the subject property. The septic system will be located at the rear of the property. In order to accommodate the proposed house design and associated septic system variances are required for setbacks from the west side parcel boundary, the front parcel boundary and the maximum height. The owner has already been issued a permit from the Ministry of Transportation and Infrastructure to encroach into the required provincial 4.5 m setback from the road right of way up to 2 m from the right of way.

A Hazard Lands (Steep Slopes) Development Permit is also required for the proposed development due to slopes on the property in excess of 30%. Technical Development Permits such as this are delegated to the Manager of Development Services for issuance.

POLICY:

Electoral Area C Official Community Plan Bylaw No. 725

Section 3.4 – Residential

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

Neighbourhood Residential (NR) shall have detached or semi-detached housing form and a maximum density of 2 units per acre (0.2 ha).

South Shuswap Zoning Bylaw No. 701

1 – Definitions

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

STRUCTURE means any construction fixed to, supported by or sunk into land or water but not concrete or asphalt paving or similar surfacing.

3 – General Regulations

3.5 Setback Exceptions

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

.8 eaves and gutters, provided they are not closer than 1 m from any parcel line.

R1 – Low Density Residential Zone

Permitted Uses

11.1 The following uses are permitted in the R1 zone:

.1 single family dwelling;
.2 bed and breakfast;
.3 home business;
.4 accessory use.

11.2 Regulations

.1	Minimum parcel size for new subdivisions where a parcel is served by both a community water system and a community sewer system	1400 m^2
	In all other cases	1 ha
.2	Maximum number of single family dwellings per parcel	1
.3	Maximum height for:	
	Principal buildings and structures	10 m (32.81 ft)
	Accessory buildings	6 m (19.69 ft)
.4	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
.5	Maximum coverage	40%

DEVELOPMENT VARIANCE PERMIT:

The applicant is proposing to vary:

Section 11.2.4 Minimum setback from a front parcel line from 5 m to 2 m for a single family dwelling and attached garage.

Section 11.2.4 Minimum setback from an interior side parcel line from 2 m to 0.88 m for a deck attached a single family dwelling.

Section 11.2.3 Maximum height for principal buildings and structures from 10 m to 11.61 m for a single family dwelling.

SERVICING:
Shuswap Lake Estates community water and onsite septic system.

ACCESS:
The property is accessed from Waverly Drive.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

The owner has applied for three variances to accommodate construction of a single family dwelling with attached garage on the subject property. These variances include reductions to the front and west side yard setbacks and an increase to the maximum height of the building.

The owner is requesting a variance to reduce the front yard setback from 5 m to 2 m. The guidelines for the Hazard Lands (Steep Slopes) Development Permit Area state that "whenever possible placement of buildings and structures should be considered first in non-steeply sloped areas, i.e. less than 30% slope". The most level area is at the front of the property and the steep slopes assessment provided as a requirement of the Hazard Lands (Steep Slopes) Development Permit supports the proposed building location. Further, the property is proposed to be serviced by an onsite sewage disposal system which is proposed to be located at the rear of the property. A Setback Permit has already been issued by the Ministry of Transportation and Infrastructure as the proposed construction will be sited within the 4.5 m provincial setback from all public roads.

South Shuswap Zoning Bylaw No. 701 requirements include provision of two off-street parking spaces for a single family dwelling. These spaces will be accommodated within the attached garage. Although the bylaw will be met staff recognize that from a practical perspective visitors to the property will need to be able to park off the street as well. This is particularly true in the winter when road shoulders are being utilized for snow storage. Staff note that there will be additional driveway area between the property line and the paved roadway, as it appears that there is a total of 10 m between the building face and the paved roadway that may provide for minimal parking in front of the garage. The owner has indicated that there is additional area on the east side of the garage for a parking space. As the bylaw requirement has been met and issues related to road maintenance and snow removal are the responsibility of the Ministry, CSRD staff are willing to support the position of Ministry staff.

Staff note that eaves and gutters are permitted to project into a required setback provided they are no closer than 1 m from a property boundary. The site plan indicates that the building would be located with the eaves of the building sited at the 2 m setback. In order to allow as much area as possible for parking in front of the garage staff do not support the building being sited any closer to

the front parcel boundary. As such, the permit states that "all portions of the building" are to be sited no closer than 2 m from the front property boundary.

The owner is also requesting a variance to the west side yard setback to accommodate an attached deck. The house on the adjacent property to the west is located several metres away from the property line and there are a driveway and shrubs screening the house from the subject property. The owners of this house have submitted an email indicating that they have no objections to the proposed house location.

Finally, the owner is requesting a variance to the overall height of the building from 10 m to 11.61 m. The subject property slopes steeply down from Waverly Road with the most level area located at the front of the property within the first 10 m of the road. Height is measured from the lowest point to highest point of a building or structure. As such, when a building is to be constructed on a slope this measurement is taken from the most exposed face of the building. When viewed from the front the proposed house is 8.57 m in height. However, the rear of the house has a walkout basement and the height as taken from this side of the building is 11.61 m, which is 1.61 m over height. The house is proposed to be located near the front parcel boundary which may reduce impacts such as shadowing on the properties to the north.

SUMMARY:

The property owners have applied for a Development Variance Permit to vary the front and west parcel line setbacks and overall height for a proposed single family dwelling on the subject property. Staff are recommending approval of the Development Variance Permit for the following reasons:

Front yard setback:

- Development Permit guidelines for the Hazard Areas (steep slopes) Development Permit Area direct placement of buildings to areas of a property with gentler slopes;
- The property is steeply sloped with the most level area located at the front of the property and the applicant has provided a steep slope assessment by Rod Williams, P. Geo of Onsite Engineering which supports the proposed house location;
- There is additional space between the property line and the paved road to accommodate minimal parking;
- MoTI has issued a permit to construct within the required Provincial setback up to 2 m from the front property line.

Side yard setback:

- The proposed west side setback reduction would have little impact on the surrounding properties;
- An email supporting the DVP has been received from owner to the west.

Height:

- Impacts on shadowing to the north may be minimized by a reduced front yard setback;
- The front face of the building meets the height requirement so there should be no Impacts on streetscape;

General:

- no letters of opposition have been received from adjacent property owners as of the writing of this report (letters could be received up to the date of the August 17, 2107 Board meeting when the authorization to issue the permit will be considered).

IMPLEMENTATION:

If the Board approves issuance of DVP 701-76 the owner will be advised of the decision in writing, and the documentation will be forwarded to the Land Title Office for registration against the title of the subject property.

COMMUNICATIONS:

Property owners and tenants in occupation within 100 m of the subject property were given notification a minimum of 10 days prior to the August 17, 2017, CSRD Board Meeting. All interested parties have had the opportunity to provide comments regarding this application prior to the Board Meeting.

Referrals have been sent to the following:

- Area 'C' APC – recommended refusal of the three variances. It was felt that the house design is inappropriate for the lot and they had concerns regarding the ability to park vehicles off the traveled portion of the road. Commission members did not feel that the variance request is fitting with the spirit and intent of the OCP. Minutes of the meeting are attached to this report.
- Ministry of Transportation and Infrastructure – the Ministry has issued a setback permit to allow the proposed house and attached garage to be located up to 2 m from the road right of way (front property line).

DESIRED OUTCOMES:

That the Board endorse the staff recommendation to approve issuance of DVP 701-76.

BOARD'S OPTIONS:

1. *Endorse the Recommendation. DVP701-76 will be approved for issuance.*
2. *Deny one or more of the requested variances. The permit will be amended to reflect the Board decision.*
3. *Decline issuance of the permit.*
4. *Defer.*
5. *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

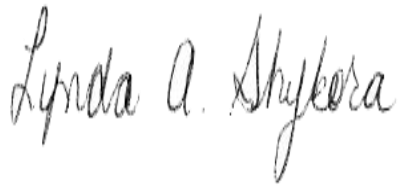
Report Approval Details

Document Title:	2017-08-17_Board_DS_DVP701-76_Fritz.docx
Attachments:	- DVP701-76.pdf - DVP701-76_20170609_Steep Slope Report.pdf - MoT_Setback_Permit_DVP701-76.pdf - Maps_Photos_DVP701-76.pdf - DVP701-76_APC_Minutes.pdf
Final Approval Date:	Aug 4, 2017

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

Corey Paiement - Aug 4, 2017 - 10:33 AM

Gerald Christie - Aug 4, 2017 - 1:43 PM



Lynda Shykora - Aug 4, 2017 - 2:25 PM

Charles Hamilton - Aug 4, 2017 - 2:52 PM

DEVELOPMENT VARIANCE PERMIT NO. 701-76

1. OWNERS: Rosemarie Monika Fritz
6707-98th Avenue
EDMONTON AB T6A 0A4

2. This permit applies only to the land described below:

Lot 39, Section 18, Township 22, Range 10, W6M, KDYD, 25579, which property is more particularly shown outlined in bold/hatched on the map attached hereto as Schedule 'A'.

3. The South Shuswap Zoning Bylaw No. 701, is hereby varied as follows:

Section 11.2.4 Minimum setback from the front parcel line boundary from 5 m to no less than 2 m to any portion of the building only for the proposed single family dwelling and attached garage; and;

Section 11.2.4 Minimum setback from the west side parcel boundary from 2 m to 0.88 m only for the proposed deck attached to the single family dwelling; and

Section 11.2.3 Maximum height for principal buildings and structures from 10 m to 11.61 m for a single family dwelling only,

as more particularly shown on the site plan attached hereto as Schedule ‘B’, and the elevation drawings attached hereto as Schedule 'C'.

4. This is NOT a building permit.

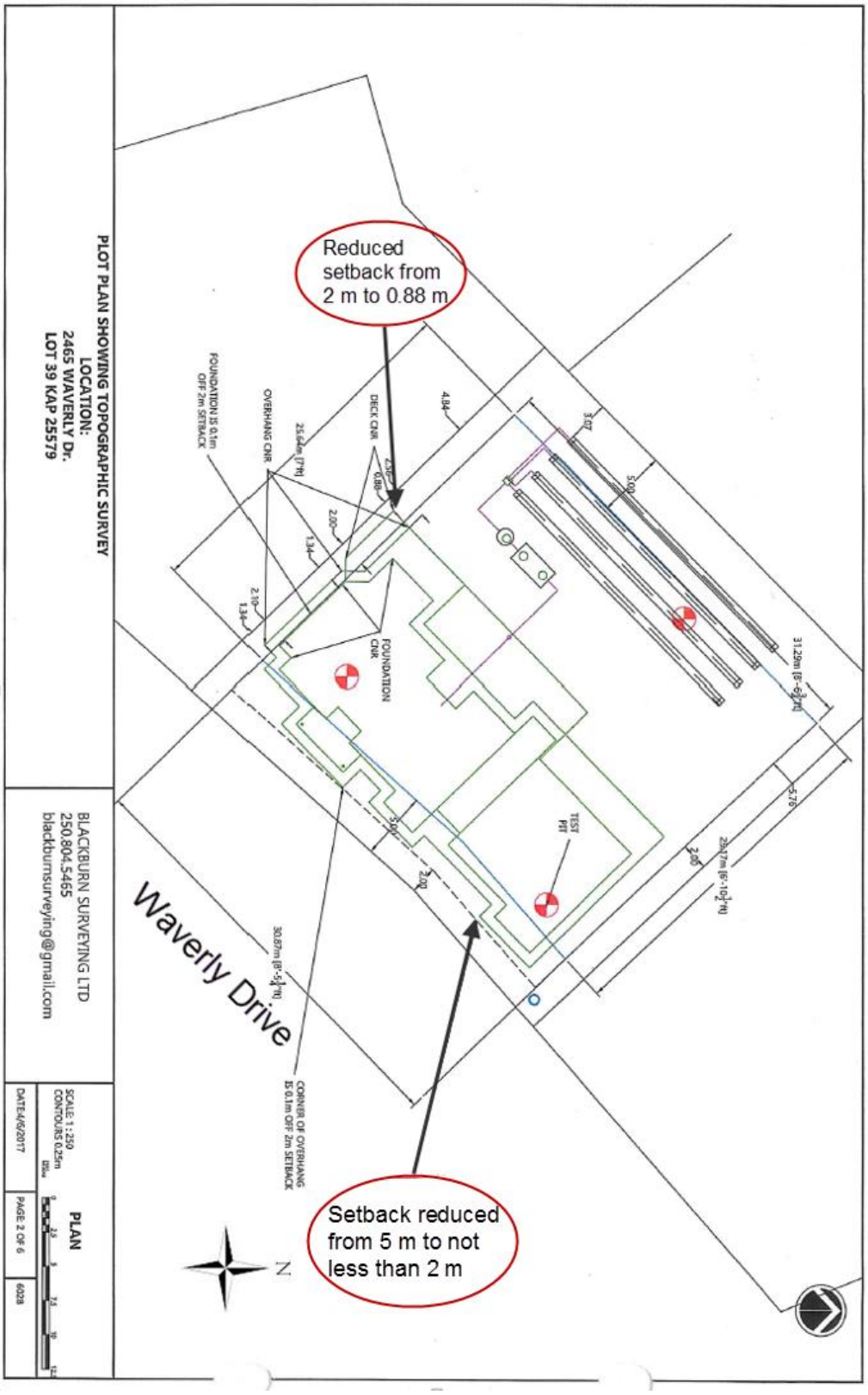
AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the _____ day of_____, 2017.

_____
DEPUTY CORPORATE OFFICER

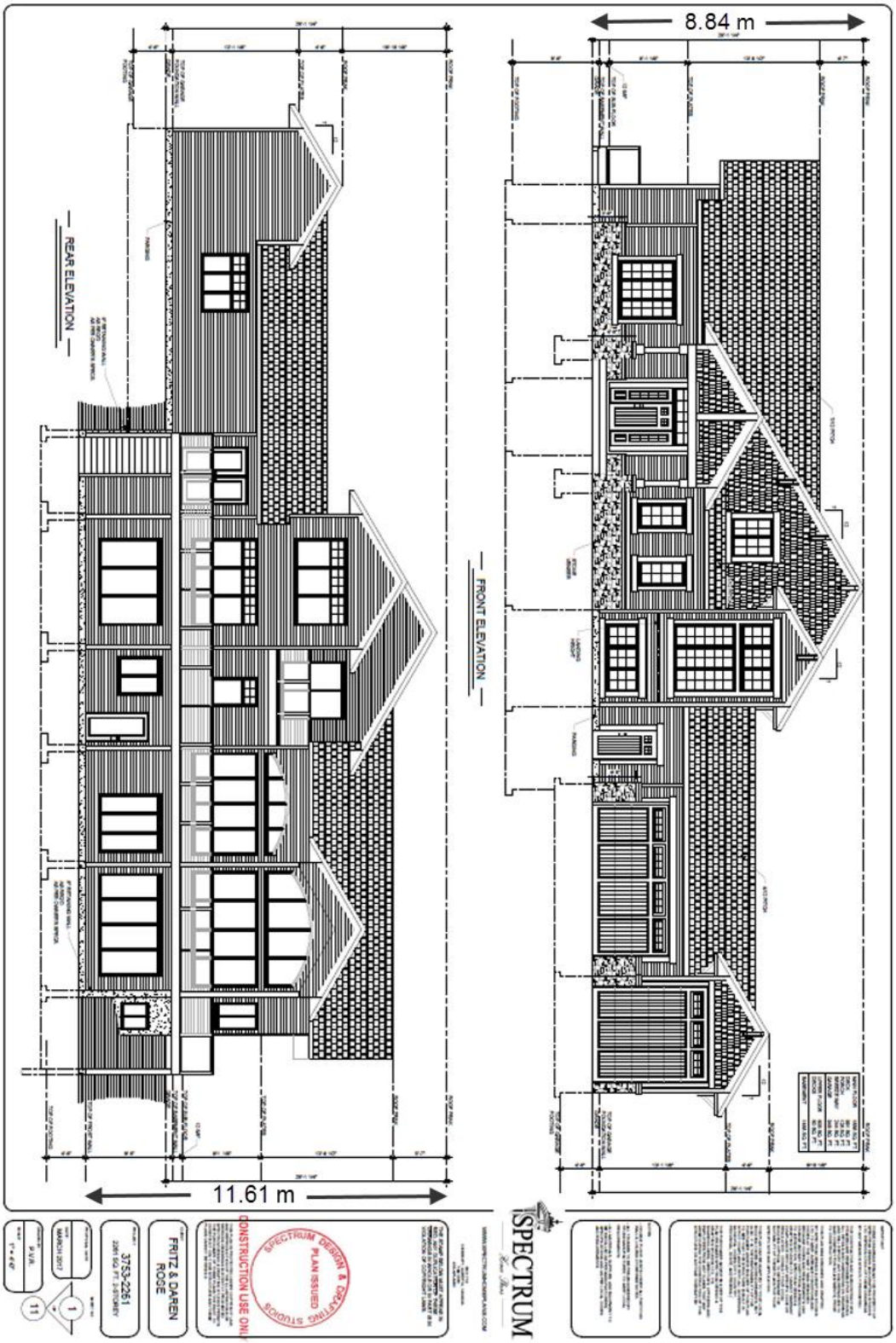
NOTE: Subject to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

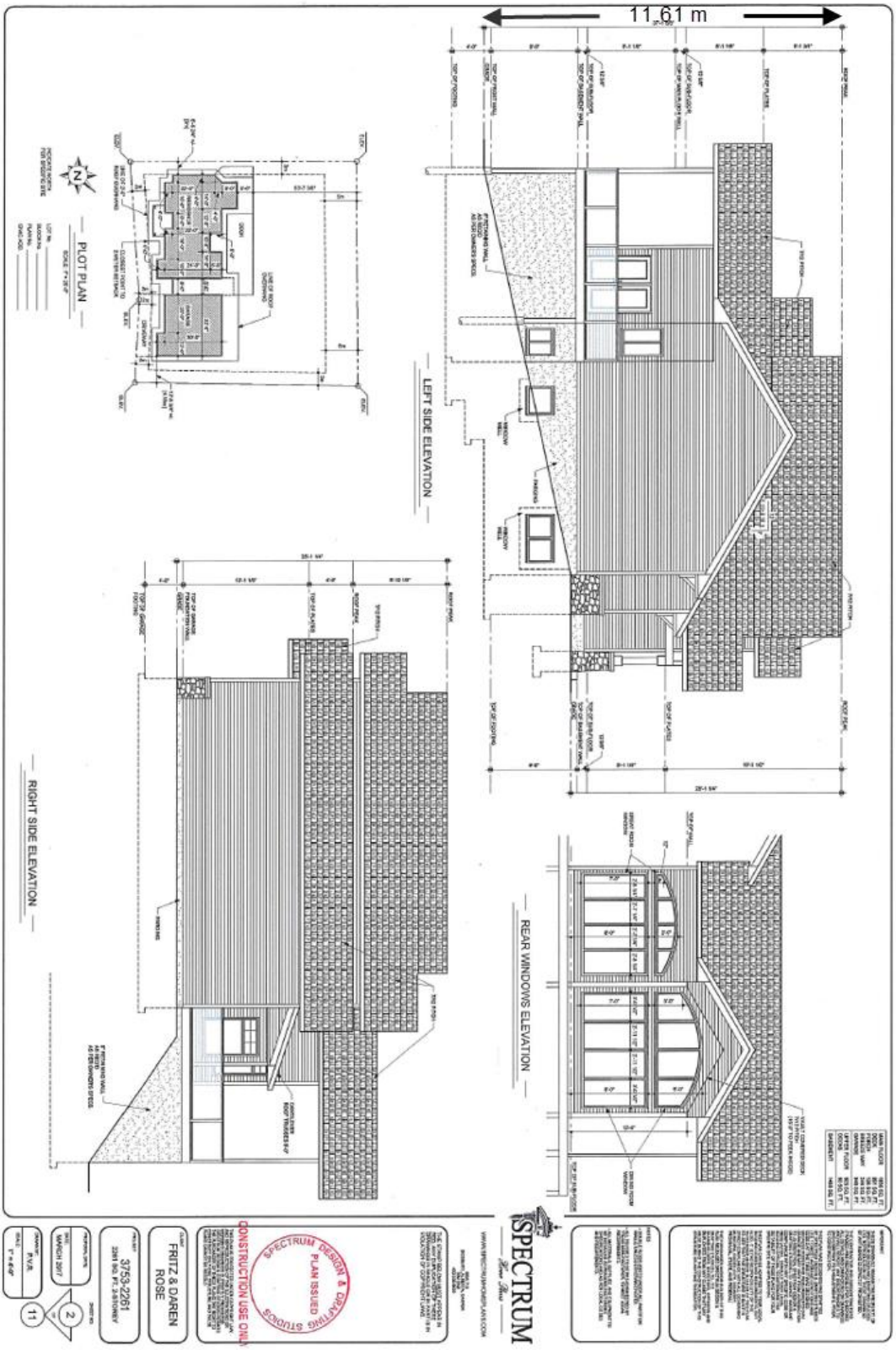
COLUMBIA SHUSWAP REGIONAL DISTRICT
Development Variance Permit 701-76
Schedule 'A'

COLUMBIA SHUSWAP REGIONAL DISTRICT
Development Variance Permit 701-76
Schedule 'B'



COLUMBIA SHUSWAP REGIONAL DISTRICT
Development Variance Permit 701-76
Schedule 'C'




11.61 m
PLOT PLAN
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
REAR WINDOWS ELEVATION
SPECTRUM
FRITZ & DAREN ROSE
3753-2261
CONSTRUCTION USE ONLY

ONSITE Engineering Ltd.

OEL File 1563-1

May 30, 2017

Doug Wall
PO Box 774
Salmon Arm, BC
V1E 4N7

Re: Steep Slope Assessment for 2465 Waverly Drive, Blind Bay, BC; Legal Address: Lot 39, Section 18, Township 22, Range 10, Plan 25579, W6M, KDYD.

Introduction

At the request of Mr. Doug Wall, the contractor, on the behalf of Ms. Rose Fritz, the owner, Onsite Engineering Ltd. (OEL) has completed a steep slope assessment for the subject property noted above. It is our understanding that the property contains slopes in excess of 30%. As part of the development permit application process, the Columbia Shuswap Regional District (CSRD) approving officer requires that a Hazardous Lands (Steep Slope) Assessment be completed by a qualified geotechnical professional in order to quantify the level of hazard associated with steep slopes situated on the subject property.

The Electoral Area 'C' (South Shuswap) Official Community Plan Bylaw No. 725 (Bylaw No. 725) specifies that BC Building Code Schedule B and C-B forms are required to ensure geotechnical aspects of the project are overseen by a professional engineer. However, through the Procedures Bylaw the Manager of Development Services has made the interpretation and decision that a Steep Slope Assessment report will suffice for this property. If geotechnical recommendations beyond standard construction practices as per building code are made in the report, a post-construction field review and memorandum will be required.

Fieldwork at the site was completed on May 11, 2017 by Rod Williams, P.Geo., and on May 12, 2017 by Mike Burnett, EIT, of OEL. Field conditions at the time of the assessment were overcast and cool. The fieldwork consisted of a foot traverse of the subject property and adjacent areas with observations made of the terrain, soils, and drainage conditions.

Site Information

The subject property is approximately 0.12ha in size and is located in Blind Bay on the south shore of Shuswap Lake midway down the lower slopes of notch hill between highway 1 and the shoreline. The property slopes from southeast to northwest with the upper (southeastern) property line adjacent to Waverly Drive and the lower (northwestern) property line bordering a single family residence on the lower leg of Waverly Drive. All adjacent lots are developed.

Bedrock in the area is mapped as Cambrian to Silurian mudstone, siltstone, shale, and fine clastic sedimentary rocks of the Eagle Bay Assemblage. Bedrock was not observed in the field due to the presence of relatively deep surficial materials.

Surficial geology mapping for the area indicates that the surficial materials should consist of lacustrine deposits of silts, sand, and gravel which represent a mixture of deep-water and shoreline depositional environments. Surficial materials observed in several hand dug test pits on the property consist of a grey, firm, moist SILT some fine sand, **(ML)** which is consistent with the mapped surficial materials of the area.

The slope profile down the middle of the property starting from the edge of Waverly Drive contains a ditch approximately 3m wide by 0.5m deep, follow by gentle slopes of 0-5% gradient for approximately 10m, the terrain then breaks over to 35% for approximately 17m before transitioning to a 21% slope for 11m which continues to the northwestern edge of the property. Carrying onto the adjacent property the slope continues at a grade of approximately 12% for 7m before encountering a stepped landscape wall. A slope profile is shown in Figure 3.

Terrain on the subject property has been disturbed due to recent and past clearing activities and construction in the area. There is a possibility that a small amount of fill was pushed over the crest of the slope of the property during the initial development of the area to make more level terrain along the road. Short, steeper slopes up to 65% are present along the side boundaries of the lot and appear to be remnants of small ridges that may have been locally over steepened by fill placement. The proposed house location will not affect or be affected by these slopes.

No surface flows run through the property and no indicators of significant seepage or shallow subsurface flows were observed on the site. With the property being situated along the top of a prominent ridge line located approximately 180m from where the ridge ties into the main slope of the hill side, it can be expected that the proposed building location will not see any significant ground water flows. It is possible that the lower slopes on the property may intercept subsurface flows during the spring freshet indicated by the prevalence of cedar trees on the lower slopes of the property.

It is our understanding that the property owner intends to construct a single family residential structure with an attached garage. A rough layout of the house overlain the topographic survey has been provided by Blackburn Surveying Ltd. and shows the house partially situated over the sloping area. The site is suitable for a daylight basement design with the lower level on the slope. At the time of writing this report no detailed design of the building has been provided showing size or elevation views of the footings.

An on-site sewerage system is proposed on the lower gentler slopes of the property. The system has been designed by Franklin Engineering Ltd. It is our understanding that the dispersal field has been design with consideration for the expected low infiltration rates in the SILT some fine sand soils present on this site. Provided that the hydraulic loading rate does not

Assessment of Landslide Hazard

Discussion & Results

The current assessment process was triggered by the presence of slope gradients exceeding 30% within the subject property. In this case, the terrain generally consists of 21-35% gradient slopes throughout the property with a bench of 0-5% located on the southeastern side of the property.

Steeper slopes flank the property along the sidelines and may be partially the result of reworked materials. The site is suitable for a level entry with a walk out basement with standard strip footings. **It is our assessment that the likelihood of a landslide occurring within the subject property with the potential to impact the proposed building site following the proposed construction is very low.** A **low likelihood** means that the event is conceivable but only under exceptional circumstances. Quantitatively, the probability of a landslide is estimated as < 1/500 annual probability. This rating is based on:

1. The predominantly moderate gradient slopes on the subject property;
2. The lack of surface flows or indicators of significant subsurface flows on the property; and
3. The lack of any indicators of slope instability observed in the area.

With reference to the assessed low likelihood of a landslide it is our determination that the property may be used safely for the use intended.

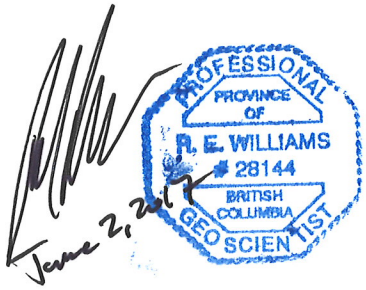
Closure

This assessment has been carried out in accordance with generally accepted geotechnical practice. Conclusions and recommendations presented herein are based on visual site inspections. Assessments of soils and slope stability are based on interpretation of surface features and limited sub-surface investigation; actual ground conditions may vary from those inferred. Variations (even over short distances) are inherent and are a function of natural processes. OEL does not represent or warrant that the conditions listed in the report are exact and the user should recognize that variations may exist.

We trust that this report satisfies your present requirements. Should you have any questions or comments, please contact our office at your convenience.
Sincerely,

Onsite Engineering Ltd.

Prepared by:



Mike Burnett, EIT
Junior Engineer

Rod Williams, P.Geo.
Senior Geoscientist

Encl:
Figure 1: Location Key Map
Figure 2: Plot Plan
Photos 1-4

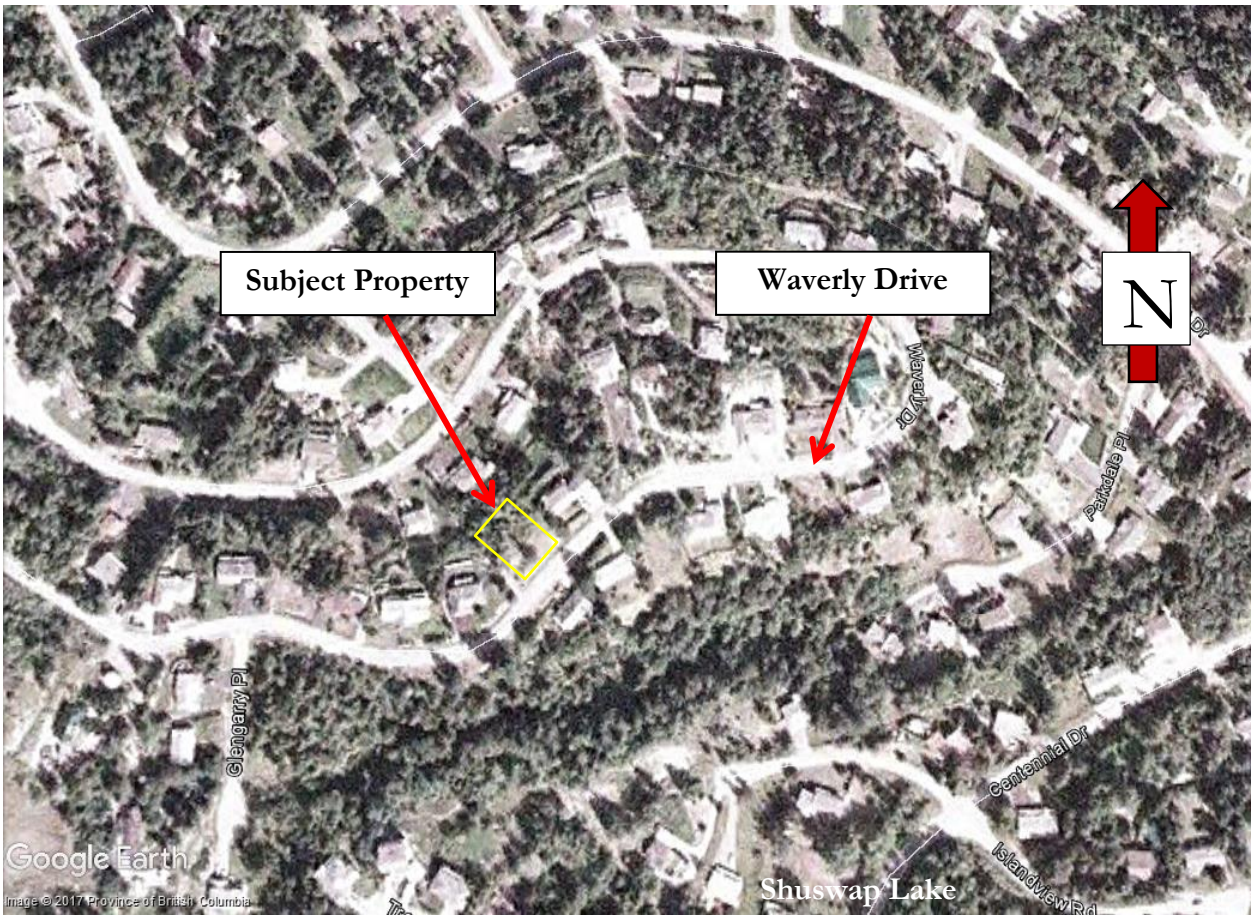


Figure 1 Location Key Map

ONSITE
Engineering Ltd.

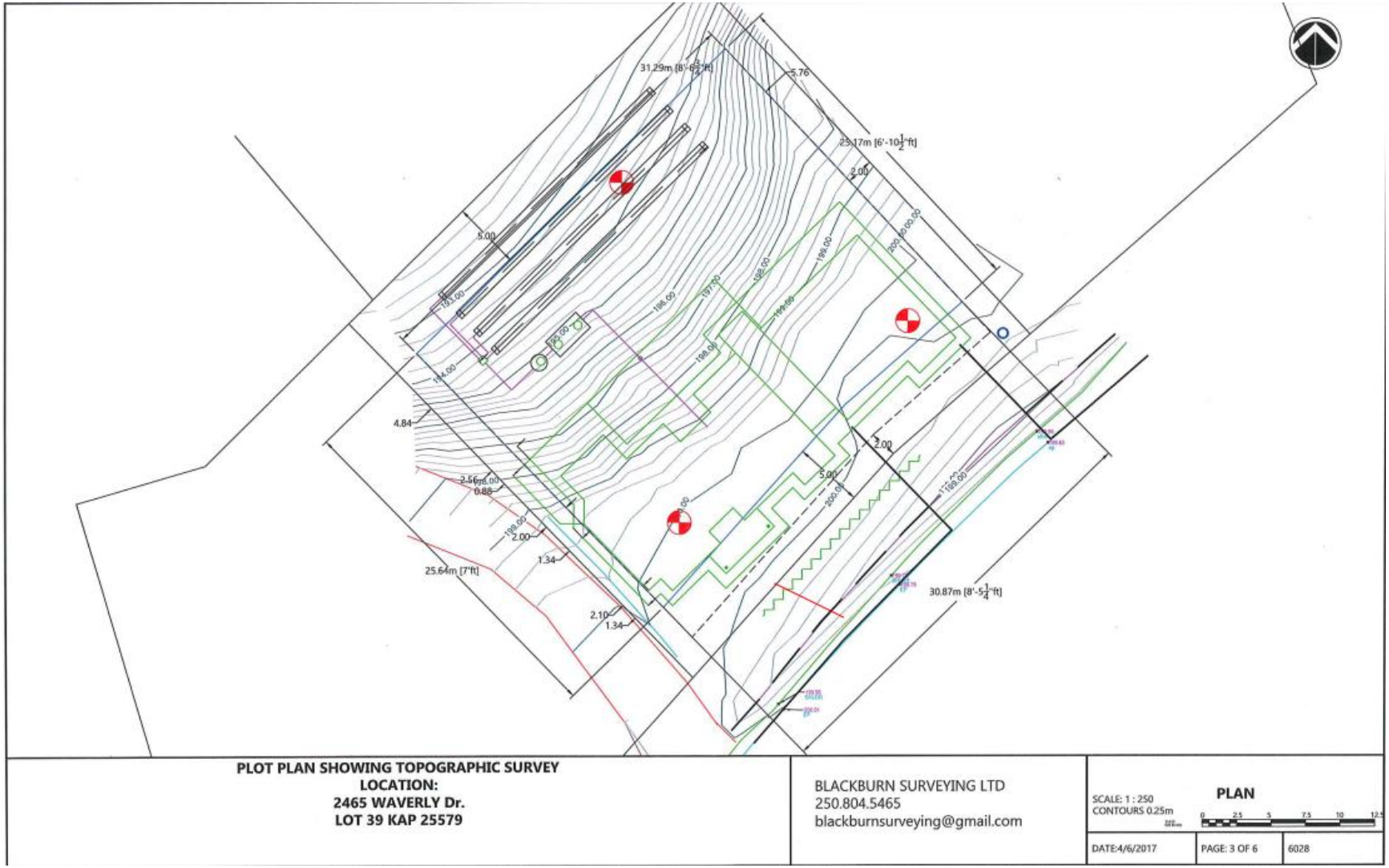


Figure 2 Plot Plan of the proposed development prepared by Blackburn Surveying Ltd.

ONSITE
Engineering Ltd.

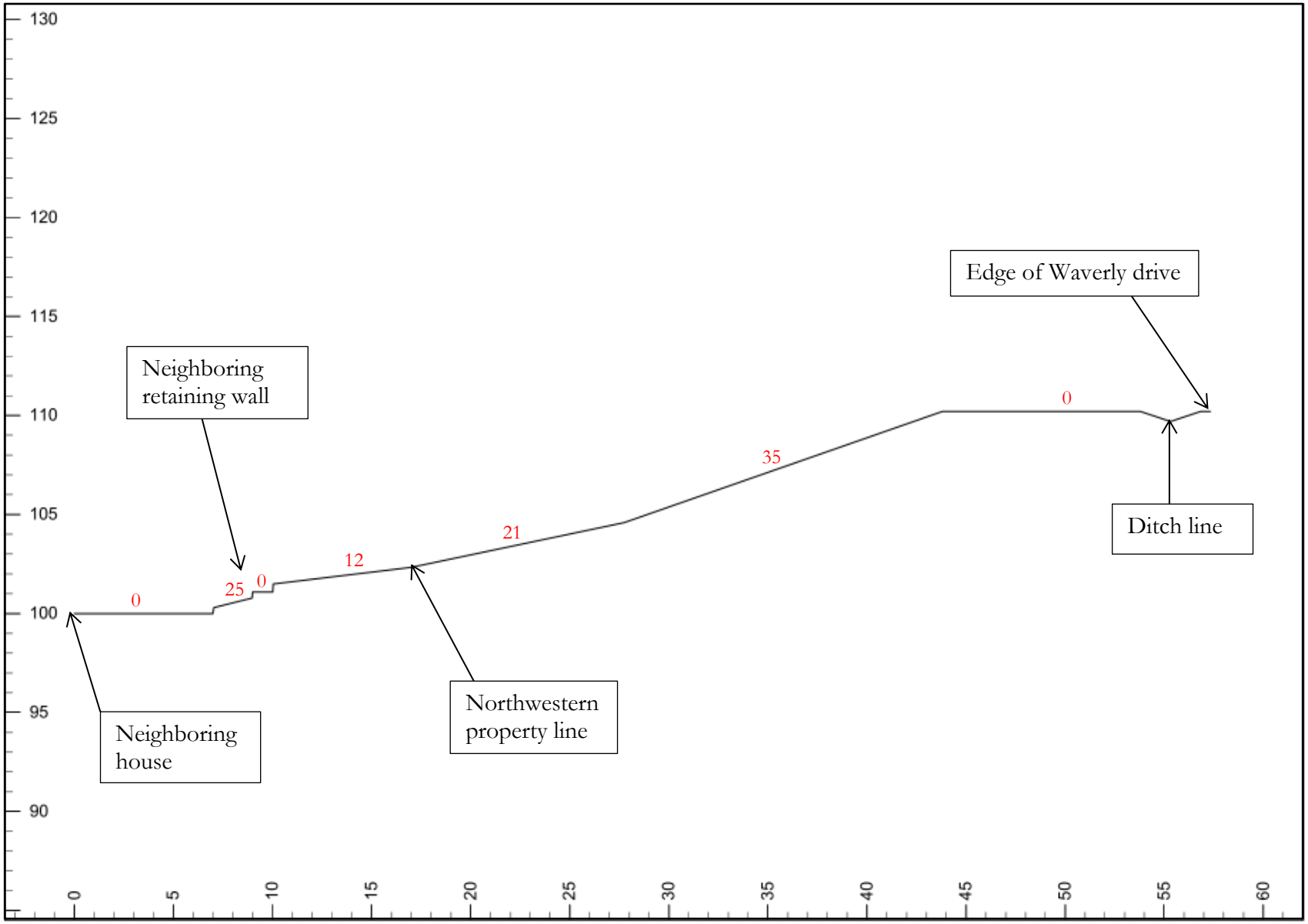


Figure 3 Slope Profile. Distances along both axis are in meters and slope gradients are in % gradient.

Photo 1 The proposed building site, looking northeast.

Photo 2 Northwestern edge of proposed building site and lower slopes of the property, looking southeast.

Photo 3 Soil profile on the property consisting of firm SILT some fine sand

Photo 4 View of the lower slopes of the property from the neighboring lot

BRITISH COLUMBIA | Ministry of Transportation and Infrastructure

Permit/File Number: 2017-02395
Office: Salmon Arm Area Office

PERMIT TO REDUCE BUILDING SETBACK LESS THAN 4.5 METRES FROM THE PROPERTY LINE FRONTING A PROVINCIAL PUBLIC HIGHWAY

PURSUANT TO TRANSPORTATION ACT AND/OR THE INDUSTRIAL ROADS ACT AND/OR THE MOTOR VEHICLE ACT AND/OR AS DEFINED IN THE NISGA'A FINAL AGREEMENT AND THE NISGA'A FINAL AGREEMENT ACT.

BETWEEN:

The Minister of Transportation and Infrastructure
Salmon Arm Area Office
Bag 100
850C-16th Street NE
Salmon Arm, BC V1E 4S4

("The Minister")

AND:

Rosemarie Fritz
6707-98th Avenue
Edmonton, Alberta T6A 0A4

("The Permittee")

WHEREAS:

A. The Minister has the authority to grant permits for the auxiliary use of highway right of way, which authority is pursuant to both the Transportation Act and the Industrial Roads Act, the Motor Vehicle Act, as defined in the Nisga'a Final Agreement and the Nisga'a Final Agreement Act;

B. The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:

The construction of a building, the location of which does not conform with British Columbia Regulation 513/04 made pursuant to section 90 of the Transportation Act, S.B.C. 2004, namely; to allow a residential dwelling to be located no closer than 2.0 metres from the boundary with Waverly Drive, to serve property legally described as Lot 39, Section 18, Township 22, Range 10, W6M, KDYD, Plan 25579, located at 2465 Waverly Drive, Blind Bay, BC, as shown on Blackburn Surveying drawing 6028, dated April 6, 2017.

C. The Minister is prepared to issue a permit on certain terms and conditions;

ACCORDINGLY, the Minister hereby grants to the Permittee a permit for the Use (as hereinafter defined) of highway right of way on the following terms and conditions:

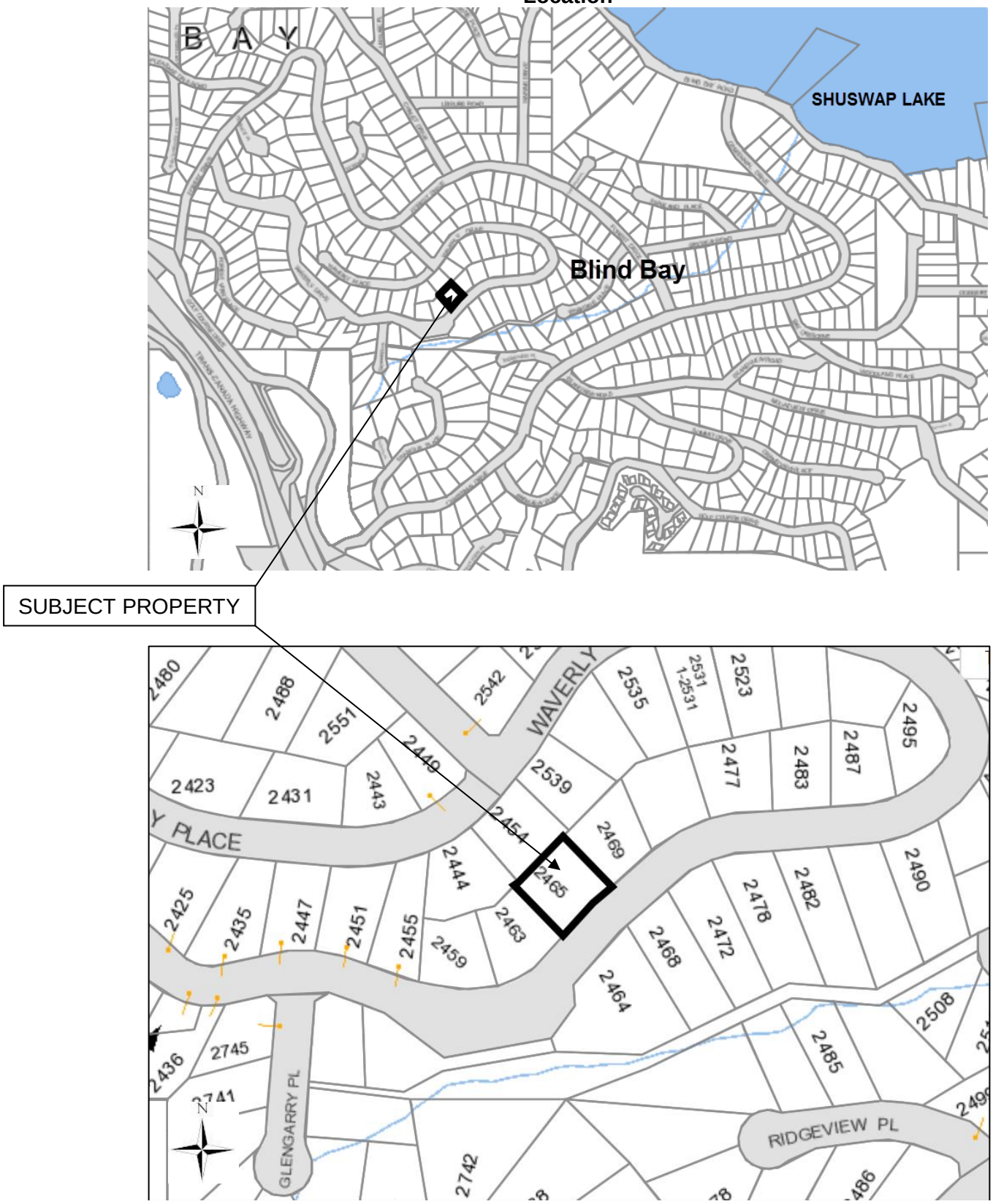
1. This permit may be terminated at any time at the discretion of the Minister of Transportation and Infrastructure, and that the termination of this permit shall not give rise to any cause of action or claim of any nature whatsoever.
2. This permit in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, and other land use bylaws of a municipality or regional district.

The rights granted to the Permittee in this permit are to be exercised only for the purpose as defined in Recital B on page 1.

Dated at Penticton, British Columbia, this 19th day of April, 2017

On Behalf of the Minister of Transportation & Infrastructure

Location


B A Y
SHUSWAP LAKE
Blind Bay
SUBJECT PROPERTY
WAVERLY
Y PLACE
GLENGARRY PL
RIDGEVIEW PL
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2488
2551
2542
2535
2531
1-2531
2523
2495
2487
2483
2477
2423
2431
2443
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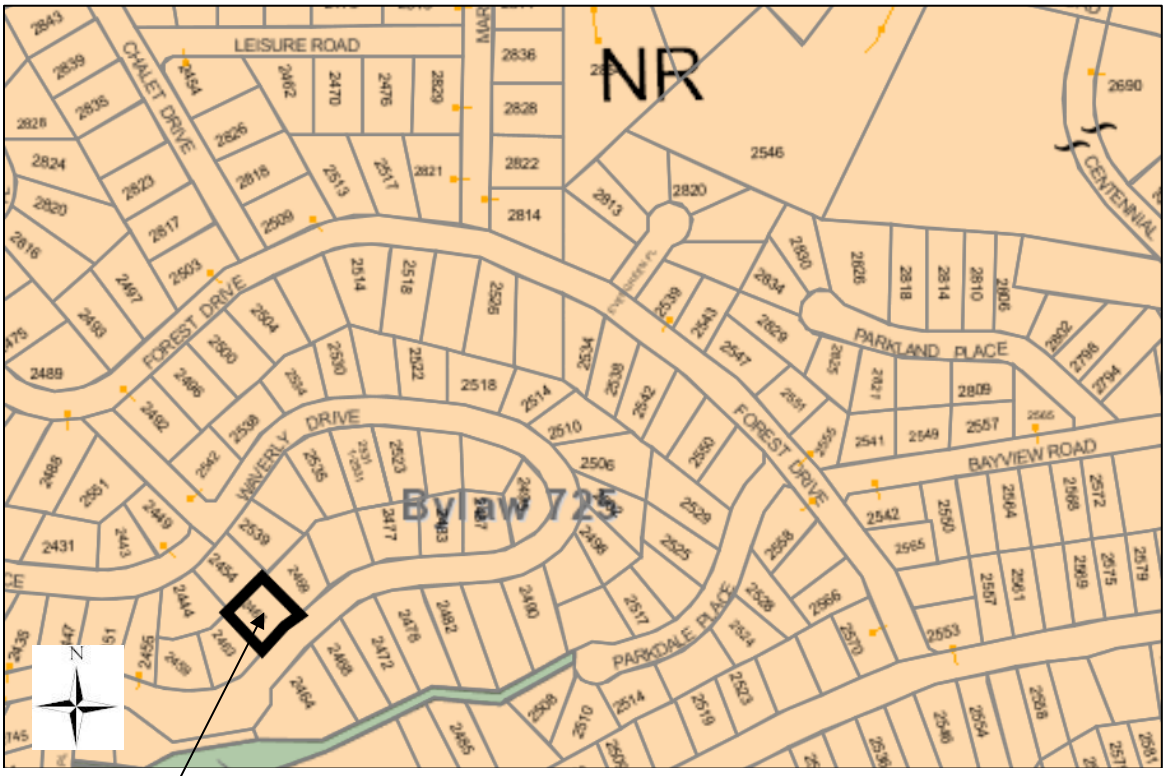
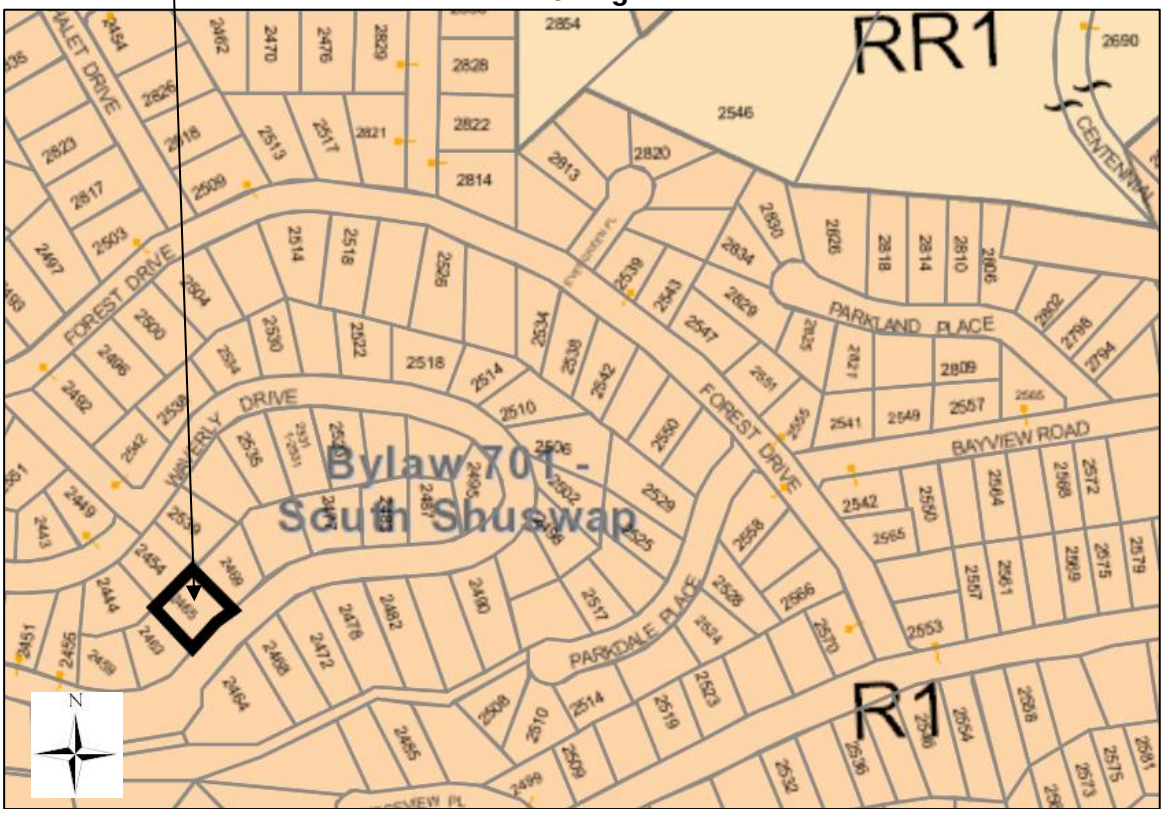
OCP



SUBJECT PROPERTY

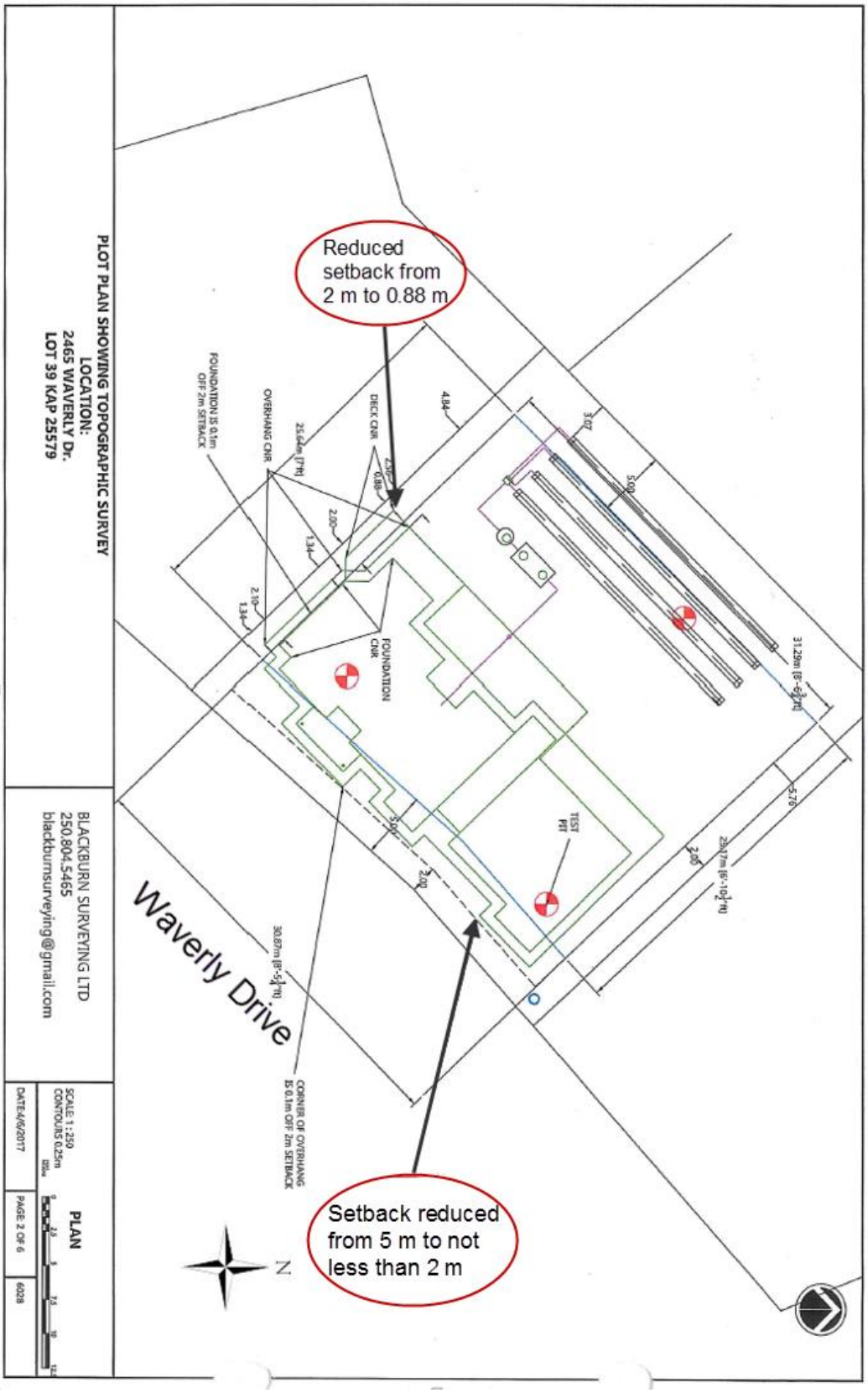
Zoning



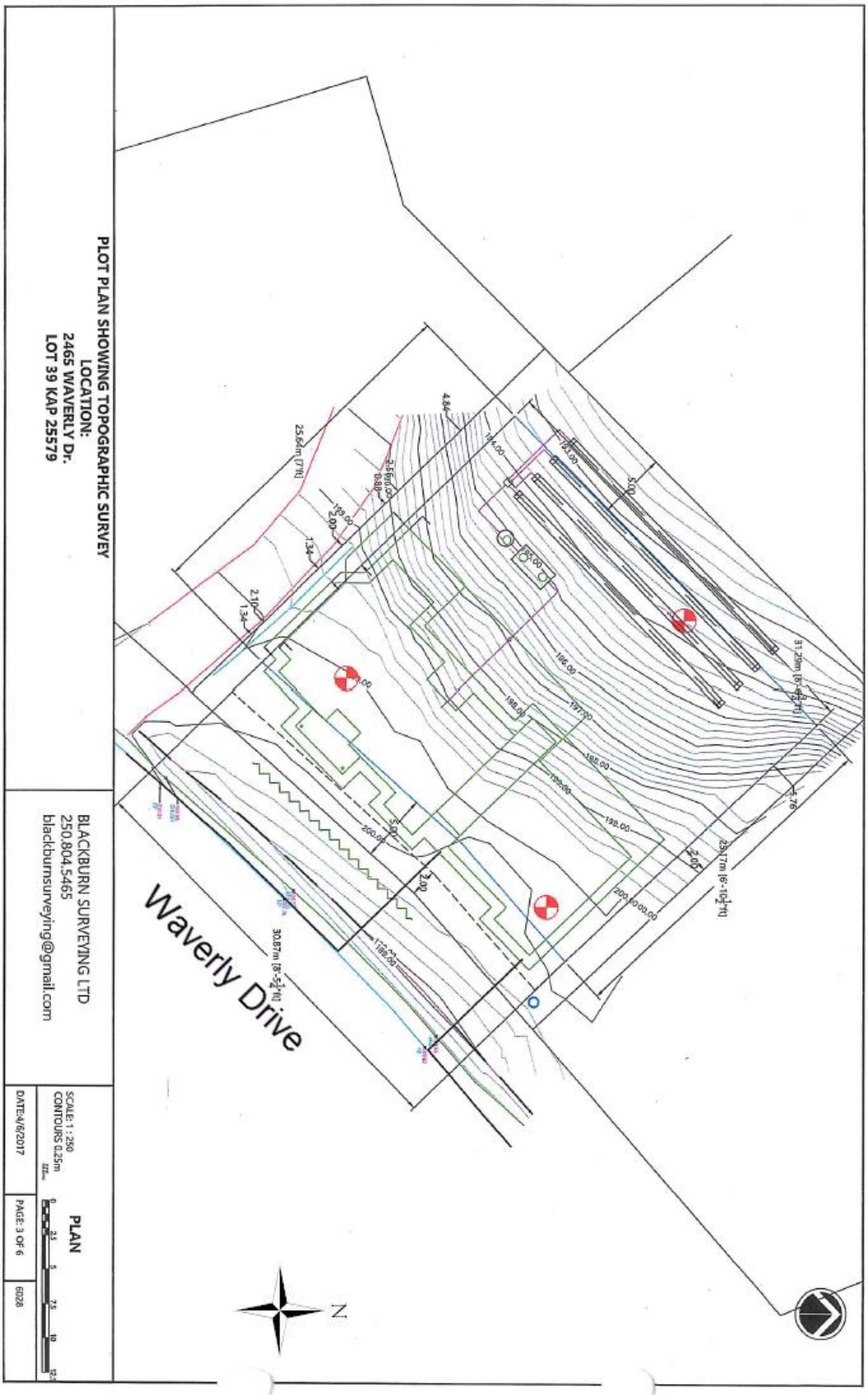
Orthophoto

2454
2469
2465
N
Bing Satellite
Bing Satellite
WKID: 4326 Lat/Long
Lat: 50.87535° N
Lon: 119.38009° W

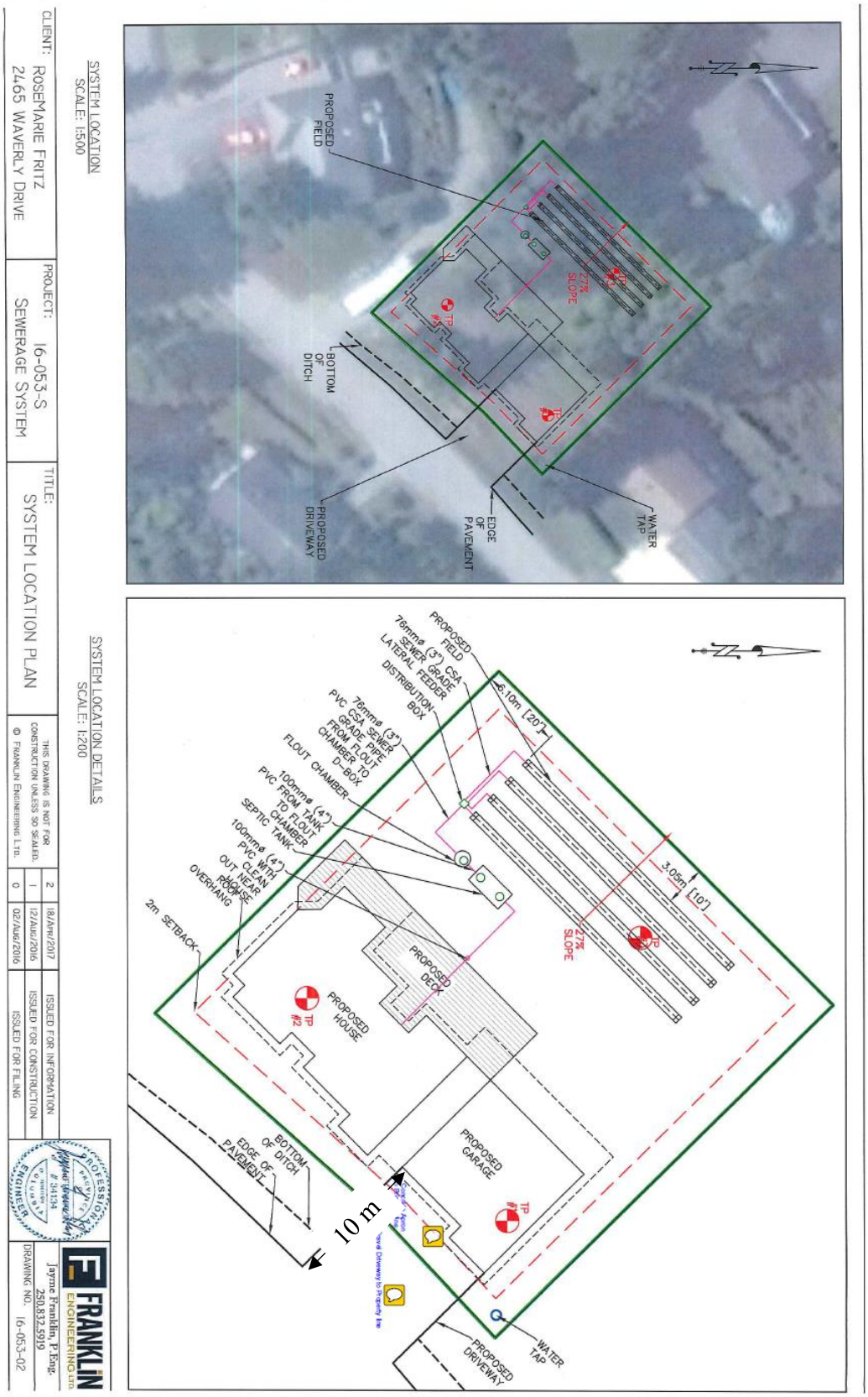
Site Plan


Reduced setback from 2 m to 0.88 m
Setback reduced from 5 m to not less than 2 m
Waverly Drive
PLOT PLAN SHOWING TOPOGRAPHIC SURVEY
LOCATION:
2465 WAVERLY Dr.
LOT 39 KAP 25579
BLACKBURN SURVEYING LTD
250.804.5465
blackburnsurveying@gmail.com
SCALE: 1 : 250
CONTOURS 0.25m
DATE:4/6/2017
PAGE: 2 OF 6
PLAN
6028
FOUNDATION IS 0.1m OFF 2m SETBACK
OVERHANG CNR
DECK CNR
FOUNDATION CNR
TEST PIT
CORNER OF OVERHANG IS 0.1m OFF 2m SETBACK
N

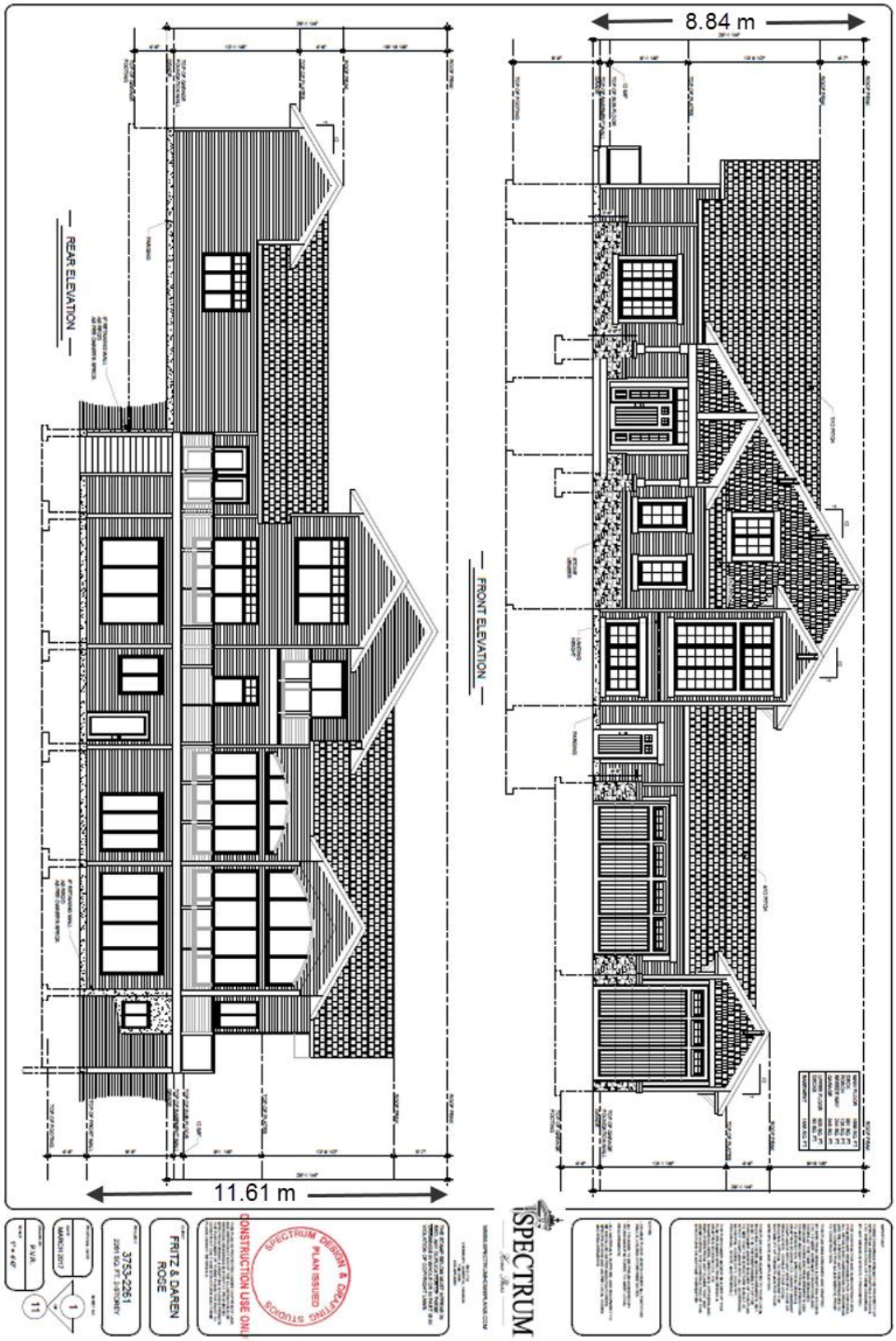
Site Plan with Contours

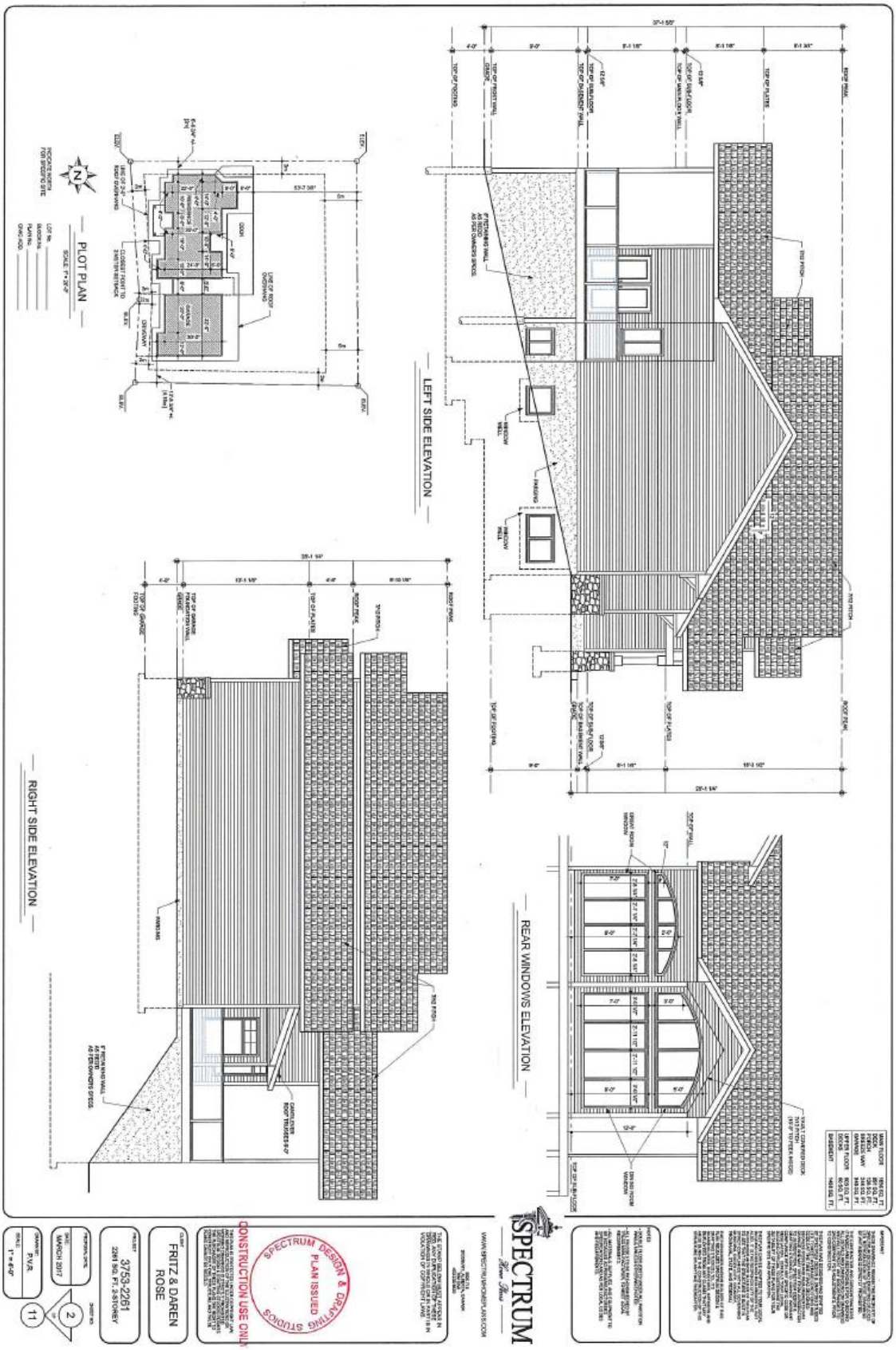


Site Plan Showing Septic and Proximity of Building to Paved Road



Elevation Drawings




PLOT PLAN
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
REAR WINDOWS ELEVATION
SPECTRUM
SPECTRUM DESIGN & DRAFTING STUDIOS
PLAN ISSUED
CONSTRUCTION USE ONLY
FRITZ & DAREN ROSE
3753-2261
2261 SQ. FT. 2-STOREY
MARCH 2017
P.V.R.

DVP701-76 – Photos taken June 28, 2017

Facing east showing sight lines

Facing west showing site lines

Facing west showing adjacent property

View along west property boundary

View from top of bank looking toward rear of property showing slope

COLUMBIA SHUSWAP

REGIONAL DISTRICT

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

Date: July 31st, 2017
Time: 19:00 Hours
Location: Main Level
Cedar Centre, Blind Bay
2316 Lakeview Drive, Blind Bay.

Members Present:

Steve Wills	Chair
Simon Brown	Vice-Chair
Ted Vlooswyk	Member
Alan Cook	Member
Millie Barron	Member
Glen Johanson	Member
Brian Morris	Member

Director, Electoral Area 'C'

Members Absent:

Cal Cosh	Secretary
Reg Walters	Member

Staff:

None

Guests:

None

Advisory Planning Commission – Area C

Meeting called to order at 19:03 Hours

Agenda accepted as circulated and posted on C.S.R.D. website.

1. Development Variance Permit DVP701-76 (Fritz)

The Applicant intends to construct a single family dwelling with attached garage. The house access would be from Waverly Drive and would include a daylight walkout basement level facing the rear of the lot. The Applicant seeks a variance as to front lot line setback and as well an interior (West facing) lot line setback. Also the Applicant seeks a variance as to height restrictions.

The Commission members felt that the chosen house plans were inappropriate for the Lot located at 2465 Waverly Drive. With a width of over 28 meters the proposed house is being "shoehorned" into a lot not ideally suited for the house plans. The requested side lot variance is well over a 50% reduction moving from a By-Law requirement of 2.00 meters to one of 0.88 meters. The most problematic part of this Variance request is the front setback. The Variance request seeks a 60% reduction of the front lot setback from 5.0 meters to 2.0 meters. Quite simply one could not park a normal P/U truck in the driveway without part of the vehicle "hanging out" onto the travelled portion of the roadway. Thus it becomes a safety issue for the motoring public. Commission Members did not see this Variance Request fitting within the spirit and intent of our Official Community Plan.

Moved by Morris, seconded by Johanson that the Area "C" Planning Commission **not recommend** approval for the requested Variance Application. Motion passed unanimously.

2. Development Variance Permit 900-3 (Hawkins)

The Applicant residing at 1635 Blind Bay Road wishes to replace his aging wooden dock with a prefabricated aluminum dock of the same dimensions. Since the time that he first "launched" his original floating deck till now the CSRD has enacted Lakes Zoning ByLaw No. 900. Mr. Hawkins now finds himself marginally above the allowable "upward facing surface area" and the maximum floating dock width.

Commission Members did not see this Variance request as one of "grandfathering" but rather of compelling logic and common sense. It is an age old problem of government dictated metric measurements not being congruent with old industry imperial measurements. In this case Mr. Hawkins has an old wooden dock that is 10' x 30' = 300 sq. feet. Converted to metric measurement (the law of the land) is 27.89 meters squared. The ByLaw limits docks to 24.0 meters squared. The overage being 3.89 meters squared or in old fashioned talk about 40 sq. feet. The proposed width would be 0.05 meters above the ByLaw limit or in o.f.t. less than 2 feet. Aluminum dock fabricators simply do not deal in

metric measurements; everything is done in o.f.t. ie: imperial measurements. The plan is to cut and take away the old dock and tie the new dock to the established cables and moorings. The new dock could not be smaller but must be relatively the same size or the slack in the cables would create the potential of a storm tearing away the dock.

Moved by Johanson and seconded by Morris that the Area "C" Planning Commission recommend approval for the requested Variance application. Motion passed unanimously.

Meeting adjourned at 19:45 hours.

_____	_____
(Millicent Barron)	(Stephen B. Wills)
Acting Secretary	Chairman

BOARD REPORT

TO:	**Chair and Directors**	**File No:**	DVP900-3 PL20170081 DP725-109 PL20170080

SUBJECT: Electoral Area C: Development Variance Permit No. 900-3 (Hawkins) & Development Permit No. 725-109 (Hawkins)

DESCRIPTION: Report from Jennifer Sham, Planner, dated July 28, 2017.
1635 Blind Bay Road, Blind Bay

RECOMMENDATION #1: THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 900-3 for Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 40252, varying Section 4.4.2 (b) of Lakes Zoning Bylaw No. 900, as follows:

1. Maximum total upward facing surface area from 24 m2 to 27.89 m2; and,
2. Maximum width of any portion of a floating dock surface from 3 m to 3.05 m,

be approved for issuance this 17th day of August, 2017.

RECOMMENDATION #2: THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 725-109 for a Foreshore and Water Development Permit for Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 40252 be approved for issuance this 17th day of August, 2017, subject to the issuance of DVP900-3.

SHORT SUMMARY:

The subject property is located in the Blind Bay area of Electoral Area C at 1635 Blind Bay Road. The owner would like to replace the existing wooden dock with a new floating prefabricated aluminum dock. The new dock is wider and larger in area than permitted in the FR1 Foreshore Residential 1 zone of the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) and the agent is applying for a Development Variance Permit to vary the permitted width to 3.05 m and size of the dock to 27.89 m^2.

The subject property is located within the Electoral Area C Official Community Plan Bylaw No. 725 area that establishes Development Permit Areas and if the Board authorizes issuance of this Development Variance Permit (DVP), staff is recommending that the Board also approve issuance of the technical Development Permit (DP).

VOTING:	Unweighted Corporate ☐	LGA Part 14 (Unweighted) ☒	Weighted Corporate ☐	Stakeholder *(Weighted)* ☐

BACKGROUND:

REGISTERED OWNER:
David Hawkins

APPLICANT:
Triton Docks Inc./Nadine Mayer

ELECTORAL AREA:
C

CIVIC ADDRESS:
1635 Blind Bay Road, Blind Bay

LEGAL DESCRIPTION:
Lot 1 Section 15 Township 22 Range 11 W6M KDYD Plan 40252

SURROUNDING LAND USE PATTERN:
North: Shuswap Lake
South: Blind Bay Road, Residential
East: Residential
West: Residential

EXISTING DOCK SYSTEM:
Walkway: ~ 6.10 m (length)
Wooden dock: ~ 3.05 m x 9.144 m = ~ 27.89 m2

PROPOSED DOCK SYSTEM:
Walkway: 0.91 m x 9.14 m = 8.32 m2
Floating aluminum dock: 3.05 m x 9.144 m = 27.89 m2

ZONING:
FR1 – Foreshore Residential 1

SITE COMMENTS:
Staff did not conduct a site visit. According to mapping, the property is hooked across Blind Bay Road and is a waterfront parcel, surrounded by residential properties and Shuswap Lake. According to orthophotographs, it appears that both neighbouring properties to the west and east both have docks of a similar size.

POLICY:

Lakes Zoning Bylaw No. 900 (Bylaw No. 900)

Foreshore Residential 1 FR1
4.4.1 Permitted Uses:
(a) Floating dock, including permanent or 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 or an adjacent semi-waterfront parcel.

(c) Boat lift(s) that is accessory to a permitted use on an adjacent waterfront parcel.

4.4.2 Regulations

(a) Density
Maximum number of docks and private mooring buoys:

- Dock: 1 floating dock per adjacent waterfront parcel.
- Private mooring buoys:
  (a) 1 per adjacent semi-waterfront parcel.
  (b) 1 per adjacent waterfront parcel having a lake boundary length less than 30 m (98.43 ft).
  (c) 2 per adjacent waterfront parcel having a lake boundary length 30 m (98.43 ft) or more.

(b) 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.

(c) Location and Siting of dock, private mooring buoys or boat lifts:
The minimum setback of a floating dock, private mooring buoy or boat lift accessory to an adjacent waterfront parcel (and adjacent semi waterfront parcel in the case of private mooring buoys) is as follows:

- 5 m (16.4 ft) from the side parcel boundaries of that waterfront parcel (and semi-waterfront parcel in the case of private mooring buoys), projected onto the foreshore and water.
- 6 m (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.
- 50 m (164.04 ft.) from any boat launch ramp or marina.

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

The property is designated Rural Residential in Bylaw No. 725.
Section 12.2 Foreshore and Water Development Permit Area
A Foreshore and Water DP is required for new and replacement docks and swimming platforms. This is a technical DP and the authority to issue technical DPs has been delegated to the Manager of Development Services (DS). However, staff is recommending that the Board issue DP725-109, if the Board issues DVP900-3.

The Manager of DS, through the Delegation Bylaw No. 5582, has the power to issue technical DPs. The DS Procedures Bylaw No. 4001 specifies that the Manager of DS has the power to issue technical DPs "for which the applicant is also seeing to vary the provisions of a bylaw under Division 7 of [Part 490] of the Local Government Act, when such a variance application can illustrate hardship and would not exceed what is allowed under the bylaw by more than 10%." The process to deal with dock DP with variances that the Manager cannot issue, was to have owners apply for a DVP addressing the variance, and if successful, apply for a DP addressing the placement of the new dock. DS staff have revised this process so that owners will only apply for a single application to allow for the placement

of the new oversized dock thus, streamlining the process for both the CSRD and waterfront owners, and further reducing the cost of two applications down from $1150 to $800.

South Shuswap Zoning Bylaw No. 701 (Bylaw No. 701)

The adjacent waterfront parcel is zoned Rural Residential 2 in Bylaw No. 701; there is an existing single family dwelling on the parcel, which is a permitted use in the zone.

Development Variance Permit:

The applicant is proposing to vary Lakes Zoning Bylaw No. 900, as follows:

a) Section 4.4.2(b) Size of floating dock in total upward facing surface area (not including removable walkway) from 24 m2 to 27.89 m2; and,

b) Section 4.4.2(b) Floating dock width from 3 m to 3.05 m.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

According to the agent, the existing dock system has been in place for several years, prior to the adoption of Lakes Zoning Bylaw No. 900 (non-conforming dock). The owner would like replace the existing wooden dock with a new prefabricated aluminum dock. The wooden dock is considered non-conforming in Bylaw No. 900, and repairs up to 75% (to this dock) over a 3 year period are permitted; however, the owners wish to replace the entire dock, which requires the dock to meet the bylaw.

The owners are applying for a variance to the size requirements in Bylaw No. 900 because the length is required "to meet the depth requirements set by the province." The provincial best management practices (BMPs) are methods that, if followed, will help ensure projects minimize potential impacts to fish and fish habitat and will provide a standard level of protection to the aquatic and terrestrial environment potentially affected by projects.[1] BMP(DSM16) states to "design minimum clearance below a floating structure at low water to be 1.5 m to avoid the wash from propellers disturbing the waterbody floor…"

From the application form: "The new dock will be transported to Shuswap Lake on a trailer where it will be unloaded into the lake at a public boat launch. It will be towed to David Hawkins' property with Triton Docks' work boat. The existing dock will be disconnected from the cables and moved aside, then the new dock will be installed in its place and connected to the cables."

A Section 11 Permit, Changes In and About a Stream, was applied for but the Ministry of Forests, Lands and Natural Resource Operations confirmed in a letter dated April 27, 2017, that an approval is not required "as long as the work is done in accordance with BC Regulation 36/2016 – Part 3."

On January 17, 2017, the Provincial Private Moorage Program was amended. The General Permission allows waterfront owners to install a dock without the province issuing a licence (Specific Permission), if the prerequisites are met, as stated in the "Provincial General Permission for the Use of Crown Land

[1] source: www.env.gov.bc.ca/wld/instreamworks/moorings.htm

for Private Moorage – January 17, 2017." Although the maximum size of a dock in the General Permission changed, the maximum dock width of 3 m did not change. The proposed increase in dock width is due to a conversion between metric and imperial and Provincial staff have confirmed that a Specific Permission is not required for the 3.05 m width dock.

According to the agent, the new replacement will be the same size as the old wooden dock.

SUMMARY:

Staff is recommending approval of issuance of this DVP for the following reasons:

- The agent has indicated that the new aluminum dock is more environmentally friendly. Wooden docks are typically made with treated lumber, which is not a recommended construction material because it is toxic to many aquatic organisms and severely impacts aquatic environments. Further, over time, wooden docks will require more repair and maintenance than an aluminum dock, potentially causing more disruption in and near the water. The "through flow" decking on the aluminum dock allows light to penetrate through to the water making it better for fish habitat. Further, the float sizes and number of floats on the dock are reduced due to the rigid frame of the dock. This prevents breakwater (that changes the water flow), allowing natural water flows as opposed to be diverted around the dock; .and,
- According to the agent, the new dock is the same size as the existing wooden dock; if repaired in accordance with Bylaw No. 900, the existing dock in its existing size could remain.

Staff is recommending approval of issuance of this DP, subject to the issuance of DVP900-3, for the following reasons:

- New dock DP applications that include variances of over 10% or under 10% with no hardship will be directed to the Board Approval DP process. The current process requires a separate DP application, if the Board issues the DVP. As the Board is able to issue this technical DP, it will streamline the process and not require additional staff time through the delegated process (through the Manager of Development Services) to issue the DP. Further, as we are changing the process for these Foreshore and Water DP with variance applications, there will be a cost-savings of $350 to the owners who applied for this DP with variance under the old process.

IMPLEMENTATION:

If the Board approves issuance of DVP900-3 and DP725-109, the owner will be advised of the decision, and staff will prepare the Notice of Permit for submission to Land Title Office for registration on title of the subject property.

COMMUNICATIONS:

Property owners and tenants in occupation within 100 m of the subject property were notified of this DVP application by mail, prior to consideration by the Board.

This application was forwarded to Advisory Planning Commission C who recommended approval of this application.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

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

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

1. Lakes Zoning Bylaw No. 900
2. Electoral Area C Official Community Plan Bylaw No. 725
3. South Shuswap Zoning Bylaw No. 701
4. APC C July Meeting Minutes

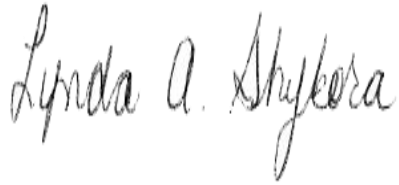
Report Approval Details

Document Title:	2017-08-17_Board_DVP900-3_Hawkins.docx
Attachments:	- DVP900-3.pdf - DP725-109.pdf - Maps_Plans_DVP900-3.pdf
Final Approval Date:	Aug 4, 2017

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

Corey Paiement - Aug 4, 2017 - 9:56 AM

Gerald Christie - Aug 4, 2017 - 1:30 PM



Lynda Shykora - Aug 4, 2017 - 2:26 PM

Charles Hamilton - Aug 4, 2017 - 2:46 PM

DEVELOPMENT VARIANCE PERMIT NO. 900-3

1. OWNER: David Hawkins
27 Discovery Ridge Crescent SW
Calgary AB T3H 4R3

2. This permit applies only to the land described below:

Lot 1, Section 15, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan 40252 (PID: 012-097-292)

which property is more particularly shown on the map attached hereto as shown outlined in bold and hatched on Schedule A.

3. Lakes Zoning Bylaw No. 900, Section 4.4.2(b) is hereby varied as follows:

a) Maximum total upward facing surface area (not including removable walkway) from 24 m^2 to 27.89 m^2; and,

b) Maximum floating dock width from 3 m to 3.05 m for a dock, as shown on Schedule B.

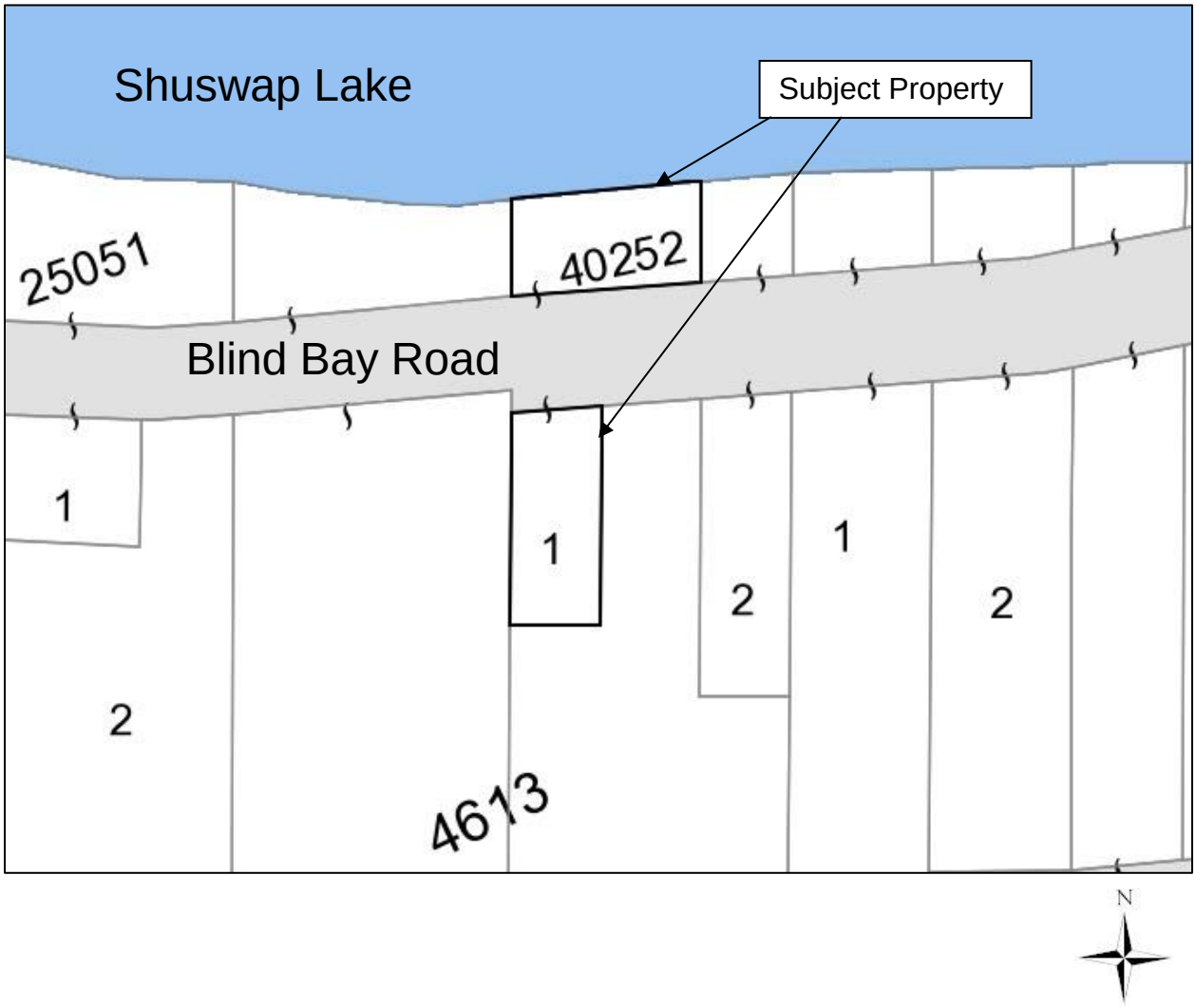
4. This permit is NOT a building permit.

AUTHORIZED FOR ISSUANCE BY RESOLUTION of the Columbia Shuswap Regional District Board on the 17th day of August, 2017.

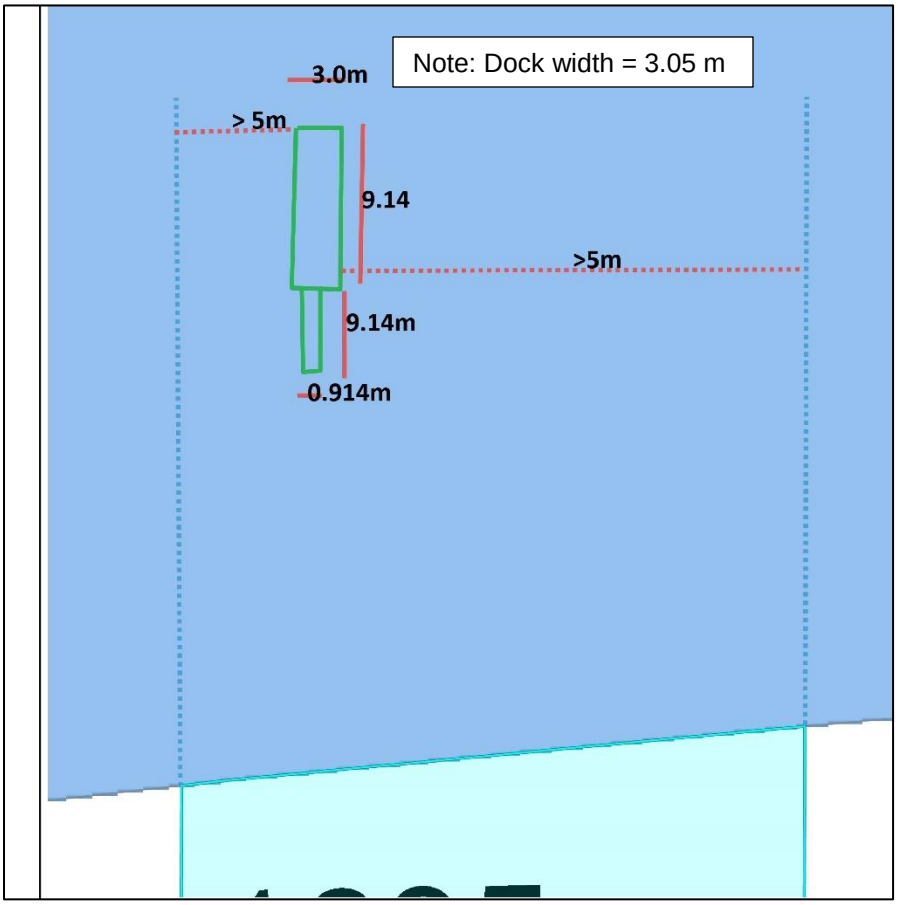
_____
CORPORATE OFFICER

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

DVP 900-3
Schedule A



DVP 900-3
Schedule B



DEVELOPMENT PERMIT NO. 725-109

OWNER: David Alan Hawkins
27 Discovery Ridge Cres. SW
Calgary AB T3H 4R3

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 (Blind Bay):

   Lot 1 Section 15 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 40252 (PID: 012-097-292), which property is more particularly shown outlined in bold on the 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 placement of one floating dock on the portion of Shuswap Lake immediately adjacent to the property as more particularly shown on the site plan attached hereto as Schedule 'B'.

4. This Permit is issued subject to Development Variance Permit No. 900-3, which varied Lakes Zoning Bylaw No. 900, Section 4.4.2(b) as follows:
   a) Maximum total upward facing surface area (not including removable walkway) from 24 m^2 to 27.89 m^2; and,
   b) Maximum floating dock width from 3 m to 3.05 m for a dock.

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 725-109" on at least two opposite sides of the dock (e.g. both the land and the lake sides).

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 17th day of August, 2017.

_____

CORPORATE OFFICER

PLEASE NOTE:

1) **Pursuant to Section 504 of the Local Government Act, if the development of the subject property is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.**

2) **The proposed new floating dock should be constructed 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) **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.**

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 new floating dock, prior to proceeding with installation.**

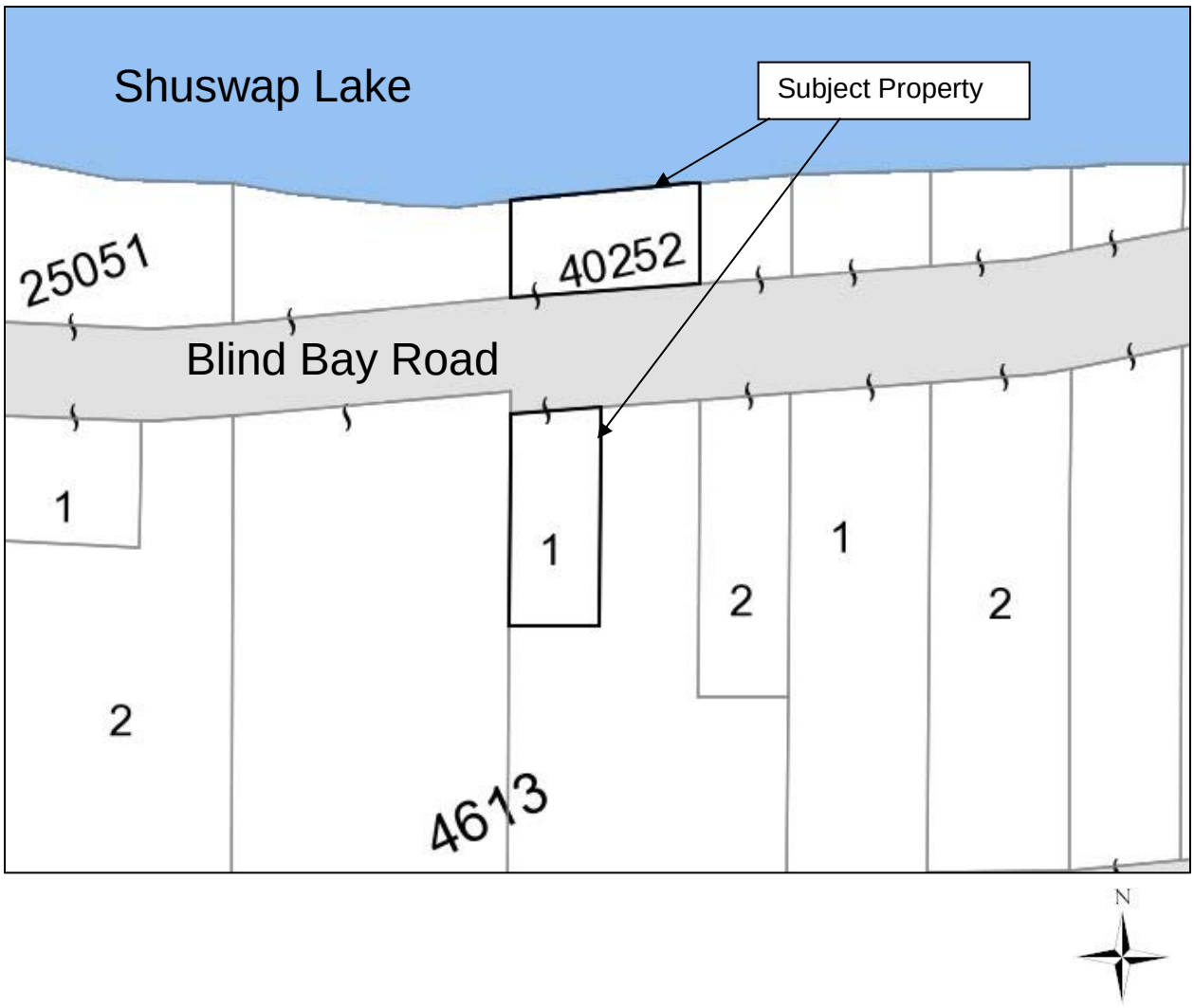
APPENDIX 1

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 installation of the floating dock.

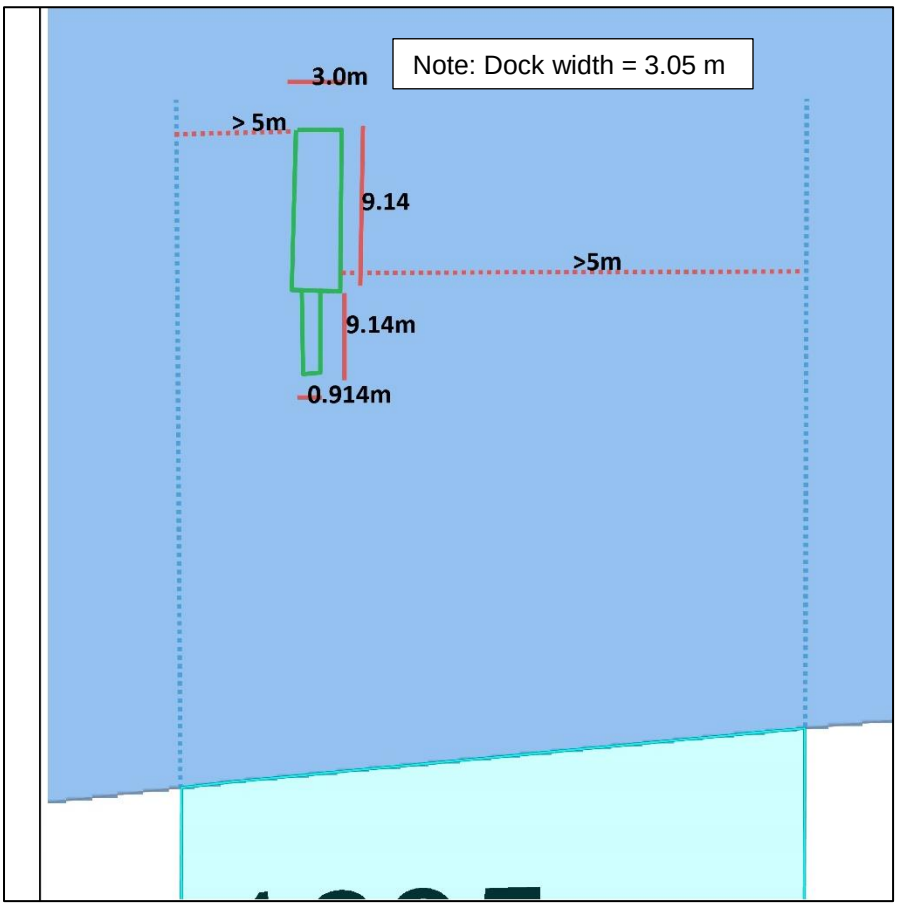
Docks and swimming platforms should:

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 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. 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.

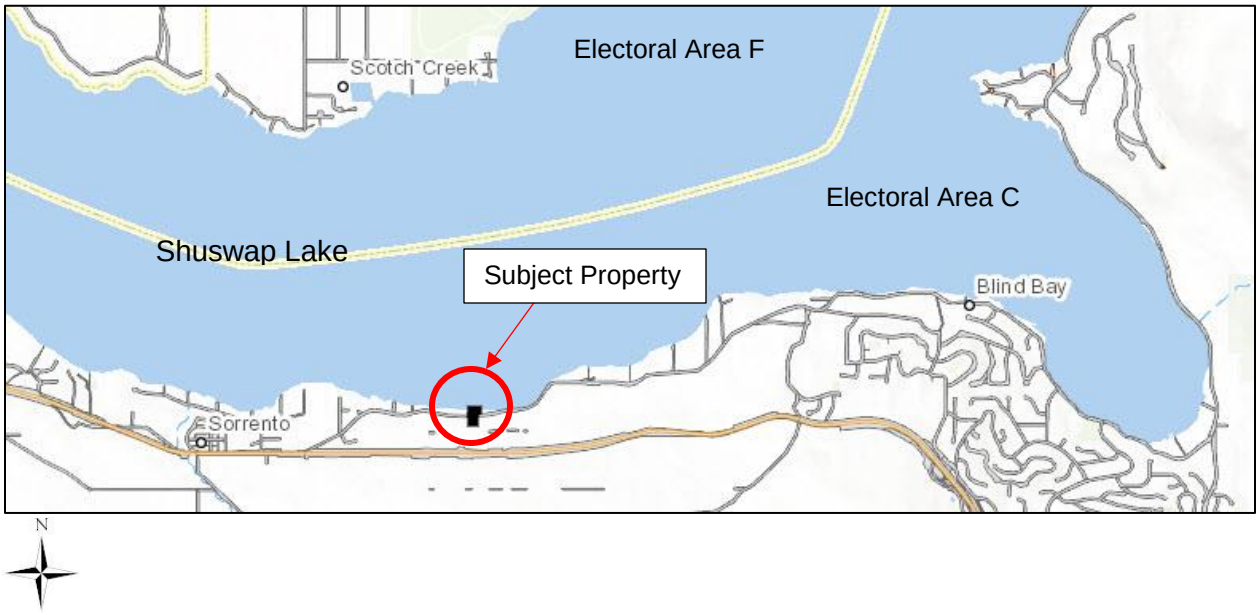
Schedule 'A'


Shuswap Lake
Subject Property
25051
40252
Blind Bay Road
1
1
1
2
2
2
4613
N

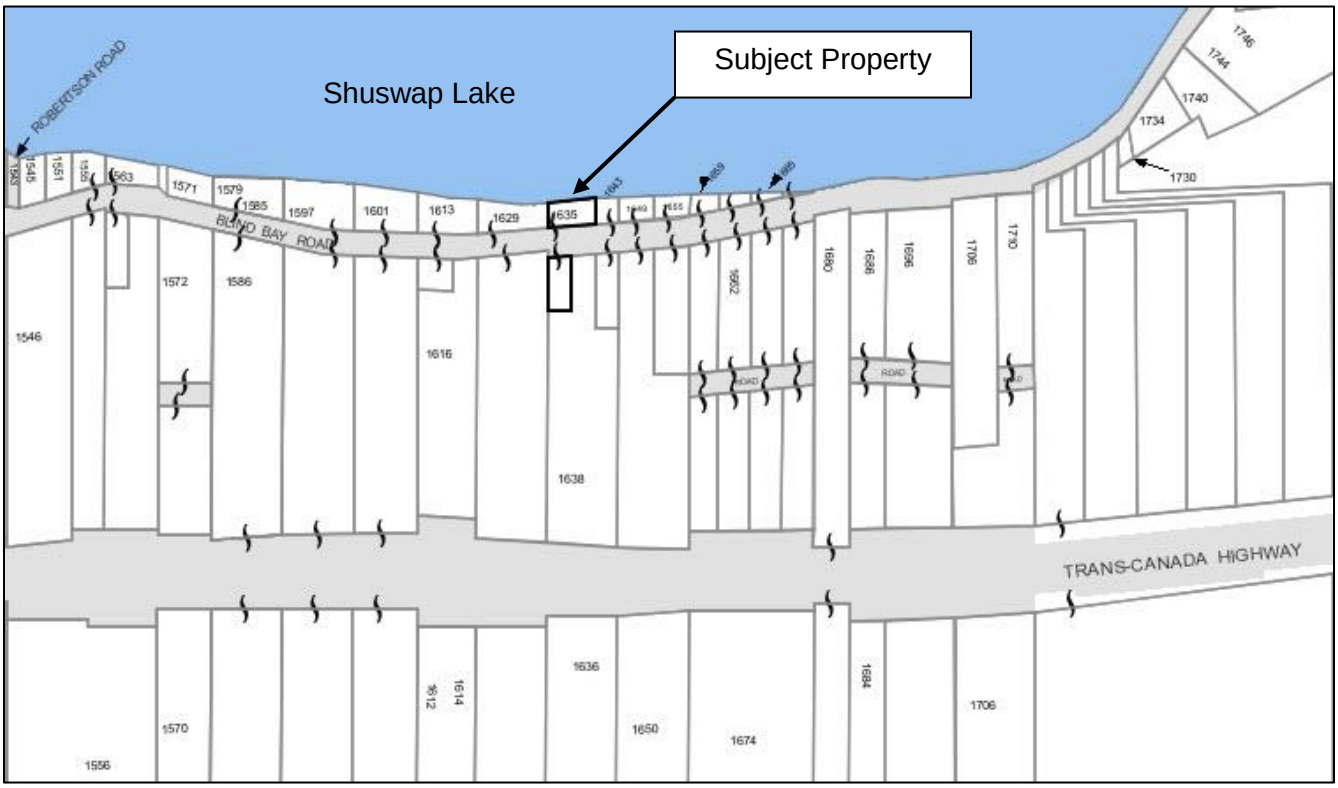
Schedule 'B'



Location


Electoral Area F
Scotch Creek
Electoral Area C
Shuswap Lake
Subject Property
Blind Bay
Sorrento
N

Location


Shuswap Lake
Subject Property
ROBERTSON ROAD
BLIND BAY ROAD
TRANS-CANADA HIGHWAY
1546
1572
1586
1616
1638
1570
1556
1636
1650
1674
1684
1706
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1734
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1744
1746
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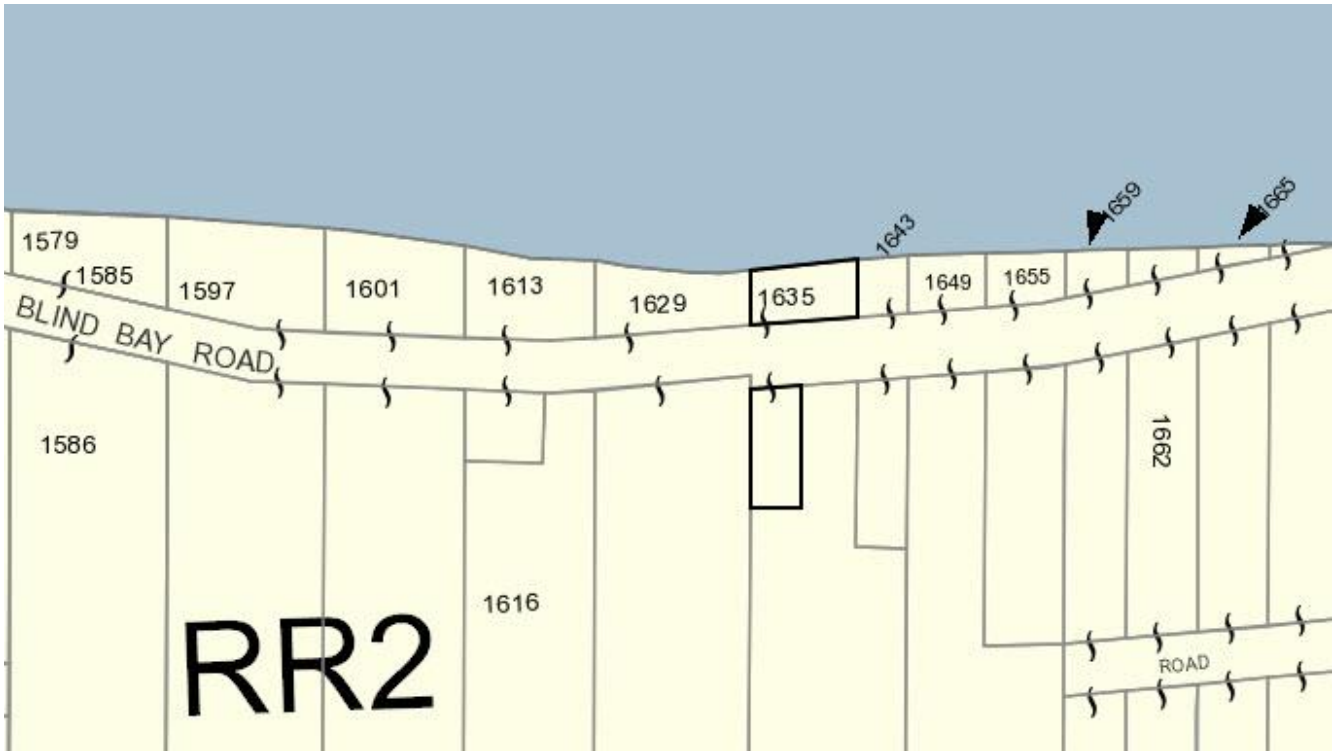
OCP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BLIND BAY ROAD
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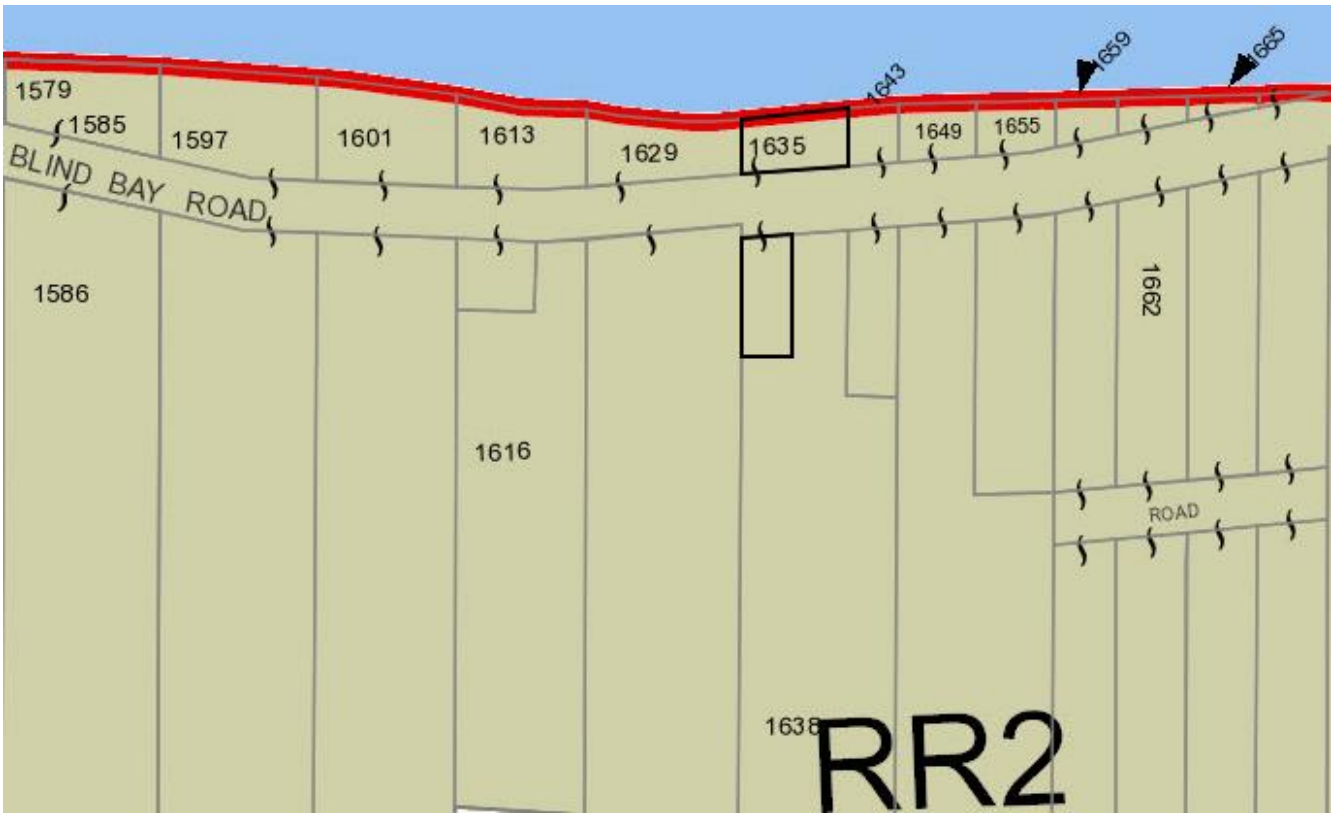
RR2
ROAD

Zoning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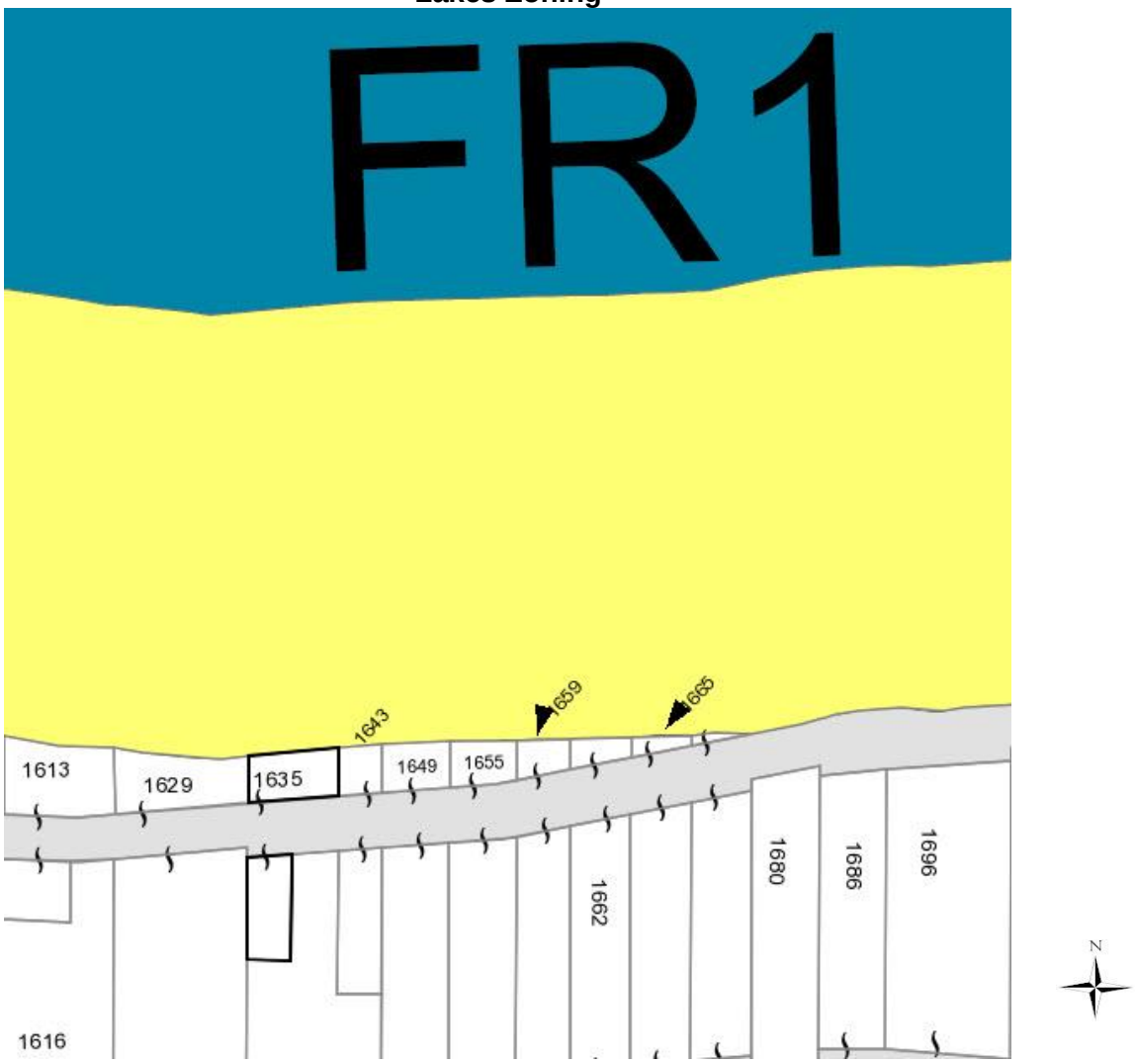
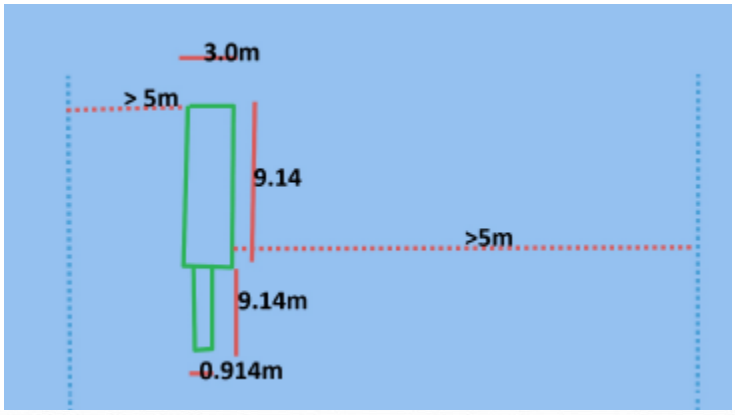
RR2
ROAD

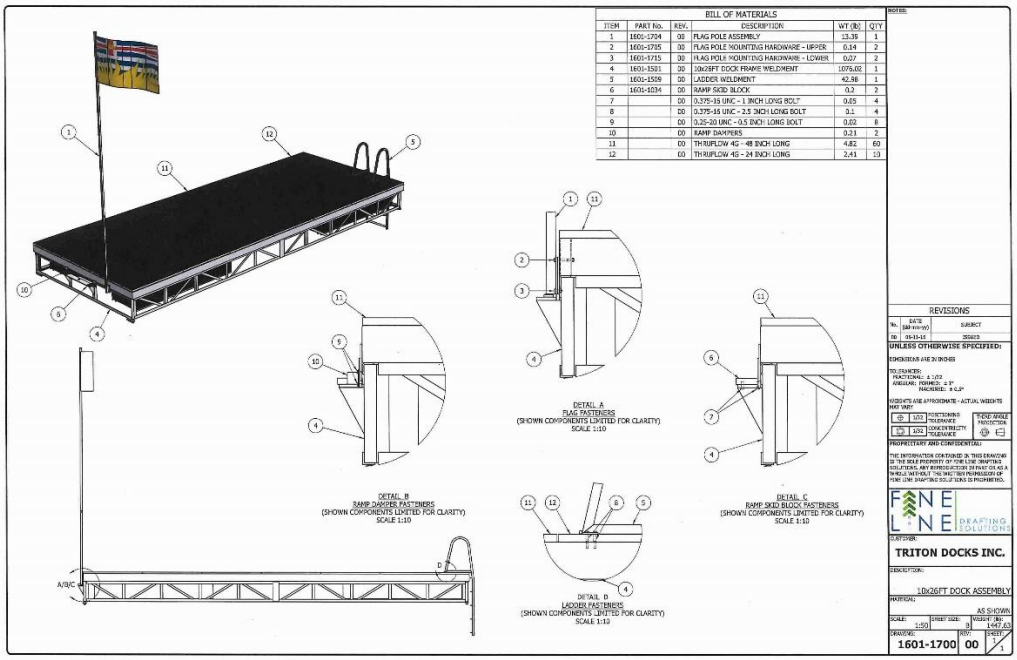
Lakes Zoning

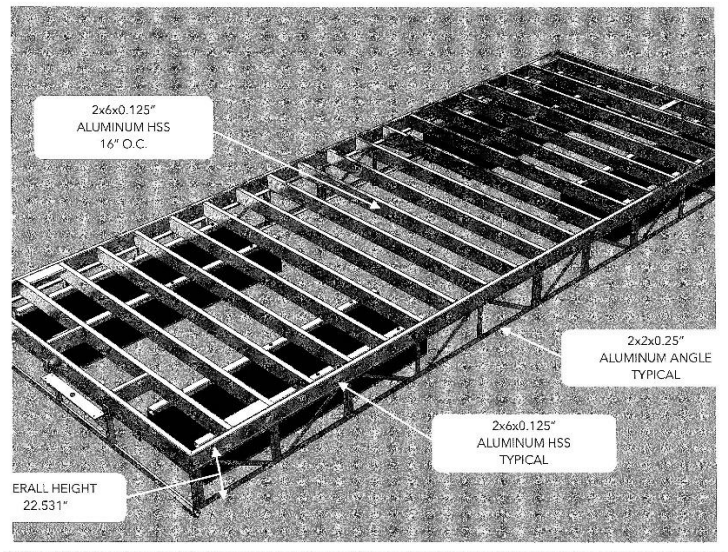


Dock Plans



Note: dock width is 3.05 m





Orthophoto

BOARD REPORT

TO:	**Chair and Directors**	**File No:**	TUP 830-3 PL20170101

SUBJECT: Electoral Area F: Temporary Use Permit No. 830-3

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated July 6, 2017.
3848 Squilax-Anglemont Road, Scotch Creek.

RECOMMENDATION: THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 830-3 for Lot 2, Section 33, Township 22, Range 11, W6M, KDYD, Plan 12027 (PID: 009-389-351), for the approximately 3.27 ha western portion of the subject property for commercial outdoor boat and trailer and equipment storage on the subject property for a period of three (3) years be authorized for issuance this 17th day of August, 2017.

SHORT SUMMARY:

The applicant has submitted this application for a Temporary Use Permit to allow the western 3.27 ha of the subject property located at 3848 Squilax-Anglemont Road to be used for commercial outdoor boat and trailer and equipment parking for a period of 3 years. The parking area is proposed to be operated by Captain's Village Marina.

VOTING:	Unweighted Corporate ☐	LGA Part 14 (Unweighted) ☒	Weighted Corporate ☐	Stakeholder *(Weighted)* ☐

BACKGROUND:

PROPERTY OWNERS:	John and Dorothy Kalynchuk
APPLICANT:	D.S. Cunliffe, P.Eng., on behalf of Captains Village Marina
ELECTORAL AREA:	F
CIVIC ADDRESS:	3848 Squilax-Anglemont Road, Scotch Creek
LEGAL DESCRIPTION:	Lot 2, Section 33, Township 22, Range 11, W6M, KDYD, Plan 12027 (PID: 009-389-351)
SIZE OF PROPERTY:	4.05 ha (10.0 ac)
DESIGNATION:	ID Industrial
ZONE:	CR - Country Residential
CURRENT USE:	Single Family Residential and former Jack Frost Restaurant

PROPOSED USE: Approximately 3.27 ha for Commercial Outdoor Boat and Trailer and Equipment parking

SURROUNDING LAND USE PATTERN:

North: Commercial/Vacant Country Residential
South: Scotch Creek Fire Hall/Mobile Home Park
East: Commercial
West: Scotch Creek Indian Reserve No. 4

POLICY:

Electoral Area 'F' Official Community Plan Bylaw No. 830

12.7 Industrial (ID)

Objective 1

The intent of this land use is to provide for a range of light industrial uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair. These activities will also help in providing viable year-round employment opportunities.

Policy 1

Permitted uses include light industrial uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair. Commercial uses are also permitted within this land use, as are residential uses as part of a mixed-use building.

Policy 2

A maximum building height of three storeys is permitted.

Policy 3

All parcels designated as Industrial are also designated as Development Permit Areas. The DPA guidelines provide additional direction for development regarding form and character, and they should be considered together with the general land use guidelines.

Section 14 Temporary Use Permits

The Regional District may consider issuing Temporary Use Permits through the authority of the *Local Government Act*.

Area

Temporary Use Permits are allowed in all designations.

Guidelines

For all temporary use permits:

Applicants must demonstrate how the proposed use will not markedly impact adjacent residents, local services and the environment. Where impacts are expected, applicants must provide details of those impacts and mitigative measures.

Scotch Creek/Lee Creek Zoning Bylaw No. 825

Section 5.6 Country Residential – CR

Principal Uses:

(a) *Single family dwelling*
(b) *Standalone residential campsite*

Secondary Uses:

(a) *Accessory use*
(b) *Bed and breakfast*

(c) *Guest accommodation*
(d) *Home business*
(e) *Residential campsite*

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

Access:
Access to the boat and trailer and equipment parking area will be from a security gate off Kenwood Gate to the north. Equipment would be the towing vehicles, boat covering materials, wheel blocks, non-permanent racks and forklifts necessary to move the boats.

Sewer Servicing and Drinking Water
The boat and trailer parking area would not be required to have servicing.

Other Site Development Details
The applicant has included a plan which shows that existing trees and vegetation on the western portion of the property will be cleared and a gravel surface will be installed. No storm drainage works are proposed in the actual parking area as any water will have no impediments to infiltration to ground. Drainage ditches will be installed along the perimeter of the site to divert any overland flows from neighbouring properties. Security fencing will be installed around the perimeter of the property. Staff have advised the applicant that any security lighting contemplated to be installed should be ground-directed and not glare into neighbouring properties.

Staff have included the following items as conditions in the permit document:

a) Only Captain's Village Marina will be permitted to park boats and boat trailers and equipment and only on the area consisting of 3.27 ha, as indicated in Schedule B;
b) The owner must install surface treatments for the parking area, and any dust and drainage control measures as indicated in Schedule B;
c) Access to the boat and trailer and equipment parking area is limited to the hours of 7:00 am until 10:00 pm daily;
d) No signage for the boat storage will be permitted;
e) The owner is wholly responsible for the proper disposal of all garbage, recycling, and waste left in the boat and trailer and equipment parking area;
f) Security chain link fencing is to be installed on the perimeter of the boat and trailer and equipment parking area, as indicated in Schedule B; and,
g) Access to the boat and trailer parking area shall be from Kenwood Gate via a secured gate only.

SUMMARY:

The applicant has applied for a Temporary Use Permit which would allow Captain's Village Marina to operate a parking facility for boats and trailers and equipment. Staff are recommending that the Board consider issuing the Temporary Use Permit.

IMPLEMENTATION:

Neighbouring property owners will become aware of the proposal when the applicant posts a notice of development sign on the subject property and when required notifications from this office are received by property owners within 100 m of the subject property. An advertisement will be placed in the August 11, 2017 edition of the Shuswap Market News.

COMMUNICATIONS:

If the Board approves issuance of TUP 830-2, the owner and agent will be advised of the decision, and upon satisfying any necessary conditions, the TUP will be registered at the Land Title Office.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation. TUP 830-3 will be issued.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

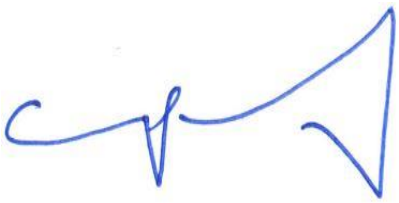
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. N/A

Report Approval Details

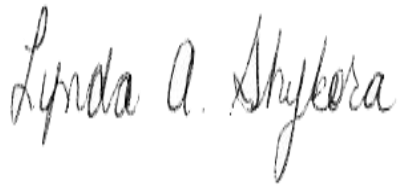
Document Title:	2017-08-17_Board_DS_TUP830-3_Kalynchuk.docx
Attachments:	- TUP830-3-Permit.docx - Maps_TUP 830-3.pdf
Final Approval Date:	Jul 10, 2017

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



Corey Paiement - Jul 7, 2017 - 10:43 AM

Gerald Christie - Jul 10, 2017 - 12:54 PM



Lynda Shykora - Jul 10, 2017 - 1:36 PM

Charles Hamilton - Jul 10, 2017 - 2:27 PM

TEMPORARY USE PERMIT NO. 830-3

Registered Owners: John and Dorothy Kalynchuk
3848 Squilax-Anglemont Road
Scotch Creek, BC, V0E 1M6

1. This Temporary Use 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:

   Legal Description: Lot 2, Section 33, Township 22, Range 11, W6M, KDYD, Plan 12027
   PID: 009-389-351

   which property is more particularly shown on the map attached hereto as Schedule 'A'.

3. The owners of the subject property have applied for a Temporary Use Permit to allow the western portion of the subject property to be used for commercial boat and trailer, and equipment parking for a period of 3 years from the date of issuance. The portion of the property affected is shown on the site plan attached hereto as Schedule 'B'

4. The use authorized by this Temporary Use Permit may be carried out only in accordance with the terms and conditions set out herein.

5. If the terms of this permit are not adhered to, this permit may be revoked prior to the expiry date of the permit.

6. In addition to the permitted uses in the CR Country Residential Zone in the Scotch Creek/Lee Creek Zoning Bylaw No. 825, the subject property may be used for a boat and boat trailer, and equipment storage for the registered guests of Magna Bay Resort only, subject to the following conditions:

   a) Only Captain's Village Marina will be permitted to park boats and boat trailers and equipment and only on the area consisting of 3.27 ha, as indicated in Schedule B;
   b) The owner must install surface treatments for the parking area, and any dust and drainage control measures as indicated in Schedule B;
   c) Access to the boat and trailer and equipment parking area is limited to the hours of 7:00 am until 10:00 pm daily;
   d) No signage for the boat storage will be permitted;
   e) The owner is wholly responsible for the proper disposal of all garbage, recycling, and waste left in the boat and trailer and equipment parking area;

f) Security chain link fencing is to be installed on the perimeter of the boat and trailer and equipment parking area, as indicated in Schedule B; and,
g) Access to the boat and trailer parking area shall be from Kenwood Gate via a secured gate only.

7. This Temporary Use Permit is not a Building Permit, nor shall it be construed as providing warranty or assurance that the property or any of the structures complies with the BC Building Code or any other applicable enactments.

8. Issuance of a Temporary Use Permit does not relieve the property owner of the responsibility to comply with applicable acts, regulations, or bylaws of the CSRD, or other agencies having jurisdiction under an enactment (e.g. Interior Health, Ministry of Transportation).

9. This permit, issued as per Section 493 of the Local Government Act, is valid from the date of issuance, noted below, 2017, until the same date, 2020 only. This permit may be extended only up to 3 years in duration, upon application and subsequent approval by the CSRD Board of Directors.

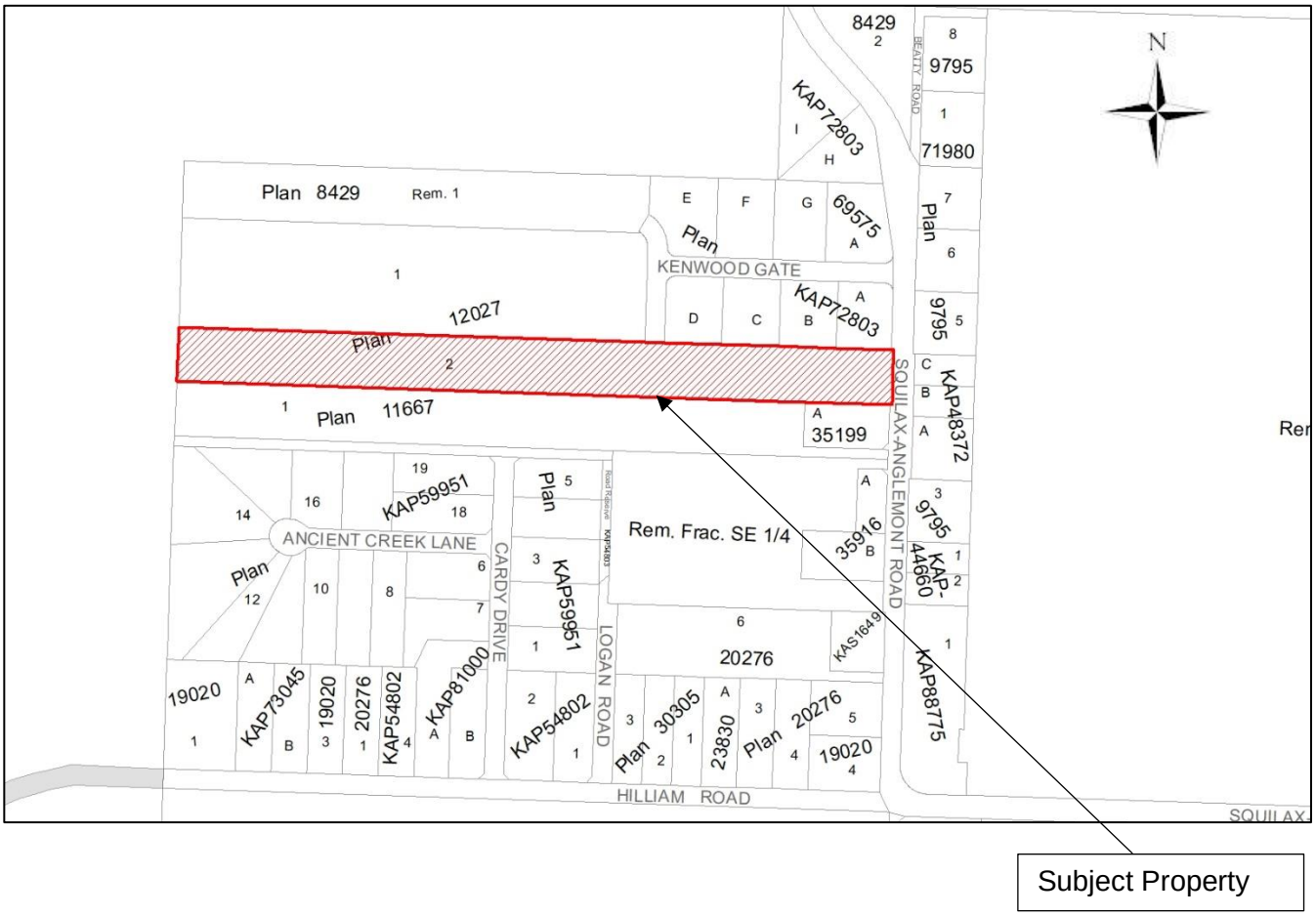
10. This permit is valid from the date of issuance, 2017, and shall expire on the same date in 2020.

AUTHORIZED FOR ISSUANCE by the Columbia Shuswap Regional District Board on the 17th day of August, 2017.

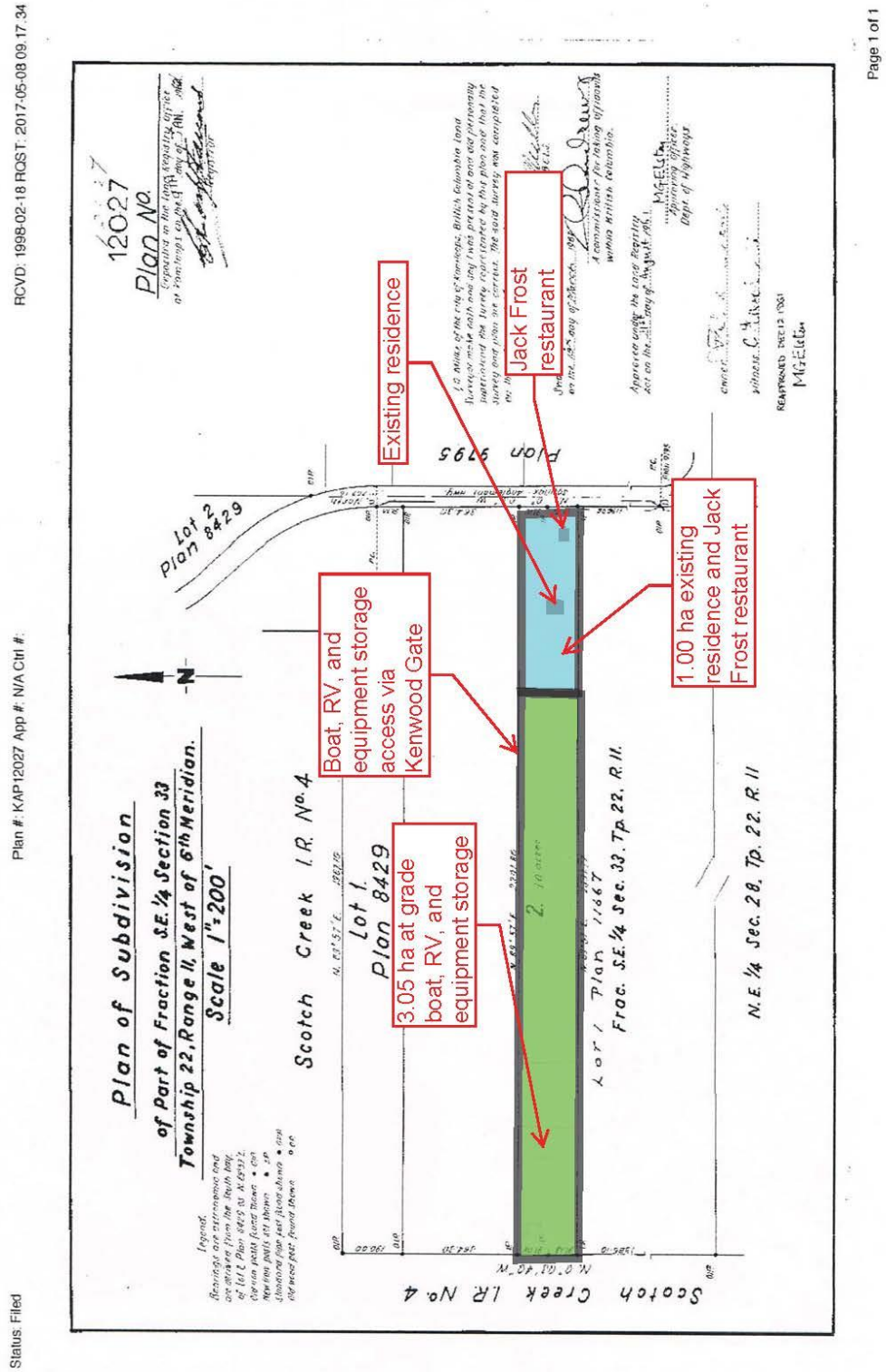
AND ISSUED this _____ day of _____, 2017.

_____
CORPORATE OFFICER

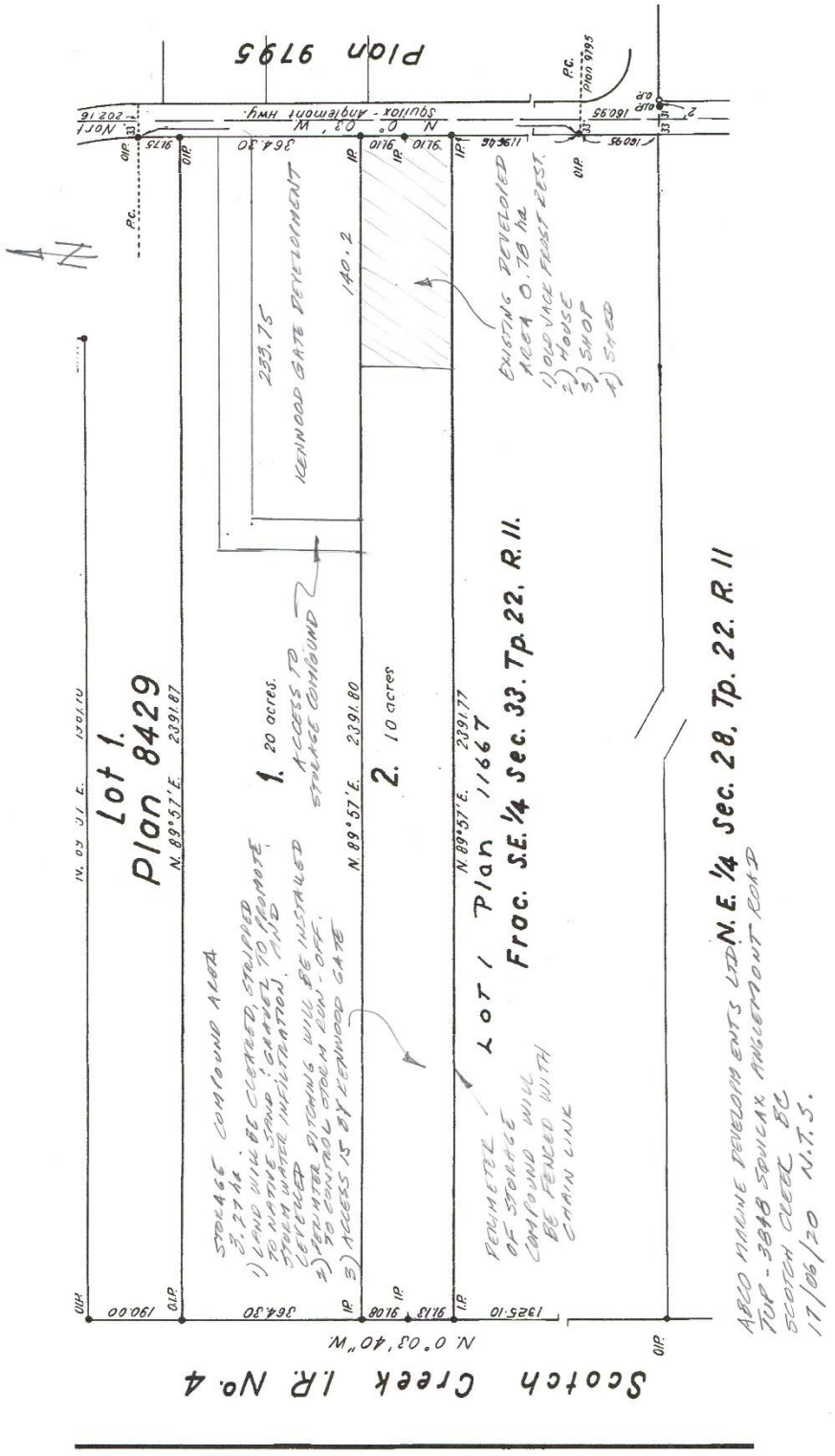
TUP 830-3
Schedule 'A'



TUP830-3
Schedule 'B'



TUP830-3
Schedule 'B'



LOCATION

Subject Property

34
Tp 22 Rge 11

27
Tp 22 Rge 11

LOCATION

Subject Property

Plan 8429 Rem. 1

1

12027

Plan 2

1 Plan 11667

8429 2

KAP72803 I H

BEATTY ROAD

8 9795

1 71980

7 Plan 6

9795 5

C B A KAP48372

A 35199

SQUILAX-ANGLEMENT ROAD

E F G 69575 A

Plan KENWOOD GATE

D C B A KAP72803

19 16 14 KAP59951 18

ANCIENT CREEK LANE

Plan 12 10 8 6 7

19020 1 A KAP73045 B 19020 3 20276 1 KAP54802 4 KAP81000 A B

CARDY DRIVE

Plan 5 3 KAP59951 1

2 KAP54802 1

Road Reserve KAP54803

LOGAN ROAD

Rem. Frac. SE 1/4

A 35916 B

6 20276

KAS1649

3 Plan 30305 2 1 A 23830 3 Plan 20276 4 5 19020 4

1 KAP88775

HILLIAM ROAD

SQUILAX-

Rer

OCP

ID

PI

MD

ID

VC

NR

Bylaw 830

AG

AG

AG

LD

MD

VC

RT

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VC

S

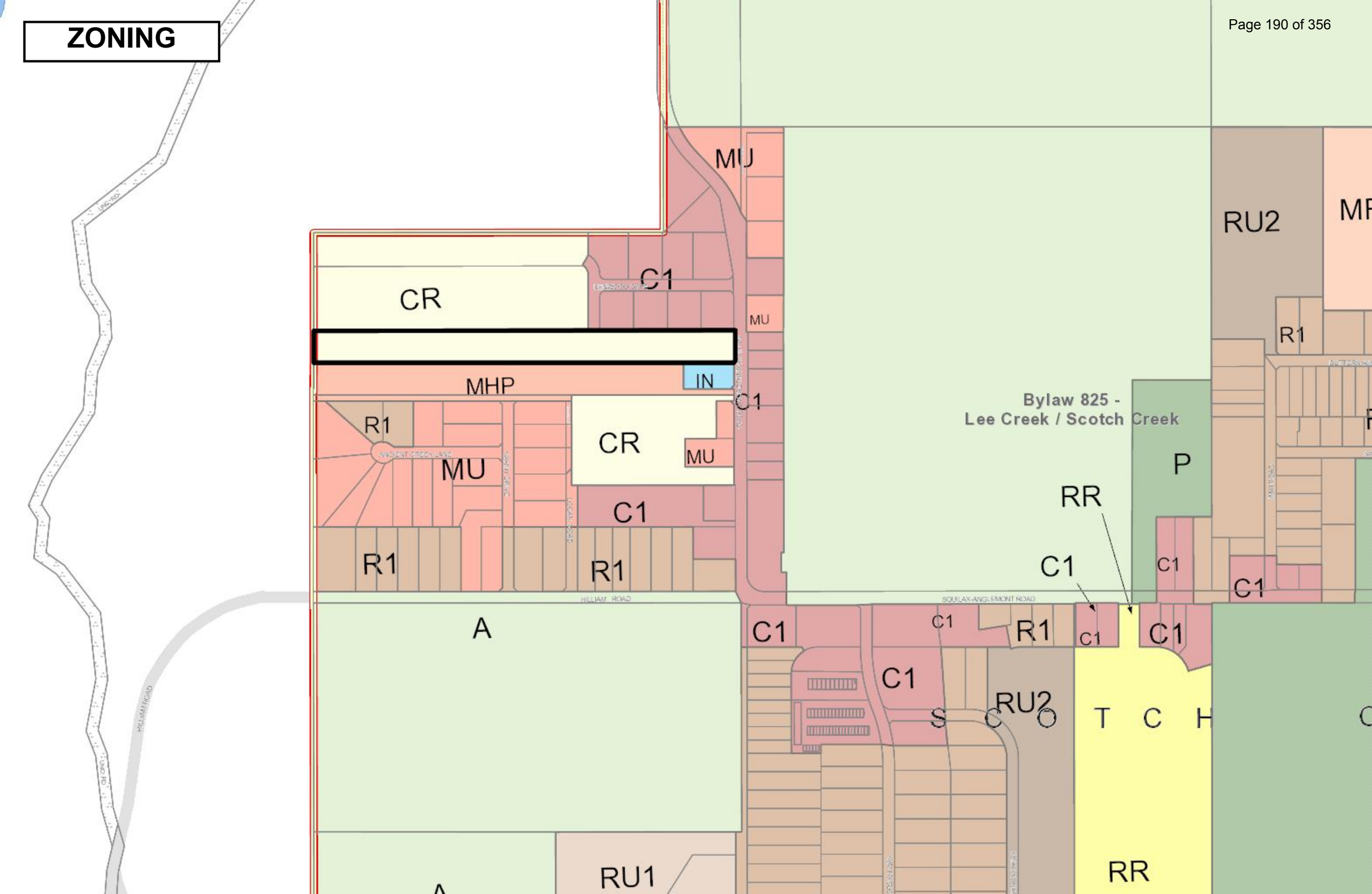
CLDO

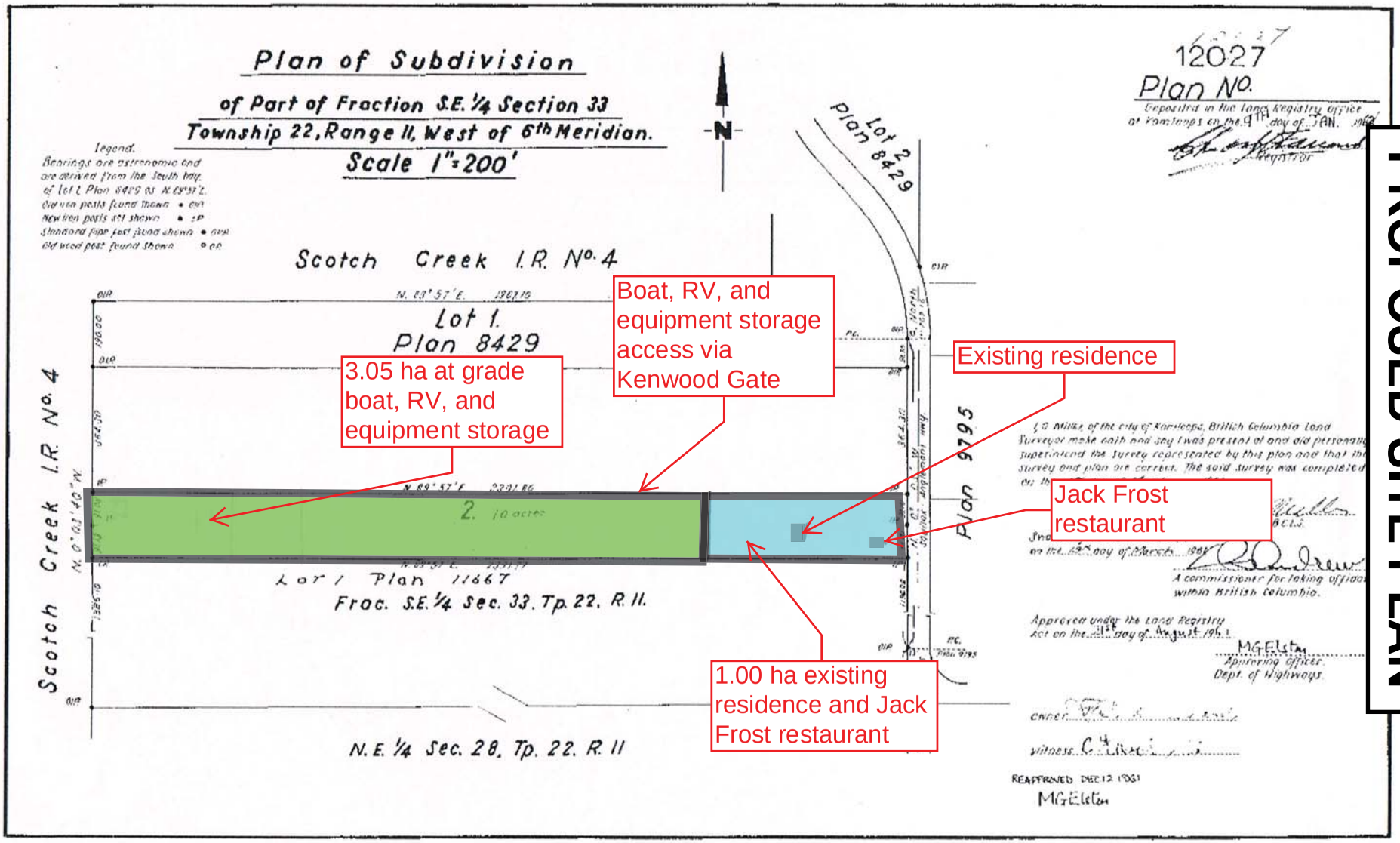
T C H

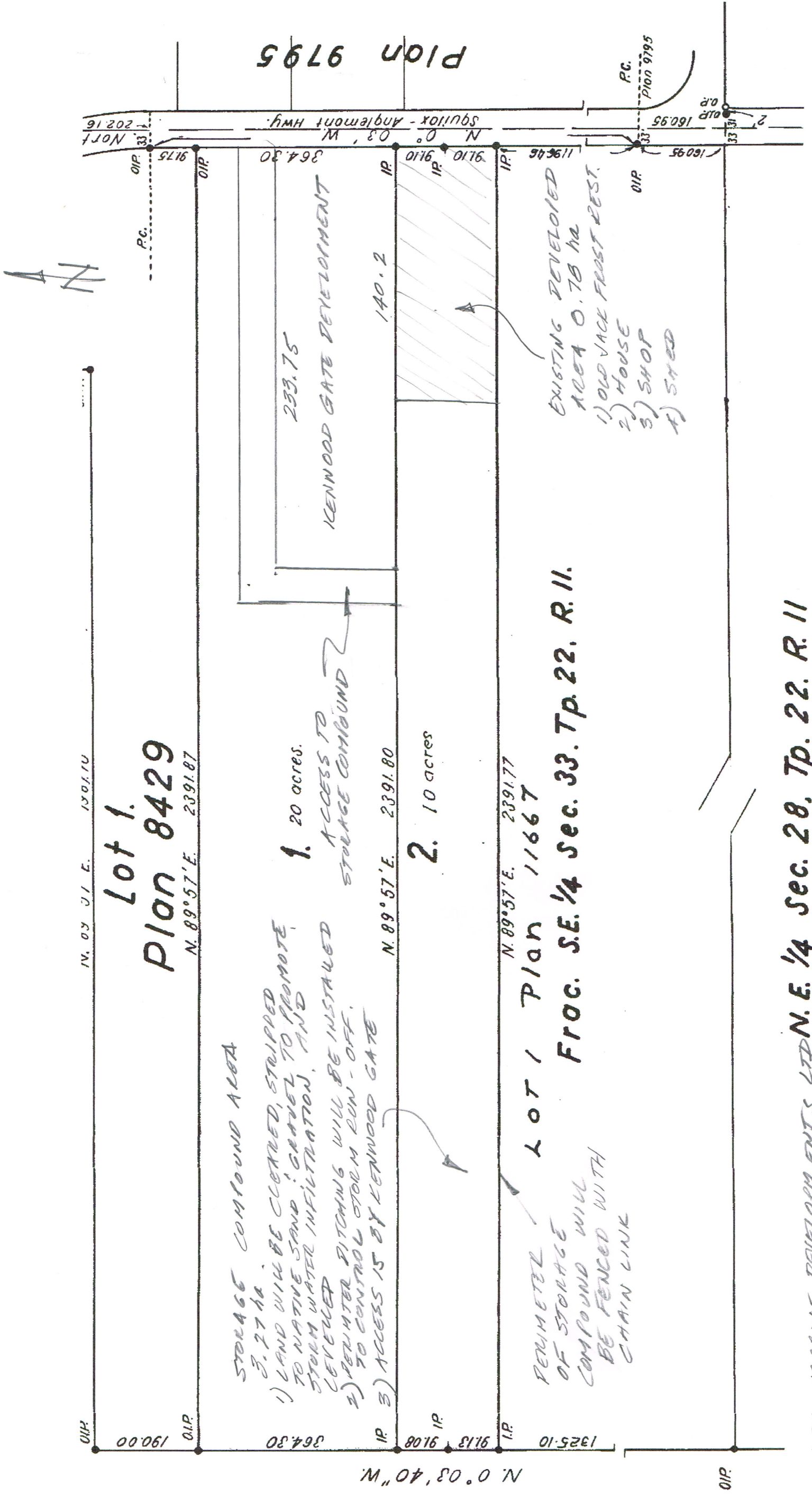
NR

RT

ZONING

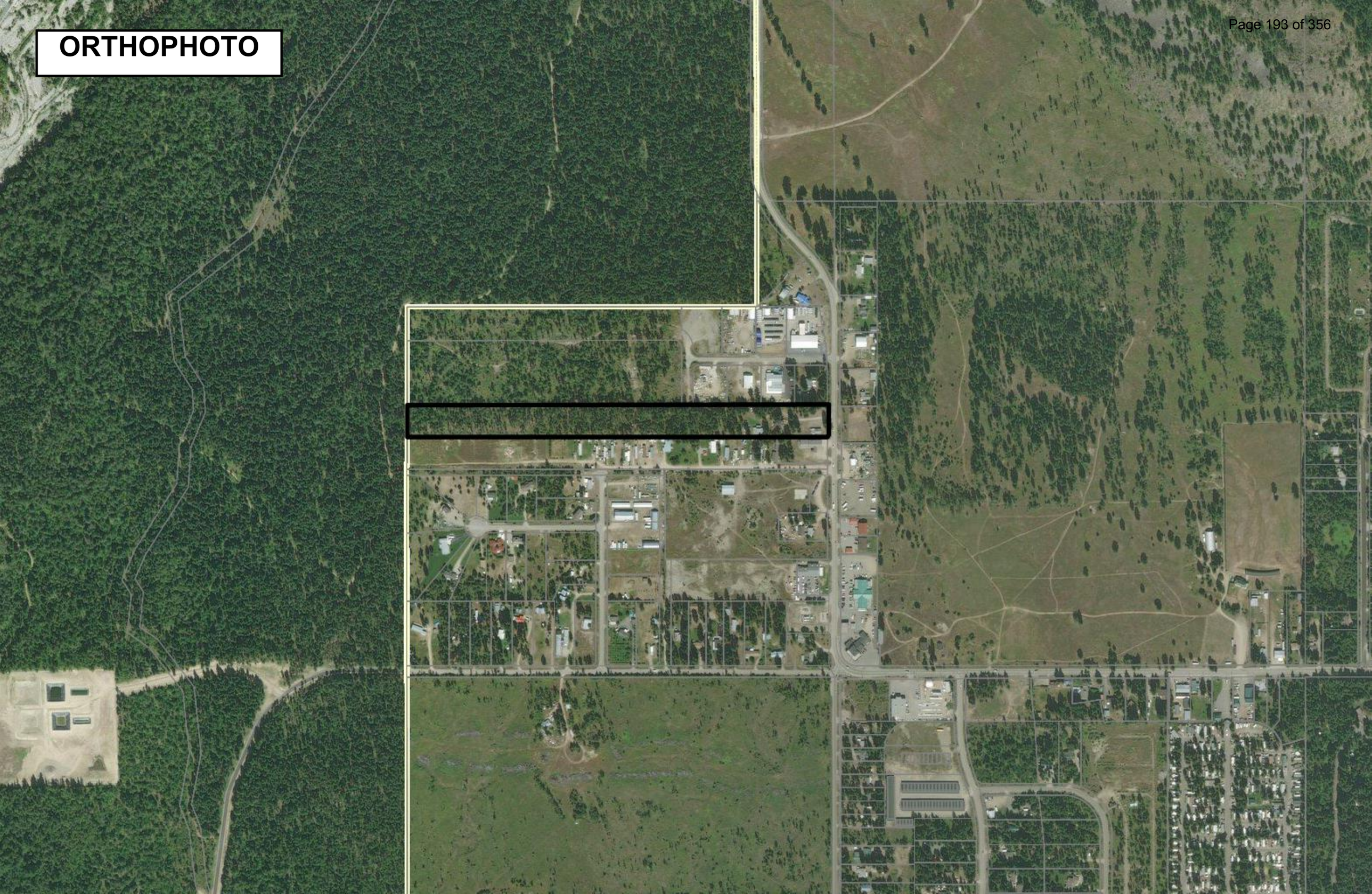

MU
RU2
C1
CR
MU
R1
MHP
IN
C1
Bylaw 825 -
Lee Creek / Scotch Creek
R1
CR
MU
P
MU
RR
C1
R1
R1
C1
C1
C1
HILLIAM ROAD
SQUILAX-ANGLEMONT ROAD
A
C1
C1
R1
C1
C1
C1
RU2
S C O T C H
RU1
RR


Plan of Subdivision
of Part of Fraction S.E. ¼ Section 33
Township 22, Range 11, West of 6th Meridian.
Scale 1"=200'
12027
Plan No.
Scotch Creek I.R. No. 4
Lot 1.
Plan 8429
Lot 2
Plan 8429
Plan 9795
Scotch Creek I.R. No. 4
2. 10 acres
Lot 1 Plan 11667
Frac. S.E. ¼ Sec. 33. Tp. 22. R. 11.
N.E. ¼ Sec. 28. Tp. 22. R. 11
3.05 ha at grade boat, RV, and equipment storage
Boat, RV, and equipment storage access via Kenwood Gate
Existing residence
Jack Frost restaurant
1.00 ha existing residence and Jack Frost restaurant
PROPOSED SITE PLAN



PROPOSED SITE DETAILS

ORTHOPHOTO



ORTHOPHOTO

BOARD REPORT

TO:	**Chair and Directors**	**File No:**	DP 830-208 PL20170116

SUBJECT: Electoral Area F: Form and Character DP 830-208
(ABCO Marine Developments Ltd.)

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated July 10, 2017.
3877 Captain's Village Way, Scotch Creek.

RECOMMENDATION #1: THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 830-208 for proposed construction of a 12,092 ft^2 addition onto the existing main marina building on That Part of the SW1/4, Section 27, Township 22, Range 11, W6M, KDYD, Which is not covered by the waters of Shuswap Lake, Except; (1) Plan attached to DD5912F, and (2) Plans B5406, 8408, 9416, 9920, KAP79865, KAP85492, and EPP44150, (PID: 002-505-701), be issued this 17th day of August, 2017.

SHORT SUMMARY:

The applicant is proposing to construct a 12,092 ft^2 addition onto the existing main marina building on the subject property. Since the property is within the Scotch Creek Primary Settlement Area there is a requirement for a Waterfront Commercial (WC) Form and Character Development Permit, where construction on WC designated lands occurs. The Development Permit area contains guidelines for form and character of buildings.

VOTING:	Unweighted Corporate ☐	LGA Part 14 (Unweighted) ☒	Weighted Corporate ☐	Stakeholder *(Weighted)* ☐

BACKGROUND:

PROPERTY OWNERS: ABCO Marine Developments Ltd. Inc. No. BC0327103

APPLICANT: D.S. Cunliffe, P.Eng.

ELECTORAL AREA: 'F' (Scotch Creek)

LEGAL DESCRIPTION: That Part of the SW1/4, Section 27, Township 22, Range 11, W6M, KDYD, Which is not covered by the waters of Shuswap Lake, Except; (1) Plan attached to DD5912F, and (2) Plans B5406, 8408, 9416, 9920, KAP79865, KAP85492, and EPP44150 (PID: 002-505-701)

ADDRESS: 3877 Captain's Village Way

SIZE OF PROPERTY: 13.37 ha (33.03 ac)

SURROUNDING LAND USE PATTERN:

NORTH	Log home construction and	strata housing

SOUTH	Shuswap Lake/Single Family Dwellings
EAST	Captain's Village strata housing/single family dwellings
WEST	Single Family Dwellings

CURRENT USE: Commercial Marina

PROPOSED USE: Commercial Marina with Marina Building Addition

OCP DESIGNATION: Waterfront Commercial WC within the Scotch Creek Primary Settlement Area

ZONING: Commercial – 3 (C-3) and Industrial – (I-1)

POLICY:

Electoral Area 'F' Official Community Plan No. 830

PSA - Primary Settlement Area
WC – Waterfront Commercial

Section 11
Managing Growth: North Shuswap

Policy 1
The Primary and Secondary Settlement Areas are delineated on Schedules B & C. This Plan directs growth and development to these areas. The Plan does not support significant growth and development outside the Primary and Secondary Settlement Areas.

Policy 3
Scotch Creek is the Primary Settlement Area. The Regional District will encourage residential, commercial, and light industrial growth in Scotch Creek that is consistent with the policies of this plan. All new development must be connected to community water and sewer systems.

Section 12
Managing Growth: Scotch Creek (Primary Settlement Area)

SubSection 12.2
Principle 1
Encourage the development of a livable community that provides a high quality of life within its unique environmental setting by:

b) Striving for a balance of residential, recreational, commercial and light industrial uses, and ensure that adjacent uses are compatible;

Principle 2
Strive for an economically and socially sustainable community by:

c) Identifying opportunities for economic development that would support the local population and address needs; and

d) Encouraging the development of employment opportunities, especially year-round permanent jobs.

SubSection 12.6 Waterfront Commercial

Objective 1
This land use provides lake-oriented services, amenities and accommodations, for residents and tourists.

Objective 2
Although these land parcels are privately owned, they are located in high-profile locations and with much potential to contribute to the character and visual quality of Scotch Creek. All Waterfront Commercial development therefore also has a responsibility to contribute to the public realm.

Policy 1
Permitted uses include retail including food services, tourist accommodation and services, residential, including multi-unit residential, recreation facilities, watercraft storage and services, as well as arts and cultural activities.

Policy 2
A maximum building height of three storeys is permitted.

Policy 3
The development of a pedestrian path network as set out in the Area F Parks Plan complements the Tourist Commercial designation. Public pedestrian pathways are encouraged through Waterfront Commercial areas to provide access to the Lake and to other facilities.

Policy 4
All parcels identified as Waterfront Commercial are also designated as Development Permit Areas. The DPA guidelines provide additional direction for development regarding form and character, and they should be considered together with the general land use guidelines.

13.7 Waterfront Commercial (WC) Development Permit Area
(Scotch Creek)

13.7.1 *Area*
This DPA applies to the areas shown on Schedule F.

13.7.2 *Guidelines*
(a) Residential and tourist accommodation within Waterfront Commercial parcels will normally be oriented towards the Lake, however the building facades and parcel boundaries that face public streets should include landscaping and should also contribute to a continuous pedestrian circulation system.
(b) Commercial units within waterfront parcels that face the waterfront should also have a second frontage towards the community, to avoid the creation of blank facades on the landward sides of these units.
(c) A landscaped buffer between parking areas and public streets should be provided. Additional landscaping within parking lots is encouraged.
(d) Watercraft or recreation equipment storage areas should include adequate landscape buffer or suitable fencing from the public streets.
(e) Waterfront development should strive to ensure that public views to the Lake are maintained. Large building masses and solid walls/fences should be avoided.

(f) Public pedestrian pathways are encouraged through Waterfront Commercial areas to provide access to the Lake and to other facilities.

Scotch Creek Zoning Bylaw No. 825

Commercial – 3 (C-3)

Principal Uses

(a) *Marina*
(b) *Office*
(c) *Pub*
(d) *Recreation services*
(e) *Resort residential space*
(f) *Restaurant*
(g) *Retail store*
(h) *Single family dwelling*
(i) *Vehicle sales, rental, and storage*
(j) *Equipment sales, rental, and storage*
(k) *Manufacture of marine floats*

Secondary Uses

(a) *Accessory use*
(b) *Guest suite*
(c) *Notwithstanding the regulations of section 3.13 (1), a home business is permitted only within a single family dwelling*
(d) *Owner/operator dwelling*

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

The proposed addition on to the existing marina building is proposed to be 12, 092 ft^2. The proposed addition will expand the existing service shop floor area by a total of 5,792 ft^2, and add a new show room of 6,300 ft^2, for boats. The addition will roughly double the existing footprint of the marina building.

The proposed addition complies with building siting requirements in the Scotch Creek/Lee Creek Zoning Bylaw No. 825, including building height restrictions.

The proposed addition complies with the applicable guidelines in Section 13.7 of Electoral Area F Official Community Plan Bylaw No. 830, as follows:

- The building façade facing public areas and Scotch Creek Wharf Road is being significantly upgraded utilising an articulated roofline and accent colouring in an overall nautical theme.
- The building addition façade will not be any higher than the existing marina building, and will be broken up through additional fenestration.

SUMMARY:

The applicant is requesting a Development Permit for form and character guidelines expressed in the OCP. The proposed building addition meets the objectives and policies for Waterfront Commercial

development and complies with the applicable Development Permit guidelines as required in Electoral Area 'F' Official Community Plan No. 830.

IMPLEMENTATION:

If the Board issues DP 830-208, the applicant will be notified of the decision in writing, and documentation will be forwarded to the Land Titles Office for registration against the title of the property. The Development Permit for form and character must be issued before the applicant can obtain a building permit to construct the proposed addition.

COMMUNICATIONS:

Property owners and tenants in occupation within 100 m of the subject property were given notification a minimum of 10 days prior to the August 17, 2017, CSRD Board Meeting. All interested parties have had the opportunity to provide comments regarding this application prior to the Board Meeting.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

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

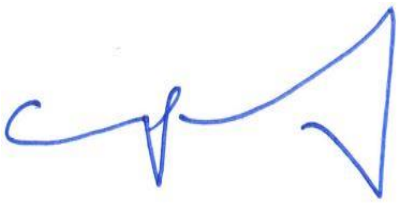
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area F Official Community Plan Bylaw No. 830
2. Scotch Creek/Lee Creek Zoning Bylaw No. 825
3. Application

Report Approval Details

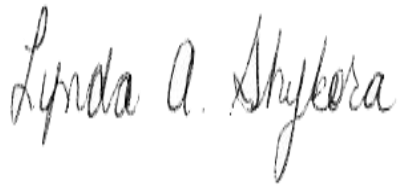
Document Title:	2017-08-17_Board_DS_DP830-208_ABCO.docx
Attachments:	- DP 830-208 Permit and Schedules2.docx - Maps_Plans_DP830-208.pdf
Final Approval Date:	Aug 4, 2017

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



Corey Paiement - Jul 31, 2017 - 2:03 PM

Gerald Christie - Aug 4, 2017 - 9:01 AM



Lynda Shykora - Aug 4, 2017 - 9:47 AM

Charles Hamilton - Aug 4, 2017 - 3:01 PM

DEVELOPMENT PERMIT NO. 830-208

OWNERS: ABCO Marine Developments Ltd.
Inc. No. BC0327103
200, 121 St. Paul Street
KAMLOOPS, BC V2C 3K8

1. This Waterfront Commercial Form and Character 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:

   That Part of the SW1/4, Section 27, Township 22, Range 11, W6M, KDYD, Which is not covered by the waters of Shuswap Lake, Except; (1) Plan attached to DD5912F, and (2) Plans B5406, 8408, 9416, 9920, KAP79865, KAP85492, and EPP44150
   (PID: 002-505-701)

   which property is more particularly shown outlined in bold and hatched on the Location Map attached hereto as Schedule A.

3. This Permit is issued pursuant to Section 13.7 of the "Electoral Area 'F' Official Community Plan Bylaw No. 830, as amended" for construction of a 12,092 ft^2 addition onto the existing main marina building on the subject property, as attached hereto as Schedule B (Proposed Site Plan), and Schedule C (Proposed Building Elevations).

4. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.

5. This Permit is issued based on the plans attached hereto as Schedule B (Proposed Site Plan), Schedule C (Proposed Elevation Plans), and Schedule D (Proposed Floor Plans and Sections), which satisfies the requirements of the Waterfront Commercial Form and Character Development Permit guidelines as set out in Electoral Area `F` Official Community Plan Bylaw No. 830, as amended.

6. 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.

7. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

8. This Permit is NOT a building permit.

AUTHORIZED FOR ISSUANCE BY the Columbia Shuswap Regional District Board on the 17 day of, August 2017.

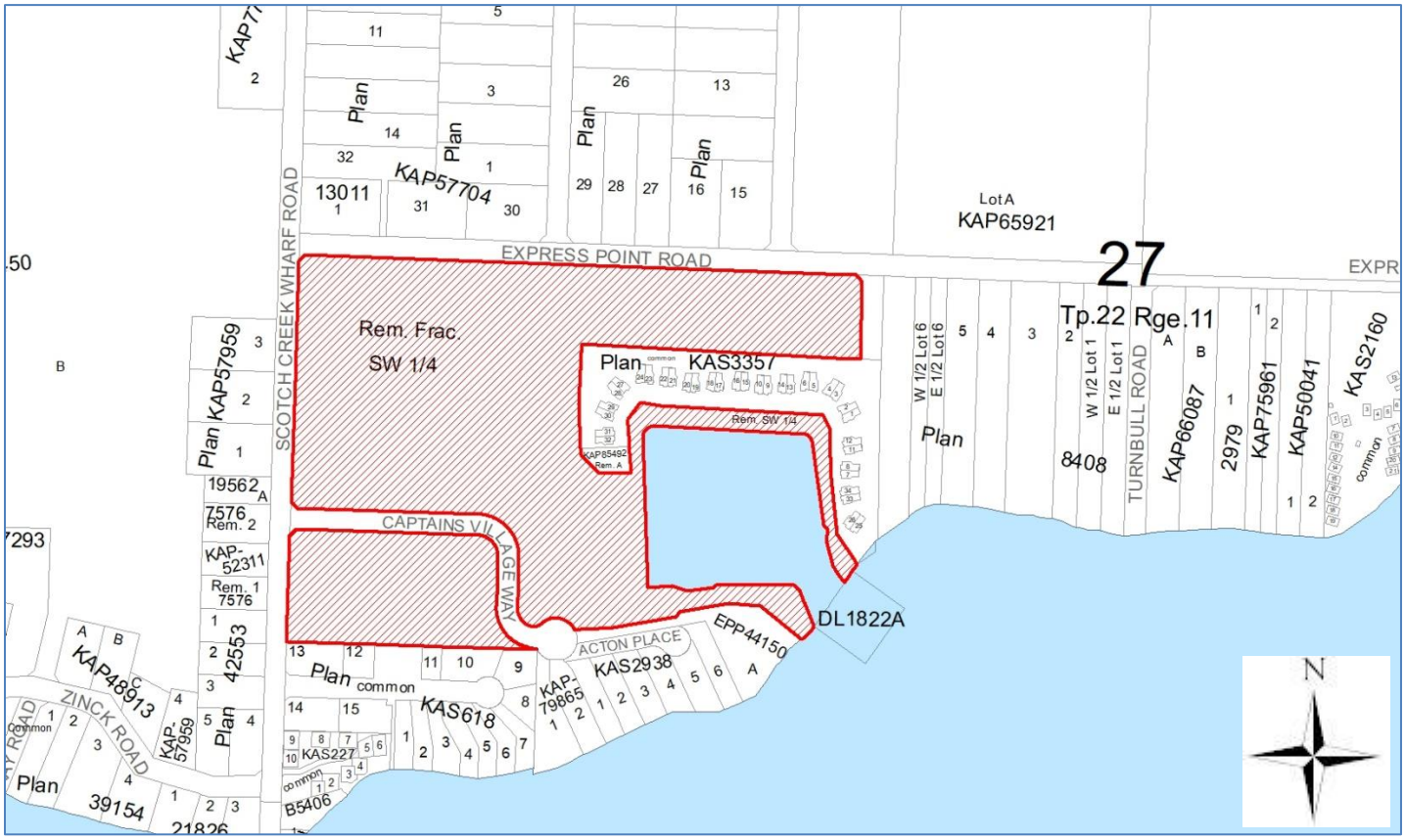
_____
Corporate Officer

AND ISSUED on the _____ day of, _____, 2017

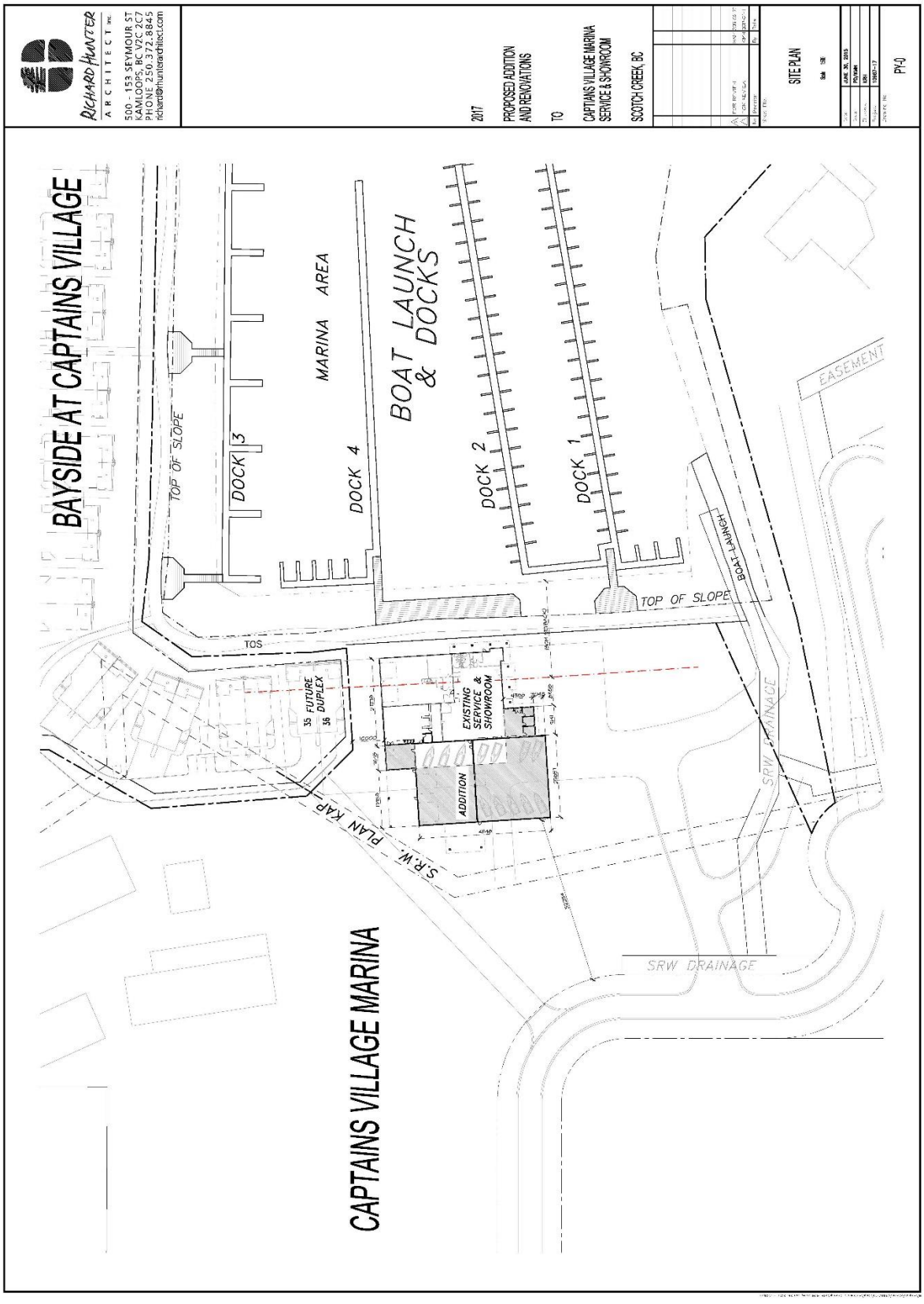
PLEASE NOTE:

1) Pursuant to Section 504(1) 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.

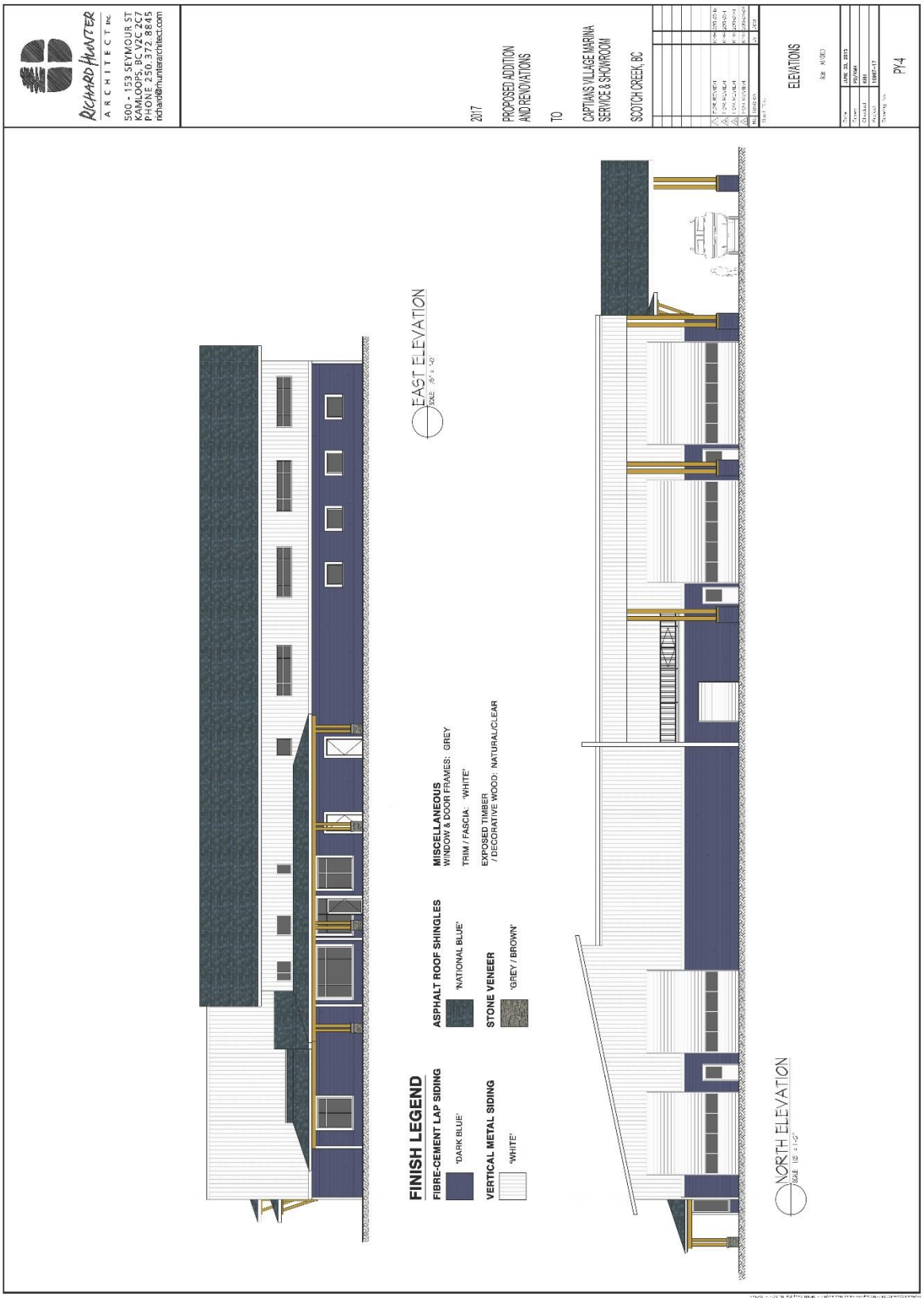
DP 830-208
Schedule A



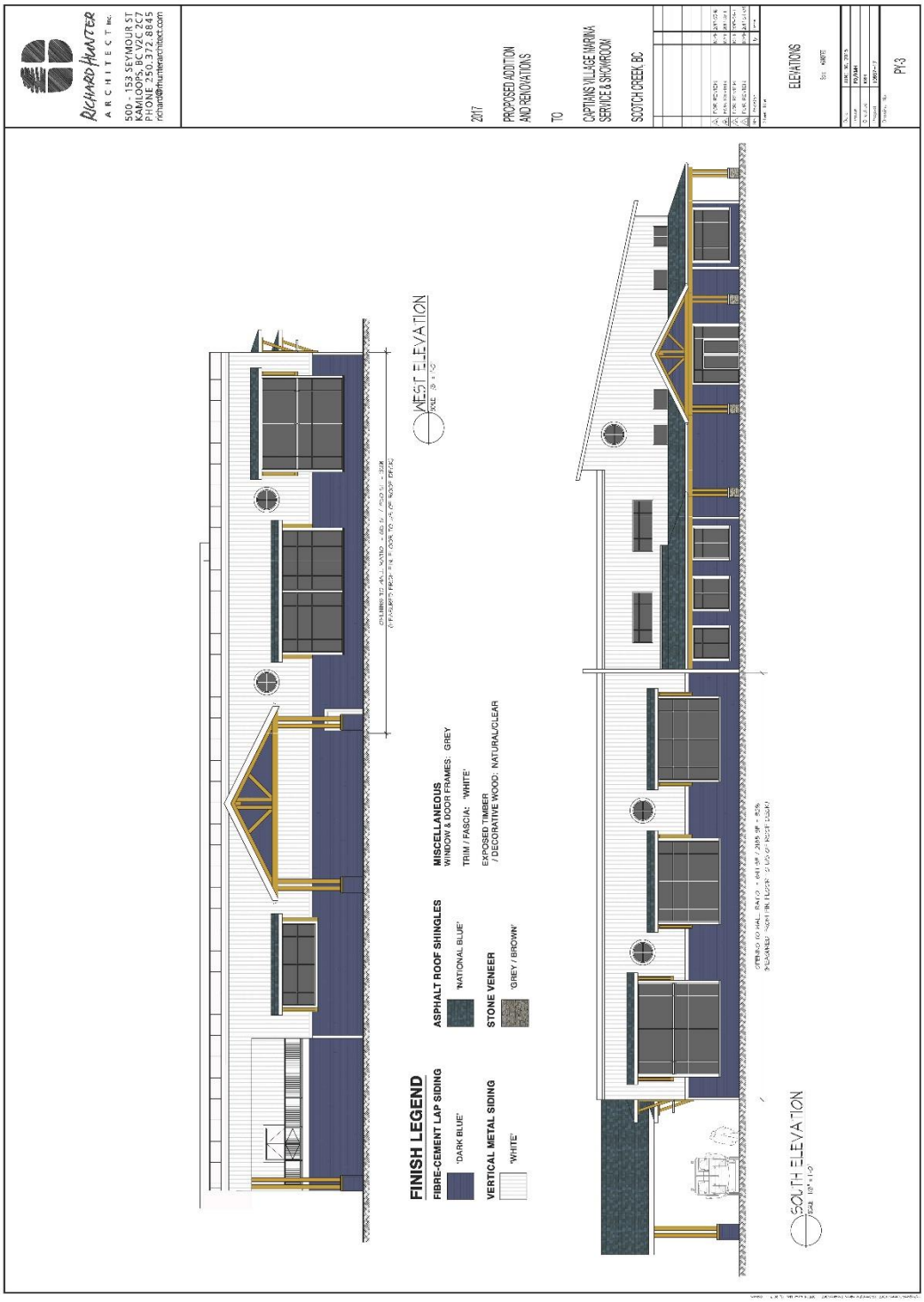
DP 830-208 Schedule B
Proposed Site Plan



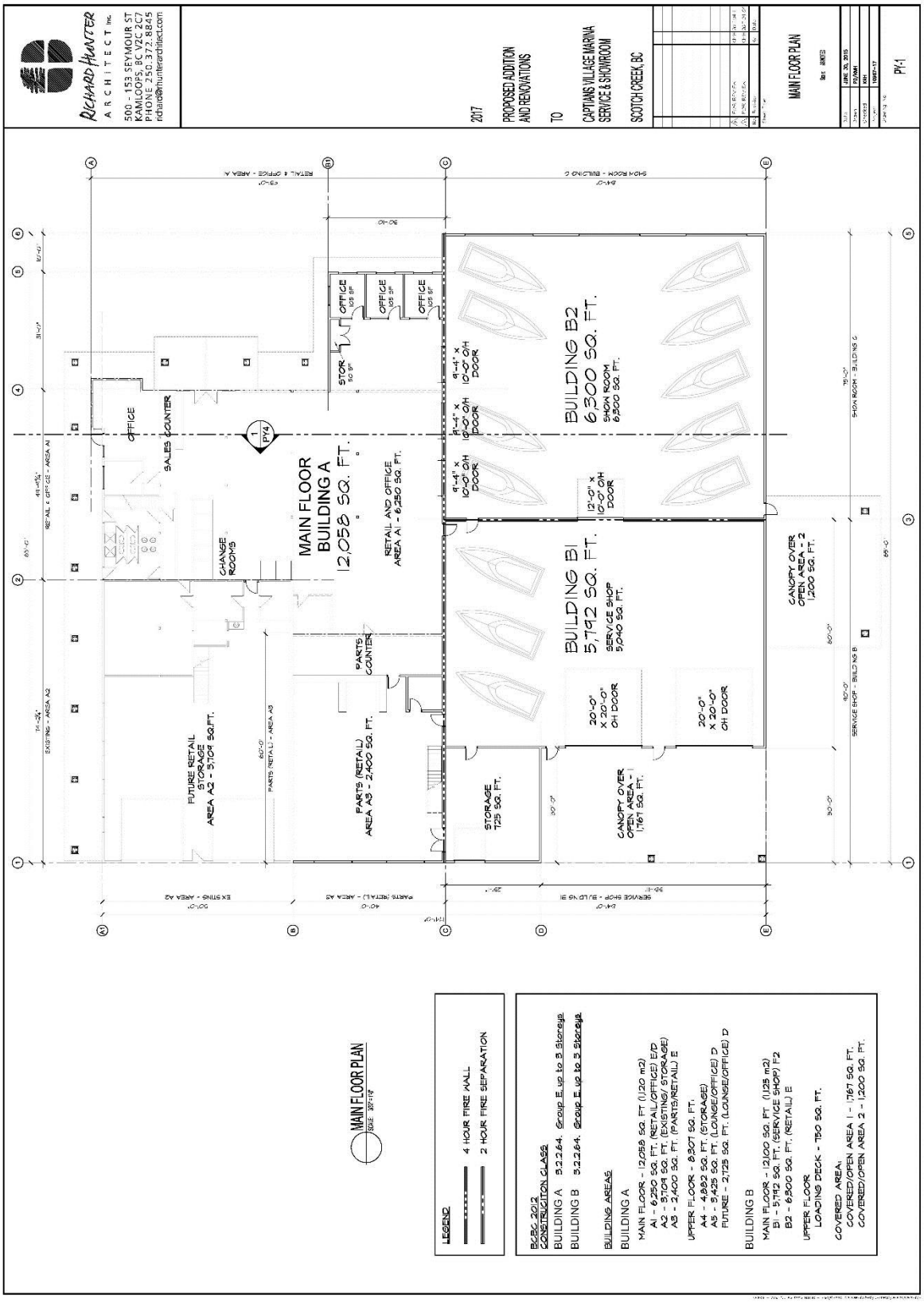
DP 830-208 Schedule C
Proposed Elevation Plans



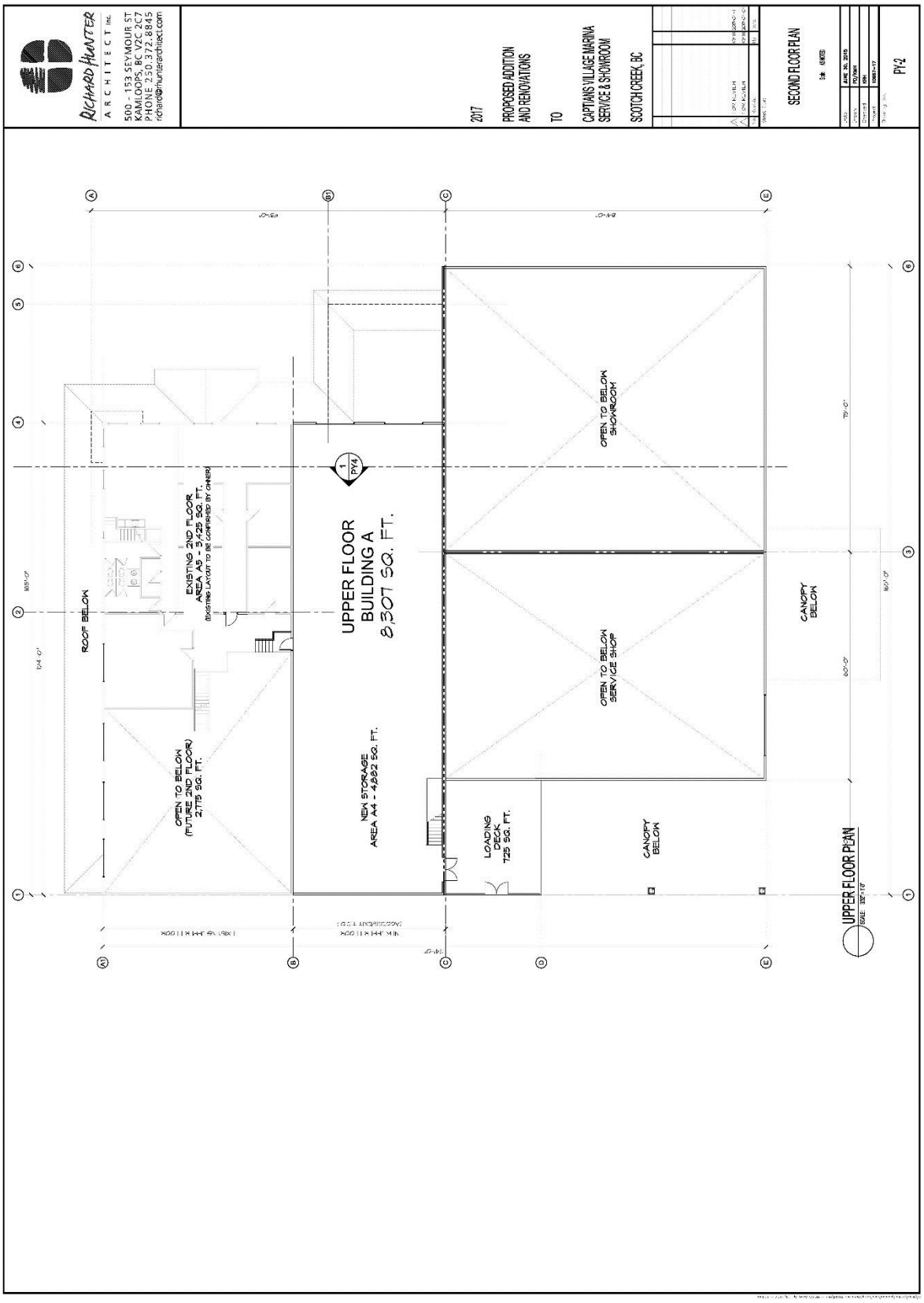
DP 830-208 Schedule C
Proposed Elevation Plans (cont'd.)



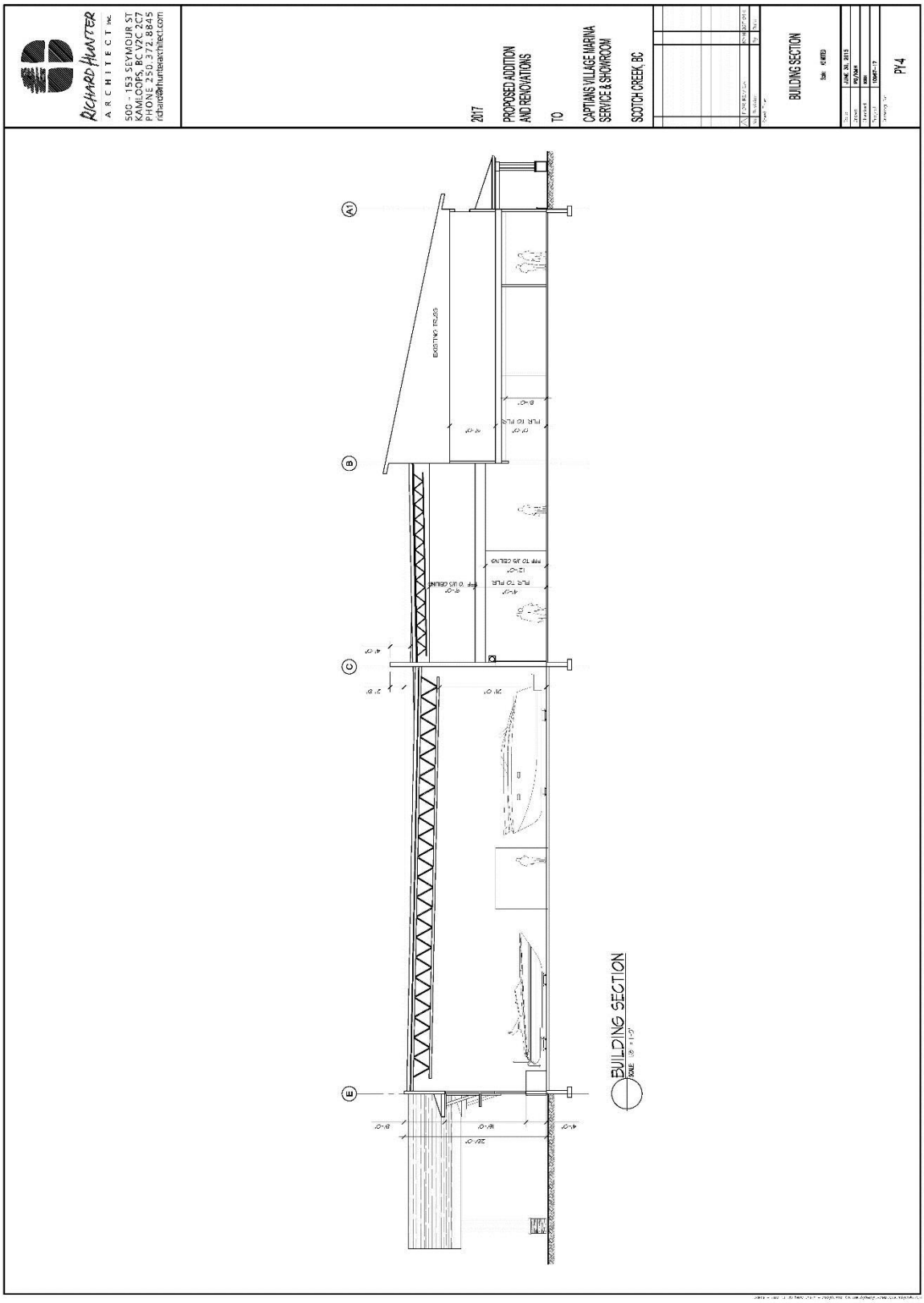
DP 830-208 Schedule D
Proposed Floor Plans and Sections



DP 830-208 Schedule C
Proposed Floor Plans and Sections (cont'd.)

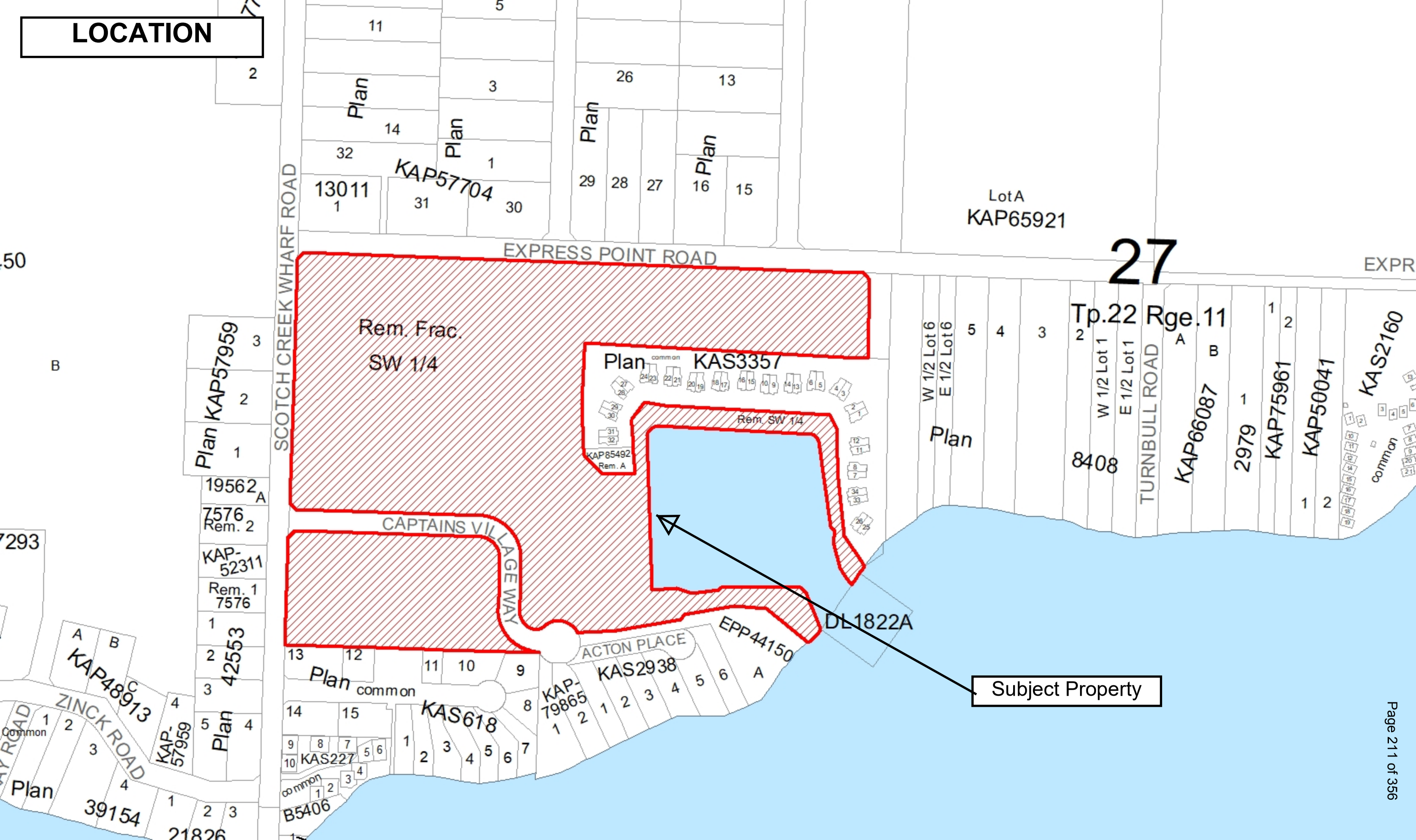


DP 830-208 Schedule C
Proposed Floor Plans and Sections(cont'd.)



Subject Property
Shuswap Lake
LOCATION

LOCATION



EXPRESS POINT ROAD
SCOTCH CREEK WHARF ROAD
CAPTAINS VILLAGE WAY
ACTON PLACE
TURNBULL ROAD
ZINCK ROAD
Rem. Frac.
SW 1/4
Rem. SW 1/4
Plan KAS3357
KAP85492
Rem. A
Plan KAP57704
13011
Lot A
KAP65921
27
Tp.22 Rge.11
W 1/2 Lot 6
E 1/2 Lot 6
W 1/2 Lot 1
E 1/2 Lot 1
Plan 8408
KAP66087
2979
KAP75961
KAP50041
KAS2160
DL1822A
EPP44150
KAS2938
KAP-79865
KAS618
KAS227
B5406
Plan common
KAP48913
KAP-57959
Plan 42553
Plan 39154
Plan 19562
7576
Rem. 2
KAP-52311
Rem. 1
7576
Plan KAP57959
Subject Property

OCP

AG

MD

CPU

LD

CPU

Bylaw 830

NR

NR

VC

VC

S CLDO T C H

RT

C R E E K

PK

RT

WC

WC

RT

RT

NR

NR

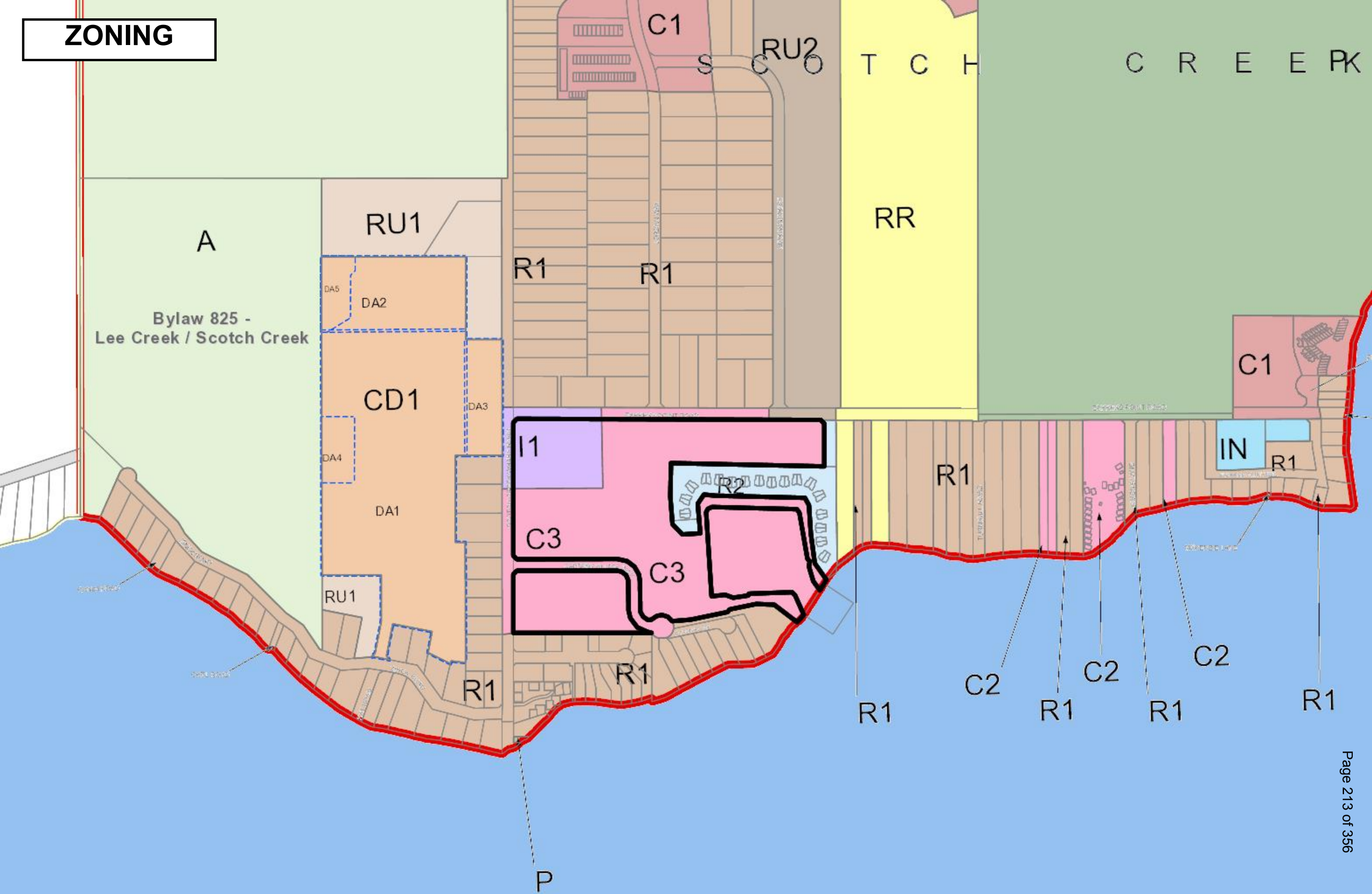
PK

RT

RT

Electoral Area F

ZONING


C1
RU2
S C O T C H
C R E E K
Pk
A
RU1
R1
R1
RR
DA5
DA2
Bylaw 825 -
Lee Creek / Scotch Creek
CD1
DA3
DA4
DA1
I1
R2
C3
C3
RU1
R1
R1
C1
IN
R1
R1
C2
C2
C2
R1
R1
R1
P

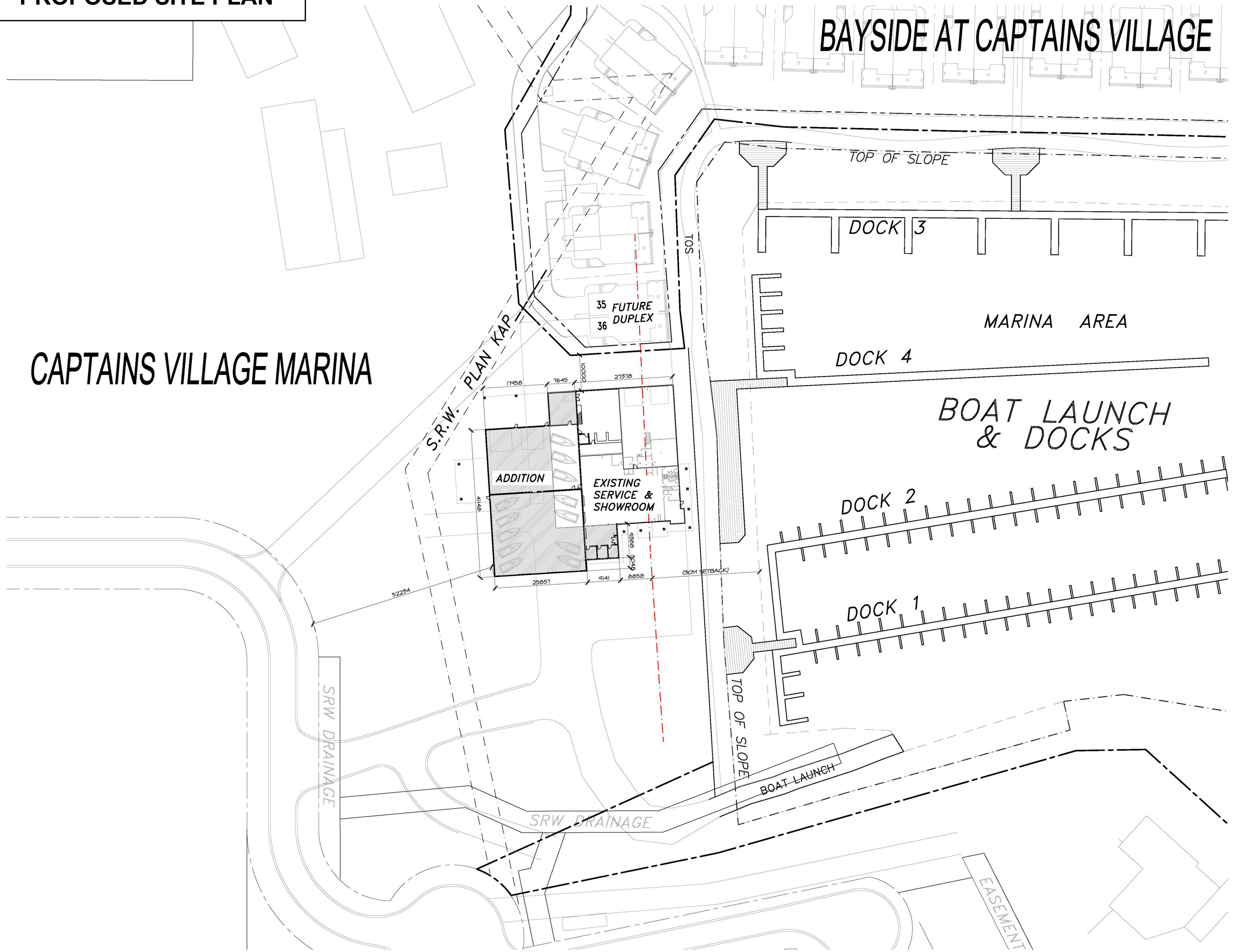
ORTHOPHOTO

ORTHOPHOTO

3950
35 units
3877
35
3844
MHP
4 units
17
30
38
41
1038
14B
3936
3924
3918
3912
3900
3896
3892
Page 215 of 356

PROPOSED SITE PLAN

CAPTAINS VILLAGE MARINA



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2017

PROPOSED ADDITION AND RENOVATIONS

TO

CAPTIANS VILLAGE MARINA SERVICE & SHOWROOM

SCOTCH CREEK, BC

No.	Revision	By	Date
2	FOR REVIEW	HAM	2017-06-21
1	FOR REVIEW	KMH	2017-04-11

Sheet Title:

SITE PLAN

Scale: 1:500

Date	JUNE 30, 2015
Drawn	PD/KMH
Checked	KRH
Project	10967-17

Drawing No.

PY-0

C:\Projects\Current\10967-17\Design\Preliminary Drawings\SITE PLAN 3.dwg Jun 28, 2017 - 2:38pm

PROPOSED BUILDING ELEVATIONS

EAST ELEVATION
SCALE: 1/8" = 1'-0"

FINISH LEGEND

FIBRE-CEMENT LAP SIDING
'DARK BLUE'

VERTICAL METAL SIDING
'WHITE'

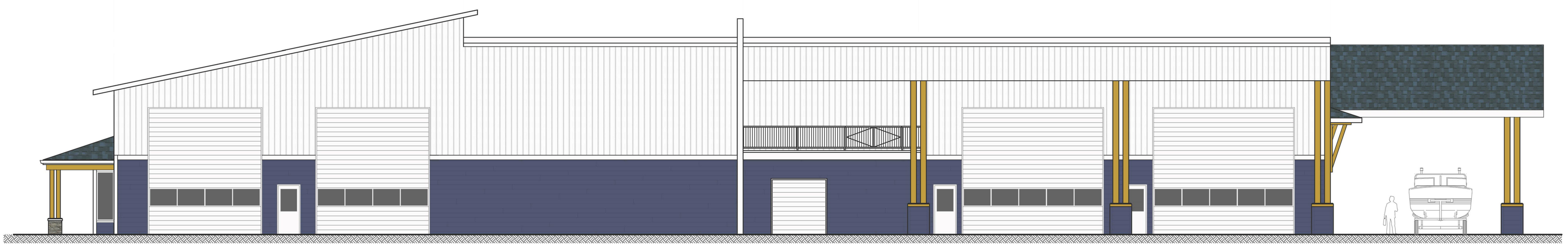
ASPHALT ROOF SHINGLES
'NATIONAL BLUE'

STONE VENEER
'GREY / BROWN'

MISCELLANEOUS
WINDOW & DOOR FRAMES: GREY

TRIM / FASCIA: 'WHITE'

EXPOSED TIMBER
/ DECORATIVE WOOD: NATURAL/CLEAR



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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PROPOSED ADDITION
AND RENOVATIONS

TO

CAPTIANS VILLAGE MARINA
SERVICE & SHOWROOM

SCOTCH CREEK, BC

No.	Revision	By	Date
1	FOR REVIEW	KMH	2017-05-16
2	FOR REVIEW	KMH	2017-05-11
3	FOR REVIEW	KMH	2017-04-11
4	FOR REVIEW	KMH	2017-04-04

Sheet Title:

ELEVATIONS

Scale: AS NOTED

Date	JUNE 30, 2015
Drawn	PD/KMH
Checked	KRH
Project	10967-17

Drawing No.

PY-4

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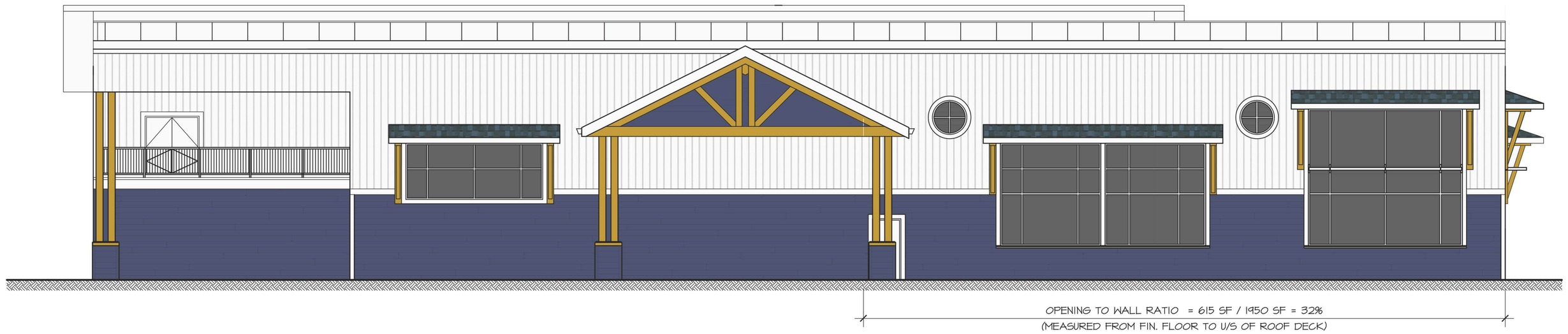

WEST ELEVATION
SCALE: 1/8" = 1'-0"

FINISH LEGEND

FIBRE-CEMENT LAP SIDING
'DARK BLUE'

VERTICAL METAL SIDING
'WHITE'

ASPHALT ROOF SHINGLES
'NATIONAL BLUE'

STONE VENEER
'GREY / BROWN'

MISCELLANEOUS
WINDOW & DOOR FRAMES: GREY

TRIM / FASCIA: 'WHITE'

EXPOSED TIMBER
/ DECORATIVE WOOD: NATURAL/CLEAR

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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PROPOSED ADDITION
AND RENOVATIONS

TO

CAPTIANS VILLAGE MARINA
SERVICE & SHOWROOM

SCOTCH CREEK, BC

No.	Revision	By	Date
4	FOR REVIEW	KMH	2017-05-16
3	FOR REVIEW	KMH	2017-05-11
2	FOR REVIEW	KMH	2017-04-11
1	FOR REVIEW	KMH	2017-04-04

Sheet Title:

ELEVATIONS

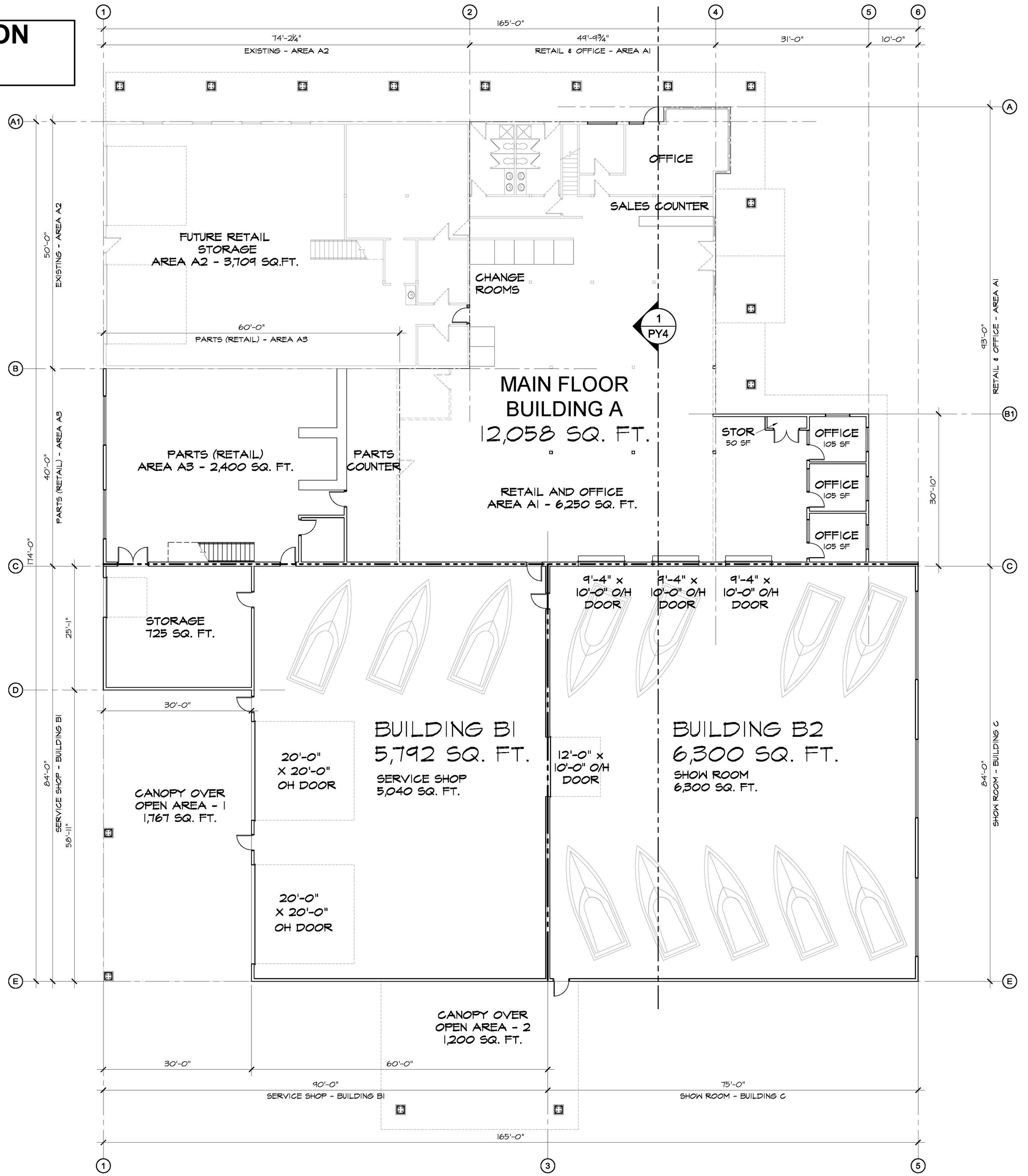
Scale: AS NOTED

Date	JUNE 30, 2015
Drawn	PD/KMH
Checked	KRH
Project	10967-17

Drawing No.

PY-3

PROPOSED BUILDING ADDITION
FLOOR PLAN



MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

- 4 HOUR FIRE WALL
- 2 HOUR FIRE SEPARATION

BCBC 2012
CONSTRUCITON CLASS

BUILDING A 3.2.2.64. Group E, up to 3 Storeys

BUILDING B 3.2.2.64. Group E, up to 3 Storeys

BUILDING AREAS

BUILDING A

MAIN FLOOR - 12,058 SQ. FT (1,120 m2)
- A1 - 6,250 SQ. FT. (RETAIL/OFFICE) E/D
- A2 - 3,709 SQ. FT. (EXISTING/ STORAGE)
- A3 - 2,400 SQ. FT. (PARTS/RETAIL) E

UPPER FLOOR - 8,307 SQ. FT:
- A4 - 4,882 SQ. FT. (STORAGE)
- A5 - 3,425 SQ. FT. (LOUNGE/OFFICE) D
- FUTURE - 2,725 SQ. FT. (LOUNGE/OFFICE) D

BUILDING B

MAIN FLOOR - 12,100 SQ. FT (1,125 m2)
- B1 - 5,792 SQ. FT. (SERVICE SHOP) F2
- B2 - 6,300 SQ. FT. (RETAIL) E

UPPER FLOOR
- LOADING DECK - 750 SQ. FT.

COVERED AREA:
- COVERED/OPEN AREA 1 - 1,767 SQ. FT.
- COVERED/OPEN AREA 2 - 1,200 SQ. FT.

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PROPOSED ADDITION
AND RENOVATIONS

TO

CAPTIANS VILLAGE MARINA
SERVICE & SHOWROOM

SCOTCH CREEK, BC

No.	Revision	By	Date
2	FOR REVIEW	KMH	2017-04-11
1	FOR REVIEW	KMH	2017-04-04

Sheet Title:

MAIN FLOOR PLAN

Scale: AS NOTED

Date	JUNE 30, 2015
Drawn	PD/KMH
Checked	KRH
Project	10967-17

Drawing No.

PY-1

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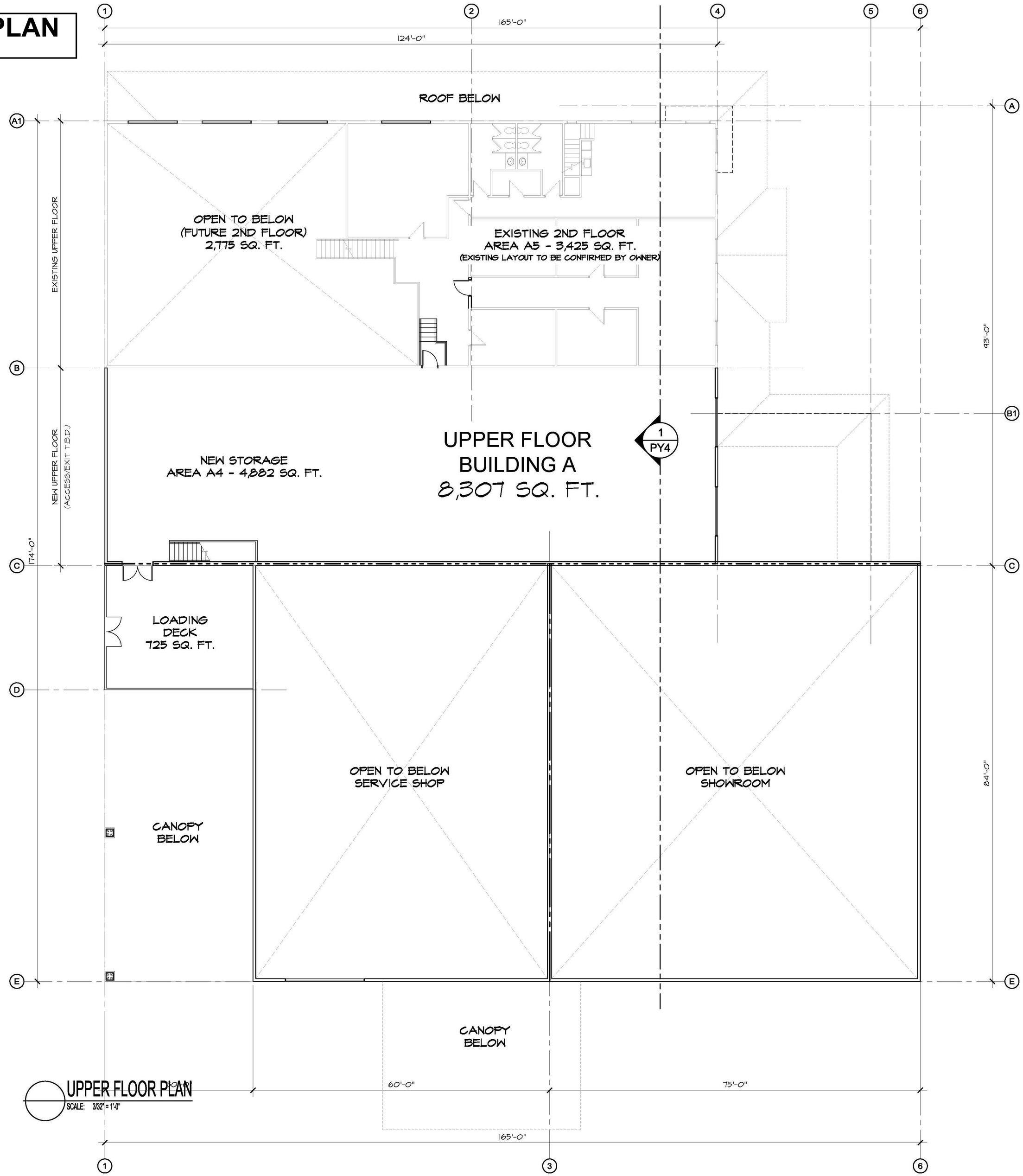
PROPOSED UPPER FLOOR PLAN



UPPER FLOOR PLAN
SCALE: 3/32" = 1'-0"

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2017

PROPOSED ADDITION
AND RENOVATIONS

TO

CAPTIANS VILLAGE MARINA
SERVICE & SHOWROOM

SCOTCH CREEK, BC

No.	Revision	By	Date
2	FOR REVIEW	KMH	2017-04-11
1	FOR REVIEW	KMH	2017-04-04

Sheet Title:

SECOND FLOOR PLAN

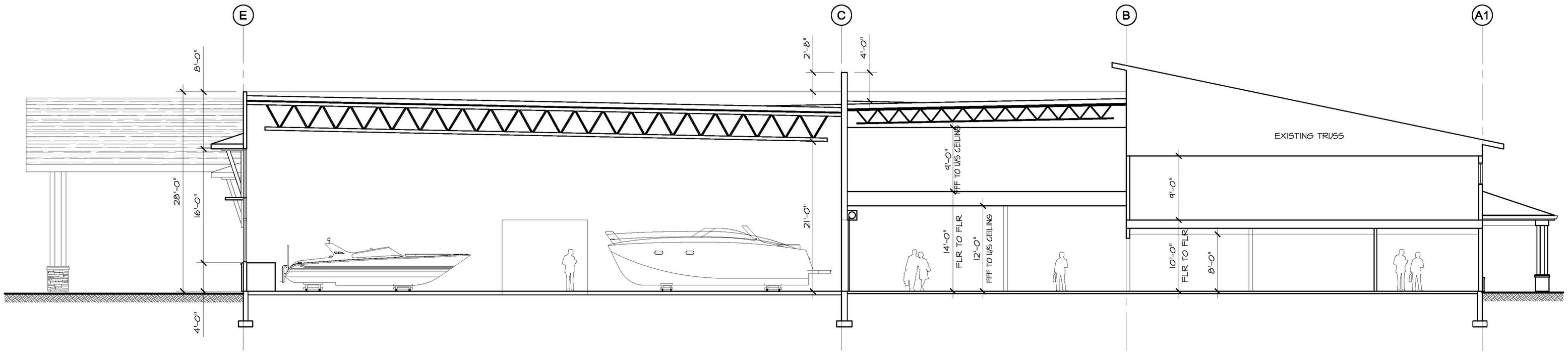
Scale: AS NOTED

Date	JUNE 30, 2015
Drawn	PD/KMH
Checked	KRH
Project	10967-17

Drawing No.

PY-2

PROPOSED BUILDING SECTION



BUILDING SECTION
SCALE: 1/8" = 1'-0"

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2017

PROPOSED ADDITION AND RENOVATIONS

TO

CAPTIANS VILLAGE MARINA SERVICE & SHOWROOM

SCOTCH CREEK, BC

No.	Revision	By	Date
1	FOR REVIEW	KMH	2017-04-11

Sheet Title:

BUILDING SECTION

Scale: AS NOTED

Date	JUNE 30, 2015
Drawn	PD/KMH
Checked	KRH
Project	10967-17

Drawing No.

PY-4

BOARD REPORT

TO:	**Chair and Directors**	**File No:**	BL 649-1 PL20170088

SUBJECT: Electoral Area A: Highway Planning Area No. 1 Amendment (Donald Development Corporation) Bylaw No. 649-1

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated July 14, 2017.
2780 Trans Canada Highway, Donald

RECOMMENDATION #1: THAT: "Highway Planning Area No. 1 Amendment (Donald Development Corporation) Bylaw No. 649-1", be read a first time this 17th day of August, 2017;

AND THAT:

the Board utilize the simple consultation process for Bylaw No. 900-21, and it be referred to the following agencies and First Nations:

- Interior Health Authority;
- Ministry of Environment;
- Ministry of Forests, Lands and Natural Resource Operations, Water Rights Branch;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- Ministry of Transportation and Infrastructure;
- School District No. 6;
- CSRD Operations Management;
- CSRD Financial Services; and
- All relevant First Nations

SHORT SUMMARY:

The applicant is proposing to rezone portions of the subject properties from Zone No. 1, and Zone No. 2, as well as portions not currently zoned to a new Comprehensive Development 2 Zone CD2A to support a proposed future 9 lot subdivision of the subject properties. The CD2A zone would establish 3 separate Development Areas which would correspond with proposed Lots 1 and 2 (DA 1 and DA2), and Lots 3 through 9 (DA3) of a proposed subdivision plan.

Development Area 1 is proposed to be developed first and would be a major travel centre consisting of service station, restaurants and pubs, retail stores, and some service features for trucks. Development Area 2 is proposed to be a card-lock fueling facility. Development Area 3 would permit a variety of commercial uses and would include a second floor residential dwelling unit.

VOTING:	Unweighted Corporate	☐	LGA Part 14 (Unweighted)	☒	Weighted Corporate	☐	Stakeholder *(Weighted)* ☐

BACKGROUND:

REGISTERED OWNER:

1. Larwill Contracting Ltd.
2. Donald Development Corporation

APPLICANT:
WSP, c/o Jean Horton, P.Eng.

ELECTORAL AREA:
A (Donald Area)

LEGAL DESCRIPTION:
1. Lot 2, Section 16, Township 29, Range 23, West of the 5th Meridian, Kootenay District, Plan 11465 (PID: 008-262-519)
2. Block D Shown Coloured Pink on Plan 1717 of Legal Subdivisions 1, 2, 8, and 15, Sections 16 and 21, Township 29, Range 23, West of the 5th Meridian, Kootenay District, Plan 1717, Except Plan 11465, R42 and NEP23756 (PID: 005-777-267)

CIVIC ADDRESS:
2760 Trans Canada Highway

SURROUNDING LAND USE PATTERN:
NORTH = Rural Residential/Agricultural
SOUTH = Trans Canada Highway/CNR Main Line/Columbia River
WEST = Industrial
EAST = Agricultural/Rural Residential/Log Home Construction

CURRENT USE:
Vacant

SIZE OF PROPERTY:
1. 29.5 ha (72.89 ac)
2. 1.293 ha (3.2 ac)

DESIGNATION:
N/A

ZONE:
Highway Planning Area No. 1
Zone 1
Zone 2

POLICY:

CSRD Strategic Plan 2008-2012
Section 1.3 states the following policy goal; "To ensure that development is designed and built to standards that protect human safety."

Under Section 7, Land Use, the Strategic Plan contains the general statement; "The CSRD is committed to promoting and establishing land uses that are environmentally, socially and

economically sustainable that provide for a healthy, livable and diverse community with efficient infrastructure."

Section 7.2 further states; "Direct community development in an organized and desirable manner utilizing sound and sustainable planning principles that reflect the community's requirements."

Highway Planning Area No. 1

Zone No. 1
Permitted Uses:

(a) Residential uses, which may include a home occupation
(b) Farming
(c) extraction and removal of natural resources;
(d) public utilities including broadcasting antennae, telecommunication equipment, water reservoirs and the like, but excluding open storage.

Zone No. 2 (All Legal Uses)

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

Access:
Access to the Travel Centre would be from an existing 2-way access onto the frontage Road, Donald Road from the Trans-Canada Highway.

Sewage Disposal:
The applicant has indicated that sewage disposal will be handled by a standalone system, but has not provided a pre-design brief of either where the treatment plant, or the dispersal areas will be situated. However, they have advised that the anticipated design flows for the first stage of the development will exceed 5,000 gallons per day, which will require that the system receive registration under the Municipal Sewage Regulation (MSR) from the Ministry of Environment (MoE).

Staff are not prepared to recommend either second reading or delegation of a public hearing until the applicant has provided these details, so that they would be available to the Public for the Public Hearing.

Drinking Water Supply
The applicant has indicated that the drinking water supply would be provided by a standalone system, but has not provided any details beyond this. Since the supply will be providing drinking water to the public, the owner will likely need to obtain a Certificate of Public Necessity and Convenience (CPCN) from the Water Rights Branch of the Ministry of Forests Lands and Natural Resource Operations (MFLNRO). It is also likely that the Interior Health Authority (IHA) will require some form of treatment of the water supply through their review and approval of the water supply system.

Staff are concerned that the proposal, as it is lacking these details should not receive second reading until the applicant has addressed this fundamental issue.

Highway Planning Area No 1 Bylaw No. 168 – General Amendments

Highway Planning Area No. 1 was a regulation introduced by the Province prior to the incorporation of the Columbia Shuswap Regional District (CSRD). The Letters Patent for the CSRD granted by the Province required that the CSRD incorporate the regulations of the Highway Planning Area No. 1 as if they were a Zoning Bylaw.

Highway Planning Area No. 1 originally only regulated the 304.8 m (1000') swath of land to either side of the centreline of the Trans-Canada Highway. Through the years, as amendments have been made to the bylaw, the CSRD has attempted to include the entire area of lands bordering the highway to their full depth, even if this fell outside the original area.

As a part of this proposed amendment, Development Services staff have included some administrative/housekeeping amendments to the bylaw, as follows:

1. The word Interpretive will replace every time the non-word interpretative is used throughout the bylaw.
2. The bylaw Section 1 will be amended to include all of the subject property.
3. Section 2 Development Permits is proposed to be extensively revised in the bylaw to update some dated language; the new Section 2 provides for a new Board Approved Form and Character Development Permit for commercial, industrial and multi-family residential development, along with appropriate guidelines that are proposed to apply to the Zone No. 9 area only. This replaces the existing outdated Development Permit Area. Additionally, staff have introduced a RAR Development Permit for development occurring within 30 m of a watercourse. For Zone No. 9, only this will be a delegated Technical Development Permit, and closely follows guidelines from all other Electoral Areas with such a Development Permit requirement. RAR Development Permits have been mandated by the Province and in this case where there is no Official Community Plan in Electoral Area A, but Development Permits have been part of the Highway Planning Area No. 1 since its adoption, and the Development Permit section was being overhauled, staff included a RAR section.
4. Staff are proposing to delete the old Section 6 and add a new Section 6 Inspection and Contravention of Bylaw, to enable bylaw enforcement where the bylaw has been contravened. The amendment also allows ticketing provisions for offenses.
5. The definitions section of the bylaw is proposed to be deleted and replaced by a more extensive interpretation section which provides precise definitions for all permitted uses, as well as some technical specifications for the general regulations being introduced to the CD2A zone.

Comprehensive Development 2 Zone – CD2A

The overall development plan of the subject property involves a blend of commercial, service commercial, industrial and residential uses. Future development of the subject property may also include other use patterns. The best way to accommodate such disparate uses, without leading to conflict between the uses and by only introducing a single new zone to the bylaw is to propose a comprehensive development zone, which includes built-in provisions for landscaping, screening and buffering that will mitigate any such conflict, and will be specific to the area of the subject property proposed for re-development only.

Travel Centre – Development Area 1 (DA1)

The applicant is proposing to construct a 30,400 ft^2 building that is designed to resemble a roundhouse type of structure (semi-circular). The proposed building is architecturally significant and will feature post and beam construction methods and natural wood and stone exterior elements.

The building will be strata-titled once it has been constructed into separate lots for the proposed 10 restaurants forming a food court, the retail store(s) and courtyard type seating for up to 200 patrons. Other services available will be a fueling station for passenger and commercial vehicles, a Commercial vehicle scale, and minor service options for all vehicles including a car/truck wash.

Other amenities for the travelling public will include a large parking area at the front of the building for passenger vehicles and recreational vehicles, and a large commercial vehicle parking area at the rear of the building. Outdoor seating would be available in a park-like courtyard, and walking pathways will be installed around the perimeter of the site through the treed landscaped buffer areas.

Card Lock Facility – Development Area 2 (DA2)
The applicant has advised that a First Nations group is partnering to develop a card lock refueling facility on proposed Lot 2. Proposed uses will be the same as DA1. No details regarding site planning have been provided.

Commercial/Residential – DA3
The applicant is proposing combined commercial ground floor with a residential upper floor component as the development pattern for Lots 3 to 9 of the proposed plan of subdivision.

Highway Planning Area – Map Schedules
Rather than just describing the majority of the bylaw as a certain distance from centreline of the Trans Canada Highway, staff have precisely mapped the impacted area and incorporated it into a convenient overview map, as well as a mapbook.

Public Consultation
The applicant has held two community open houses regarding the proposal, prior to the development application being submitted to the CSRD. The open houses were held February 18 and March 11, 2017. The applicant reports that the open houses were well-attended. The applicant supplied CSRD staff with a list of questions and concerns that were voiced at the open houses. Staff have attached the letter detailing this with the report background information.

Additionally the owner has been in consultations with First Nations.

SUMMARY:

The proposal is to amend the Highway Planning Area No. 1 bylaw to include a Comprehensive Development zone, which will foster the development of a significant economic generator in the Donald area. The owner would seek to subdivide the property and the new Comprehensive Development 2 Zone would then apply to the first 9 lots subdivided. Future subdivision would engender a rezoning amendment to provide for different use patterns for the remainder lots.

Staff are recommending that the Board consider the bylaw for first reading, and referral to affected agencies and First Nations.

IMPLEMENTATION:

Consultation Process

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommends the simple consultation process. Typically in cases where a new Comprehensive Development zone is contemplated, with the potential to impact an area significantly, staff would recommend the complex

consultation process. However, in this case the owner has taken the initiative to hold open houses, so staff is satisfied that the spirit of the Consultation process has been met.

Neighbouring property owners will first become aware of the application for zoning Amendments when a notice of development sign is posted on the property.

Referral Process

The following list of referral agencies is recommended:

- Interior Health Authority;
- Ministry of Environment;
- Ministry of Forests, Lands and Natural Resource Operations, Water Rights Branch;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- Ministry of Transportation and Infrastructure;
- School District No. 6;
- CSRD Operations Management;
- CSRD Financial Services; and
- All relevant First Nations, including the following:
    - ✓ Adams Lake Indian Band;
    - ✓ Akisqnuk First Nation;
    - ✓ Ktunaxa Nation Council;
    - ✓ Lower Kootenay Band;
    - ✓ Lower Similkameen Indian Band;
    - ✓ Okanagan Indian Band;
    - ✓ Okanagan Nation Alliance;
    - ✓ Penticton Indian Band;
    - ✓ Shuswap Indian Band;
    - ✓ Simpcw First Nation;
    - ✓ Splats'in First Nation;
    - ✓ St. Mary's Indian Band; and,
    - ✓ Tobacco Plains Indian Band.

COMMUNICATIONS:

To be provided following referral process.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

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

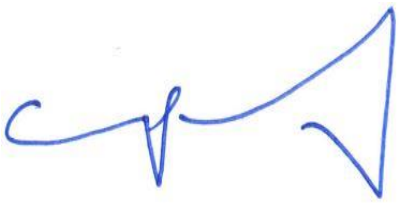
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Highway Planning Area No. 1 Zoning Regulations, Bylaw No. 168

Report Approval Details

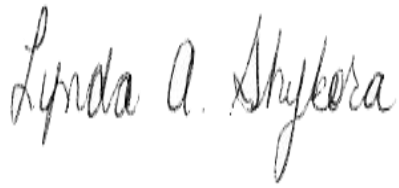
Document Title:	2017-08-17_Board_DS_BL649-1_Larwill.docx
Attachments:	- Maps_Plans_BL649-1.pdf - BL 649-1 FirstReading-Complete.pdf
Final Approval Date:	Aug 9, 2017

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



Corey Paiement - Aug 4, 2017 - 8:58 AM

Gerald Christie - Aug 4, 2017 - 1:25 PM



Lynda Shykora - Aug 9, 2017 - 3:21 PM

Charles Hamilton - Aug 9, 2017 - 4:01 PM

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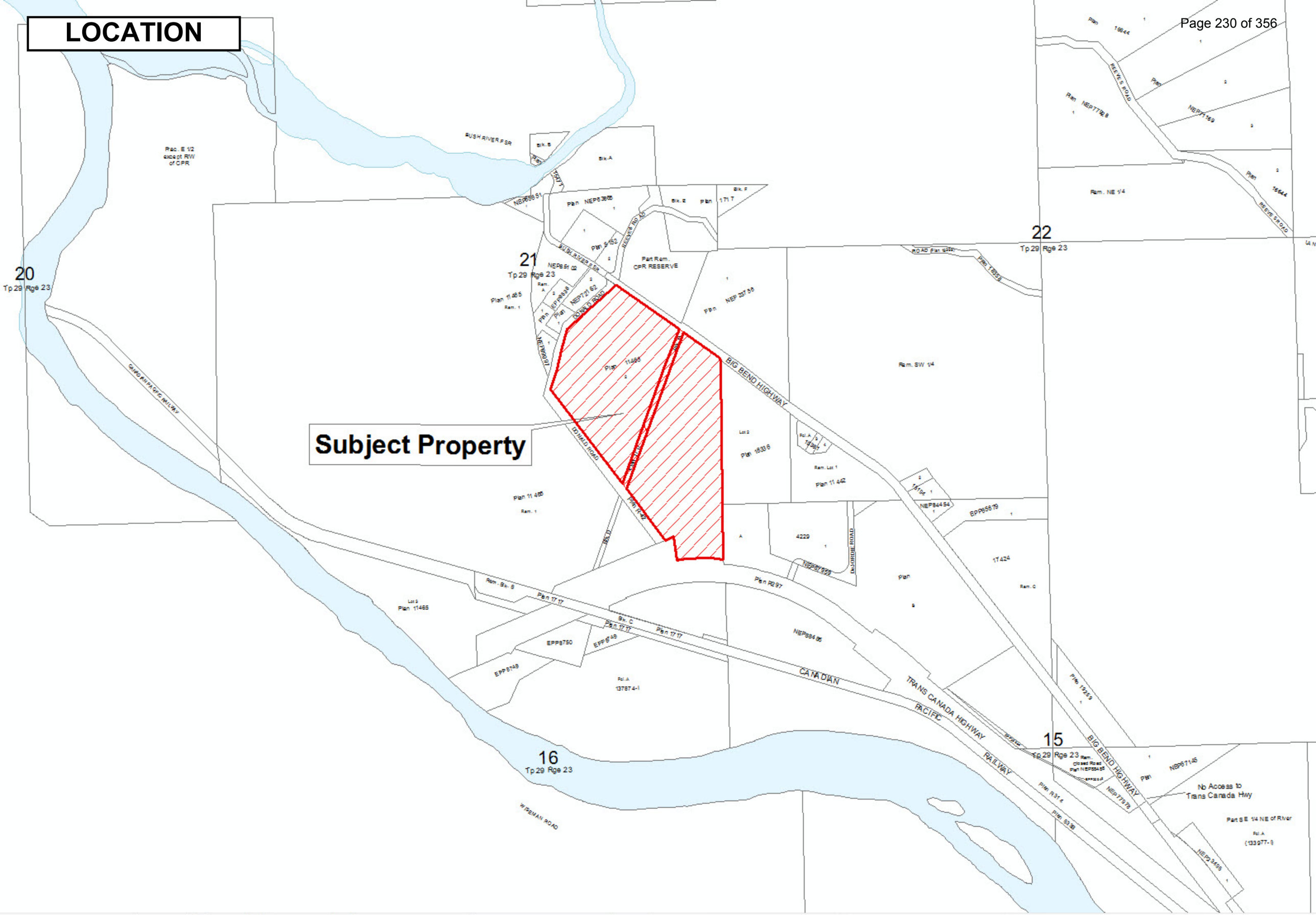
Subject Property
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Tp 29 Rge 23
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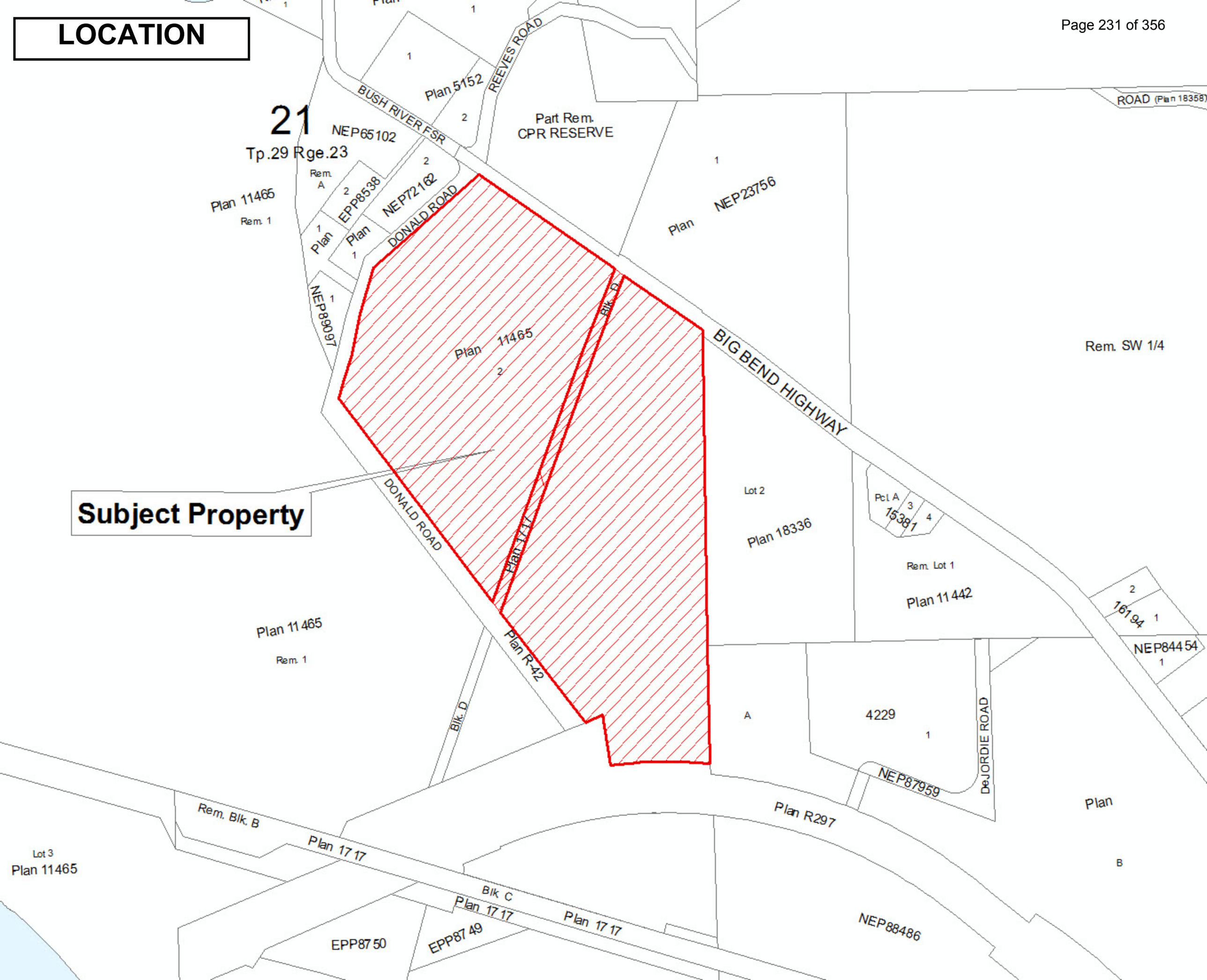
15
Tp 29 Rge 23
16
Tp 29 Rge 23
BIG BEND HIGHWAY
CANADIAN PACIFIC RAILWAY
TRANS CANADA HIGHWAY
DONALD ROAD
DeJORDIE ROAD
WISEMAN ROAD
BUSH RIVER FSR
Part Rem. CPR RESERVE
Rem. SW 1/4
Rem. NE 1/4
No Access to Trans Canada Hwy
Part SE 1/4 NE of River

LOCATION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Tp.29 Rge.23
Subject Property
BUSH RIVER FSR
REEVES ROAD
Plan 5152
Part Rem.
CPR RESERVE
ROAD (Plan 18358)
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Rem. A
Plan 11465
Rem. 1
EPP8538
NEP72162
DONALD ROAD
Plan
NEP23756
NEP89097
Plan 11465
Blk. D
BIG BEND HIGHWAY
Rem. SW 1/4
Lot 2
Plan 18336
Pcl. A
15381
Rem. Lot 1
Plan 11442
16194
NEP84454
Plan 11465
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Plan R-42
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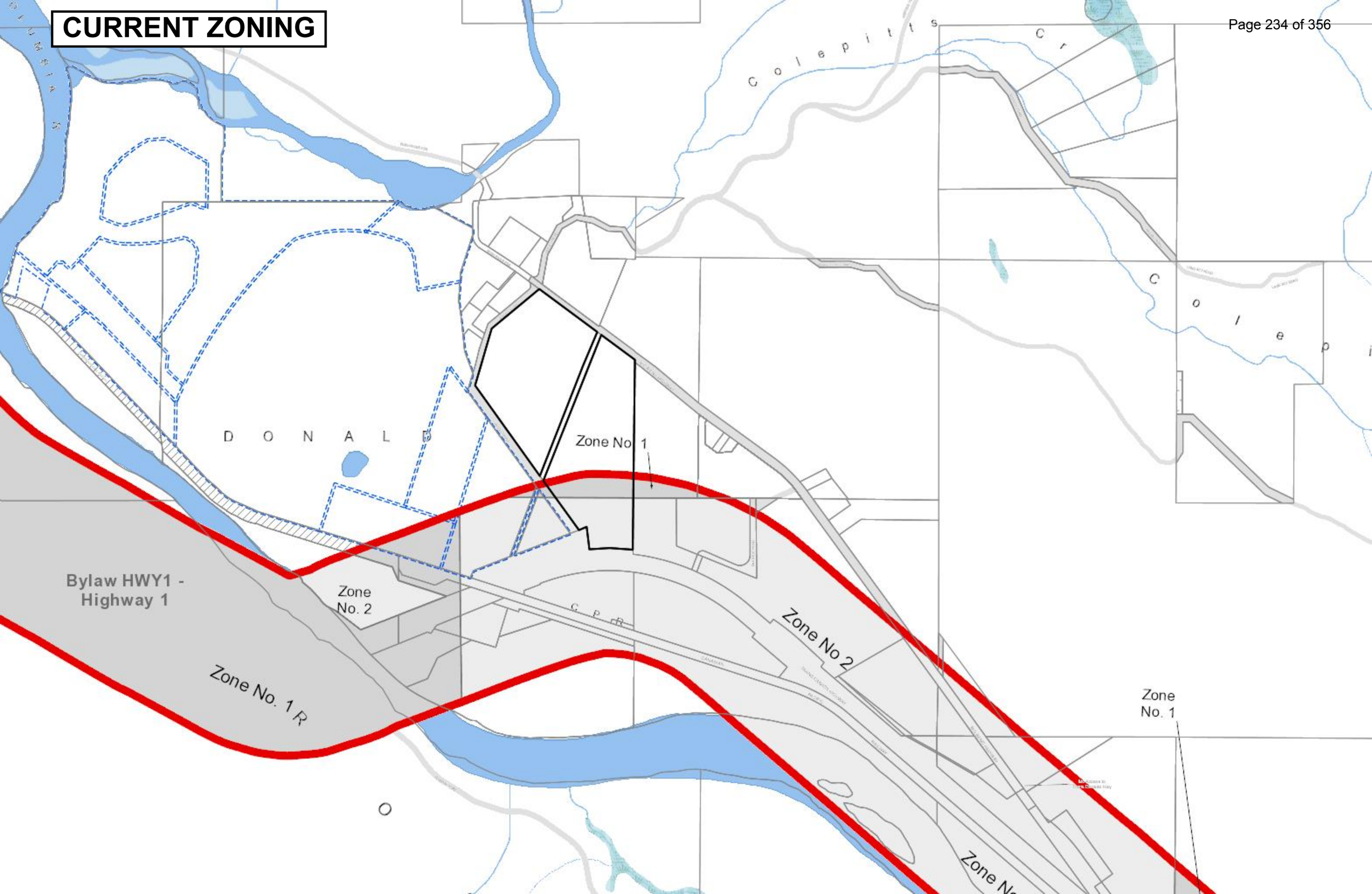
A
4229
DeJORDIE ROAD
NEP87959
Plan R297
Plan
B
Rem. Blk. B
Plan 1717
Lot 3
Plan 11465
Blk. C
Plan 1717
Plan 1717
NEP88486
EPP8750
EPP8749

ORTHOPHOTO

ORTHOPHOTO

21
Tp.29 Rge.23
22
Tp.29 Rge.23
Plan 5152
Part Rem.
CPR RESERVE
NEP23756
Plan 11465
Plan 11465
Plan 11465
Plan R-42
Lot 2
Plan 11442
4229
Plan R297
Plan 1717
Plan 1717
Plan 1717
Bk. C
EPP8750
EPP8749
EPP8749
NEP88486

CURRENT ZONING



PROPOSED REZONING

To: Zone No. 9
CD2A - Comprehensive Development 2 Zone
Development Area 3

To: Zone No. 9
CD2A - Comprehensive Development 2 Zone
Development Area 1

To: Zone No. 9
CD2A - Comprehensive Development 2 Zone
Development Area 2

From: Zone No. 1
To: Zone No. 9
CD2A - Comprehensive Development 2 Zone
Development Area 2

From: Zone No. 1
To: Zone No. 9
CD2A - Comprehensive Development 2 Zone
Development Area 1

From: Zone No. 2
To: Zone No. 9
CD2A - Comprehensive Development 2 Zone
Development Area 2

From: Zone No. 2
To: Zone No. 9
CD2A - Comprehensive Development 2 Zone
Development Area 1

Zone No. 1

Zone No. 2

Zone No. 1

Zone No. 2

21
Tp.29 Rge.23

22
Tp.29 Rge.23

16
Tp.29 Rge.23

15
Tp.29 Rge.23

BUSH RIVER FSR

REEVES R

Plan 5152

Part Rem.
CPR RESERVE

ROAD (Plan 18358)

Plan 18358

NEP65102

Plan 11465
Rem. 1

EPP8538

NEP72162

DONALD ROAD

NEP89097

Plan NEP23756

Blk. D

Plan 11465

BIG BEND HIGHWAY

Rem. SW 1/4

Lot 2

Pcl. A
9381

Rem. Lot 1

Plan 11442

16194

NEP84454

EPP 65879

Plan 1717

Plan R42

Plan 11465
Rem. 1

Rem Blk B

Plan 1717

Blk C

Plan 1717

Plan 1717

EPP8750

EPP8749

EPP8749

Plan 11465

Pcl.A
137874-I

Plan R297

NEP88486

CANADIAN PACIFIC RAILWAY

TRANS CANADA HIGHWAY

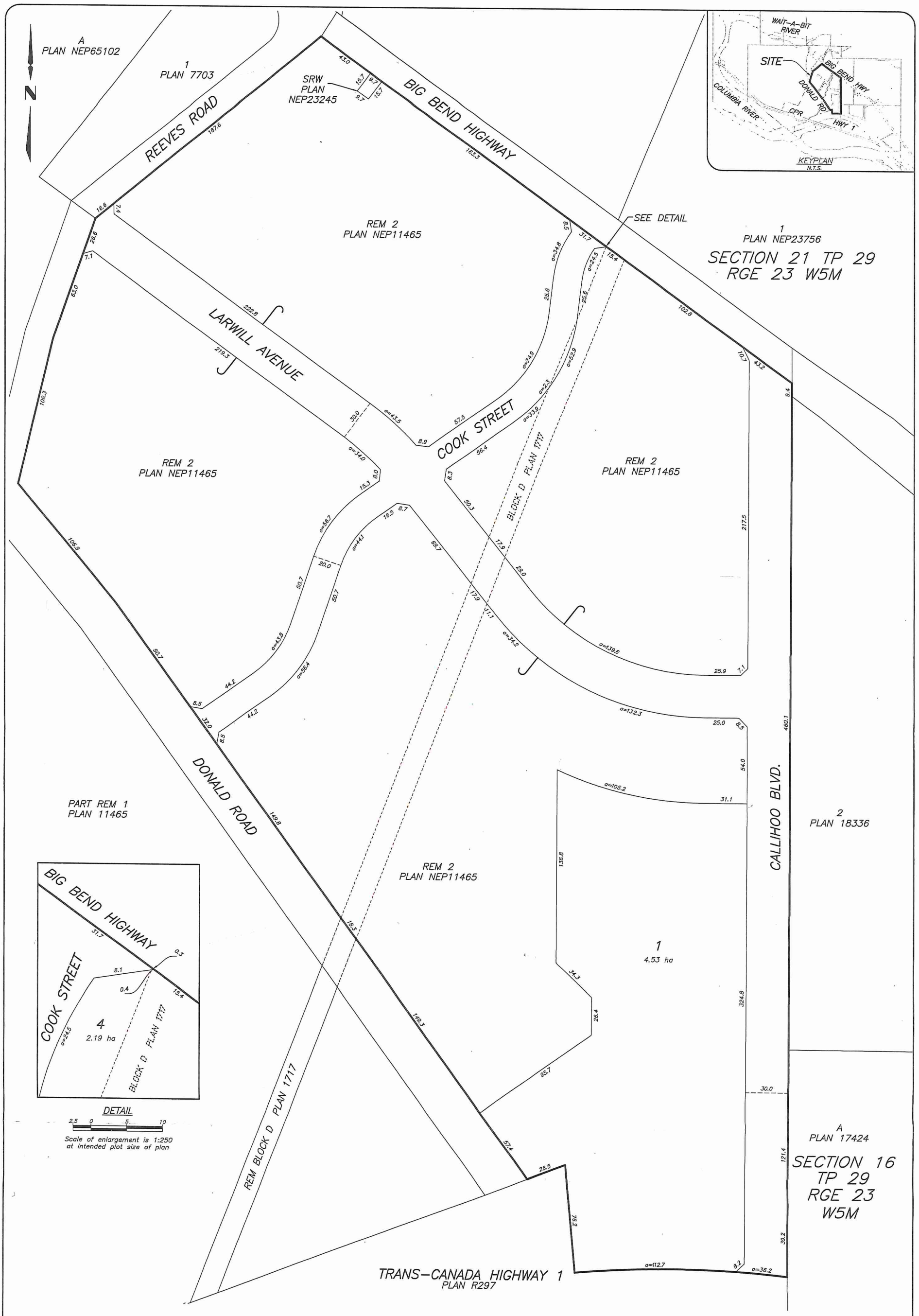
Plan 19259

Rem. C

Rem.
Closed Road
Plan NEP88486

Plan R314

PROPOSED SUBDIVISION PLAN



Donald Development Corporation

Proposed Subdivision Plan

PROPOSED SUBDIVISION PLAN OF PART OF LOT 2, PLAN NEP11565 AND PART OF BLOCK D, SECTION 21, TOWNSHIP 28, RANGE 23, W5M, KOOTENAY DISTRICT

Febraury 15, 2017

25 12.5 0 25 50 75 100

The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:1250.

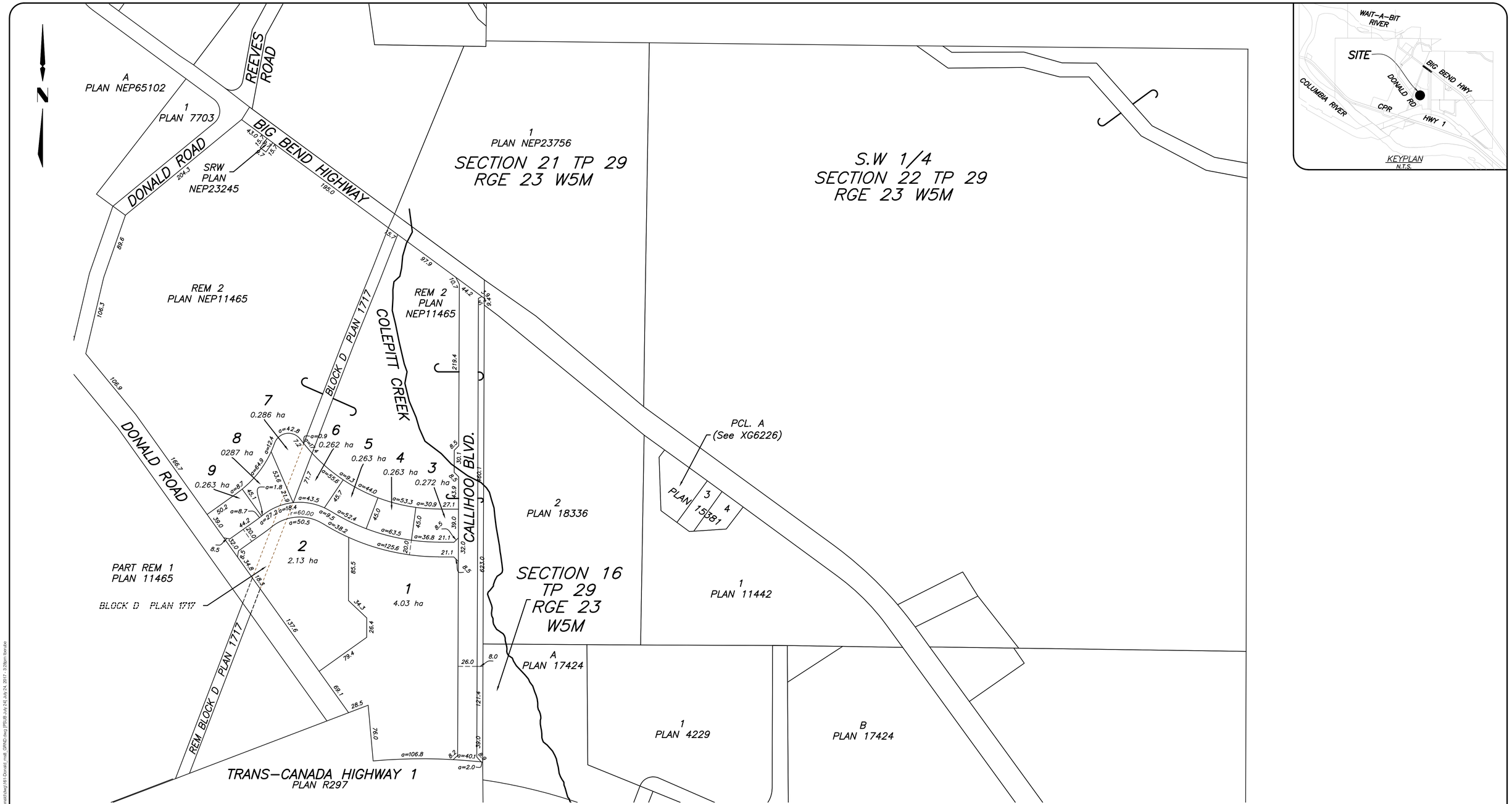
All distances are in metres and decimals thereof.

* All lot areas and dimensions are preliminary and subject to change upon final approvals from the owner/developer and applicable government agencies.

WSP

File: 161-DONALD_MS6

PROPOSED REVISED SUBDIVISION PLAN



Donald Development Corporation

Proposed Development Plan

PROPOSED SUBDIVISION PLAN OF PART OF LOT 2, PLAN NEP11565 AND PART OF BLOCK D, SECTION 21, TOWNSHIP 28, RANGE 23, W5M, KOOTENAY DISTRICT

July 24, 2017

50 25 0 50 100 150 200

The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:2500.

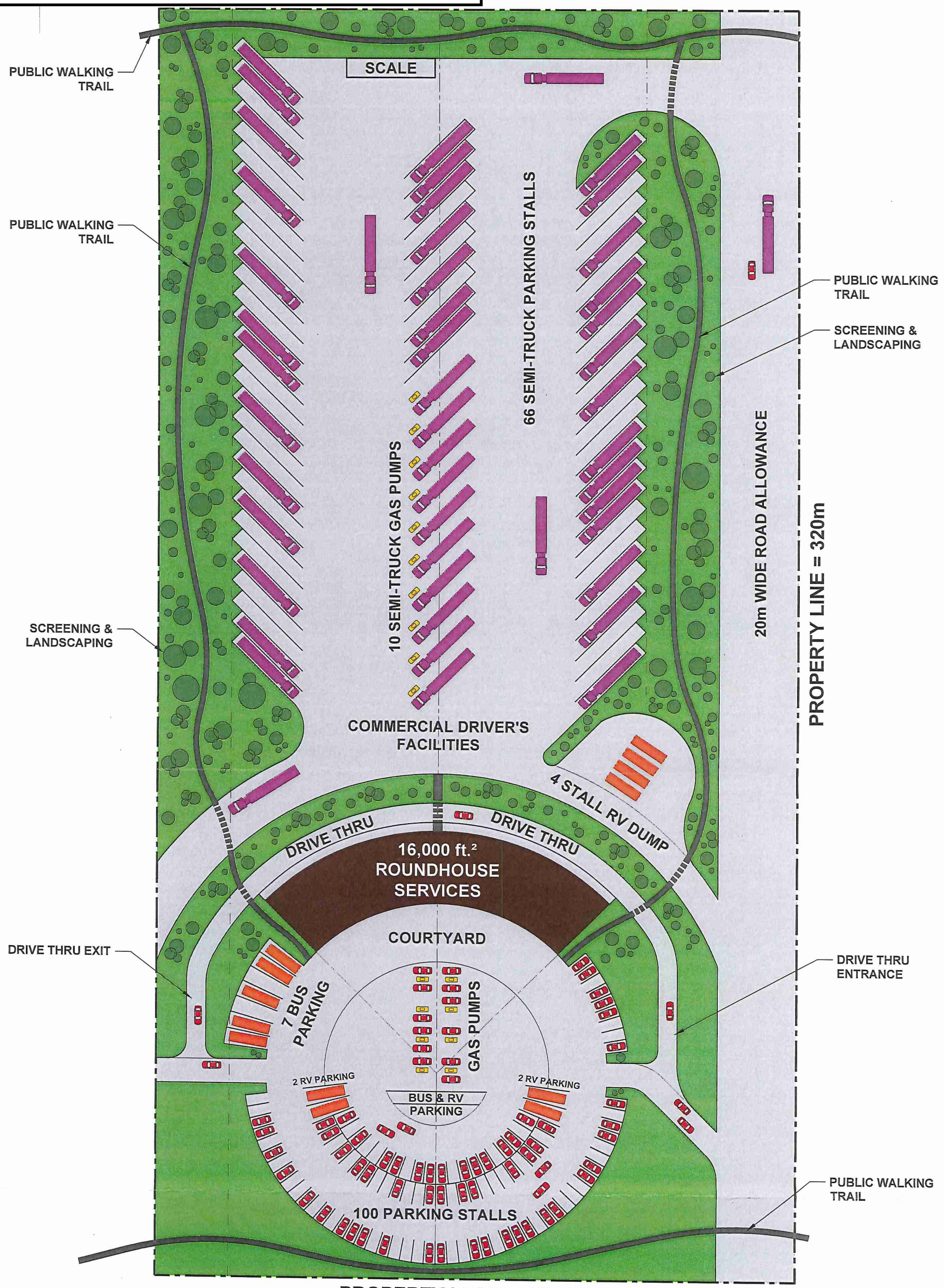
All distances are in metres and decimals thereof.

*** All lot areas and dimensions are preliminary and subject to change upon final approvals from the owner/developer and applicable government agencies.**

wsp

File: 161-DONALD_MS8_GRND

PROPOSED SITE PLAN - DA1



truck stop conceptual site plan

not to scale

STANDARD PARKING
66 semi-trucks
100 light vehicles

donald development corporation

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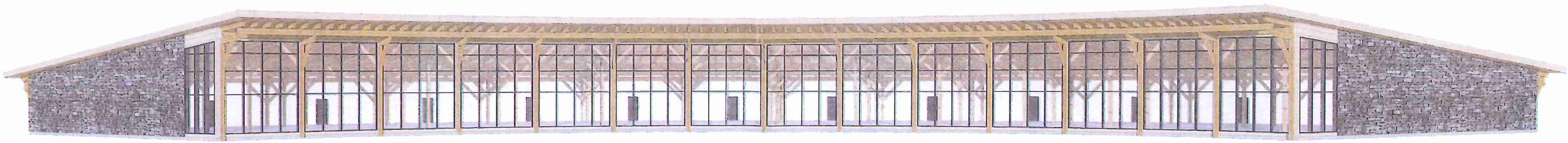
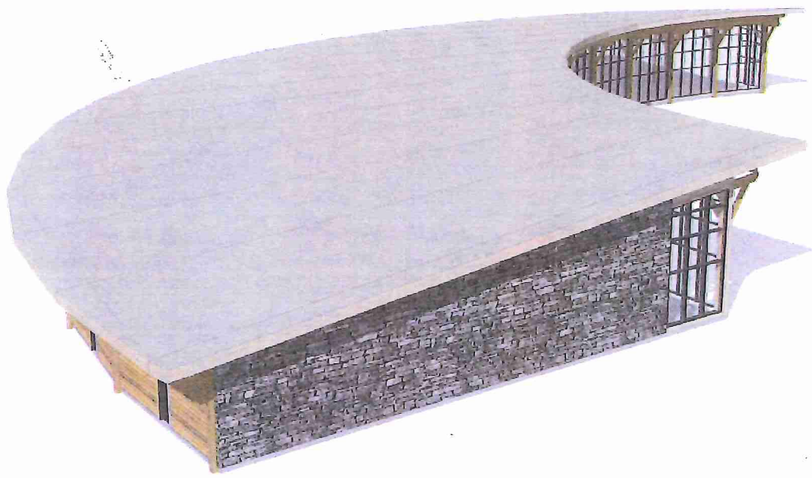
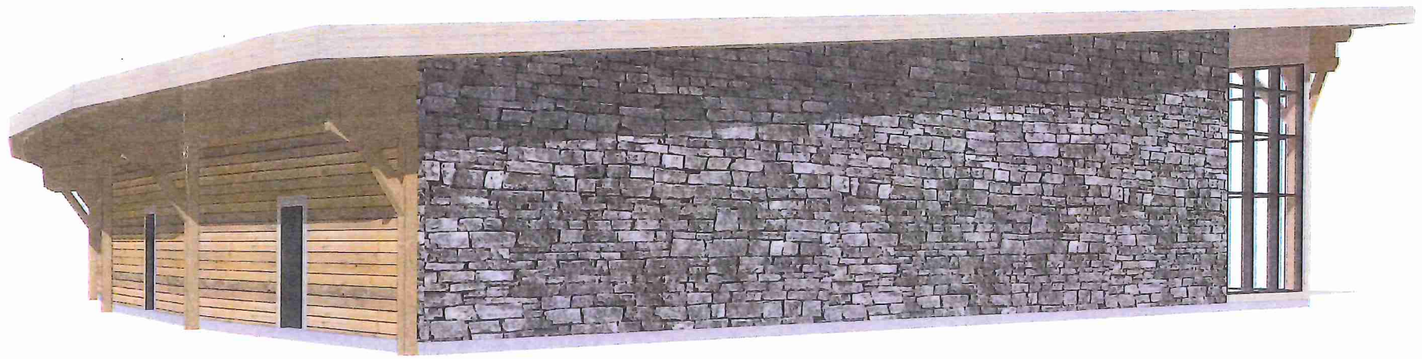
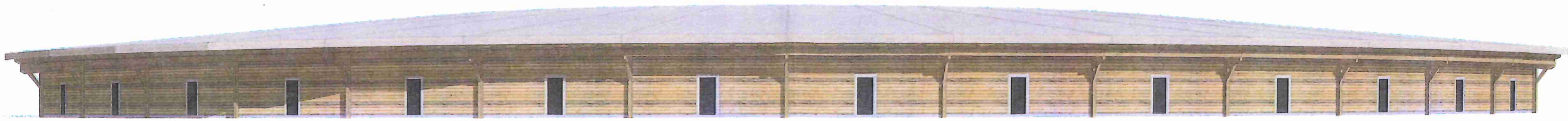
PROPOSED TRAVEL CENTRE BUILDING









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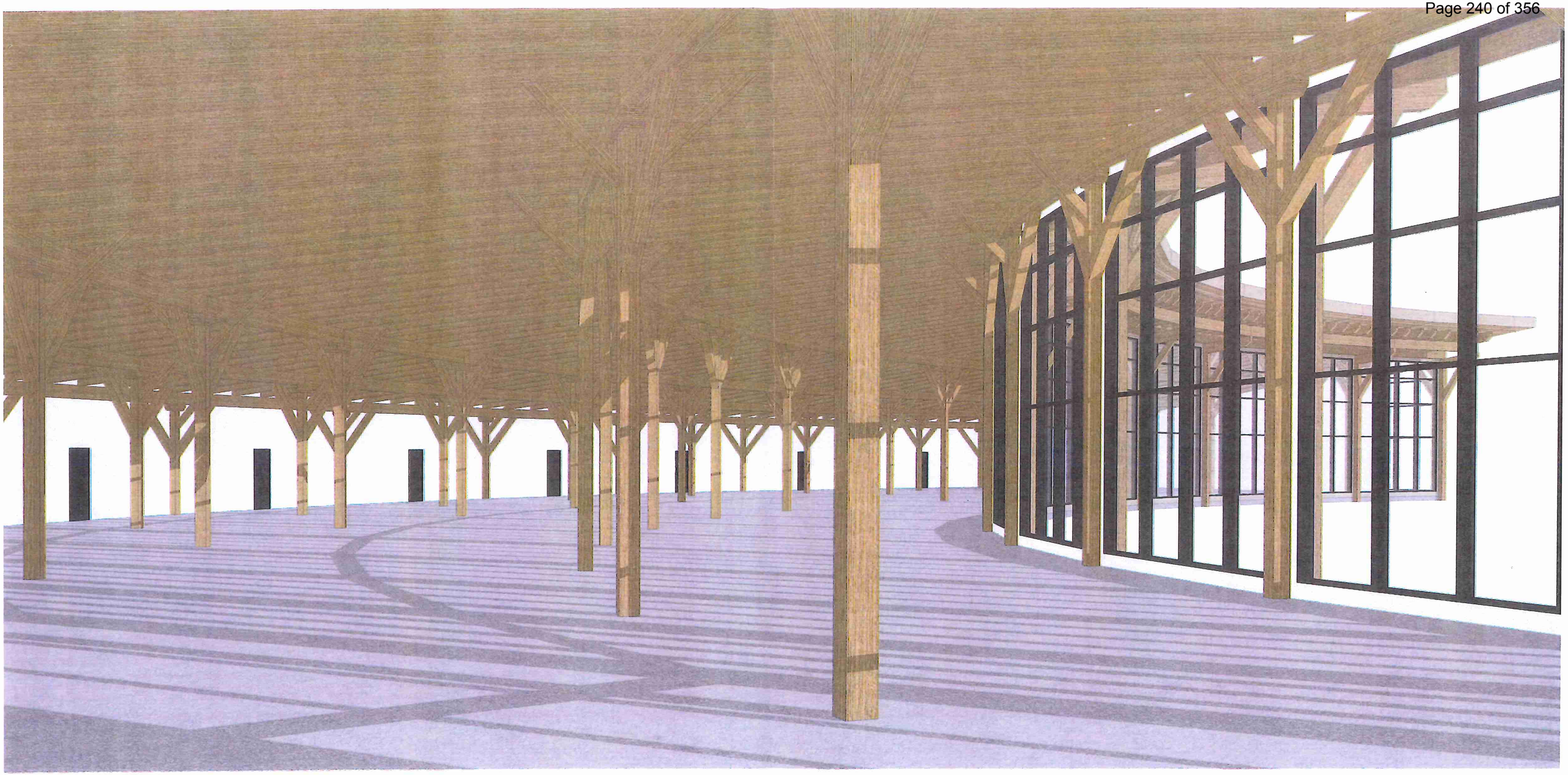

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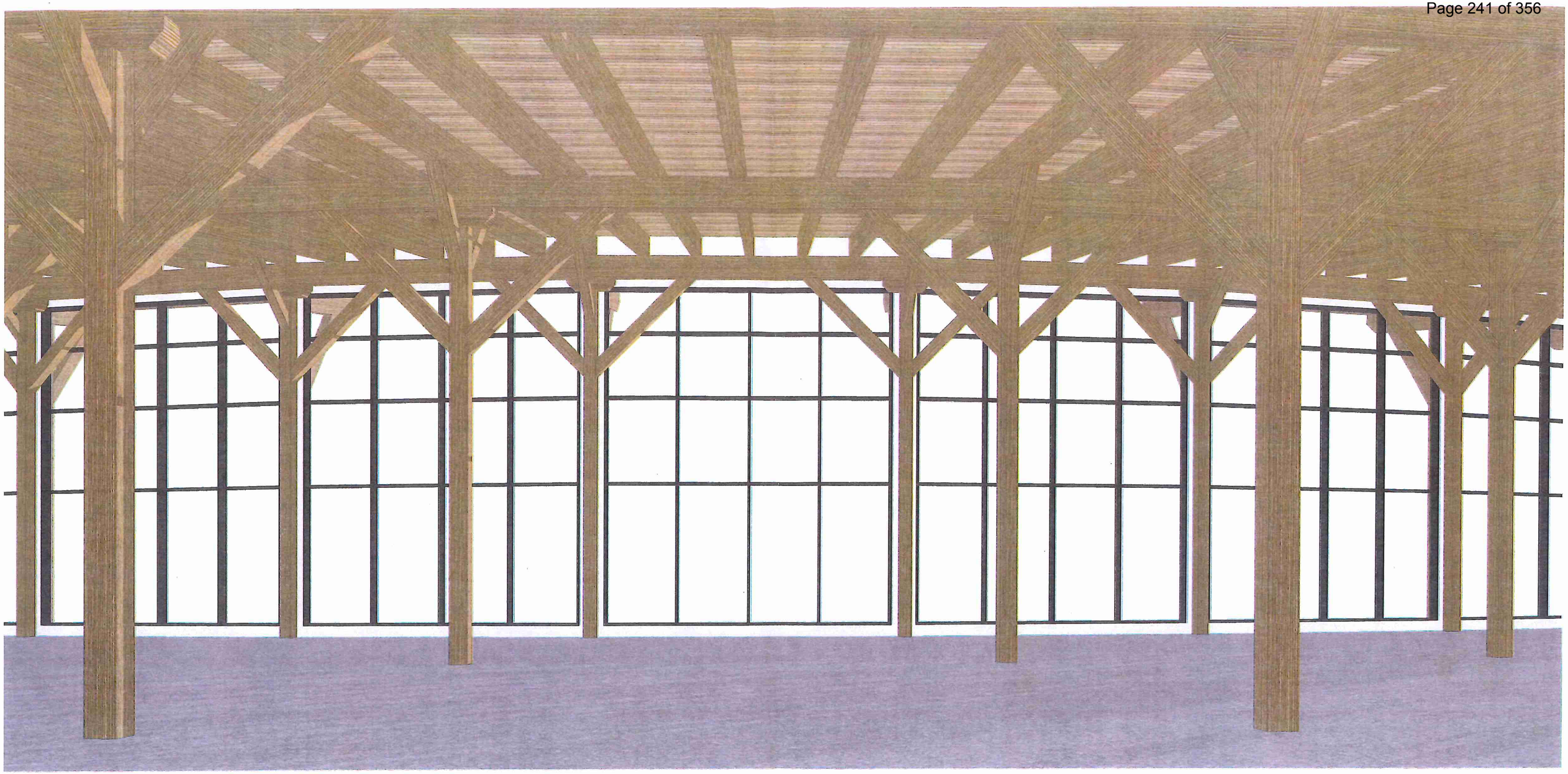

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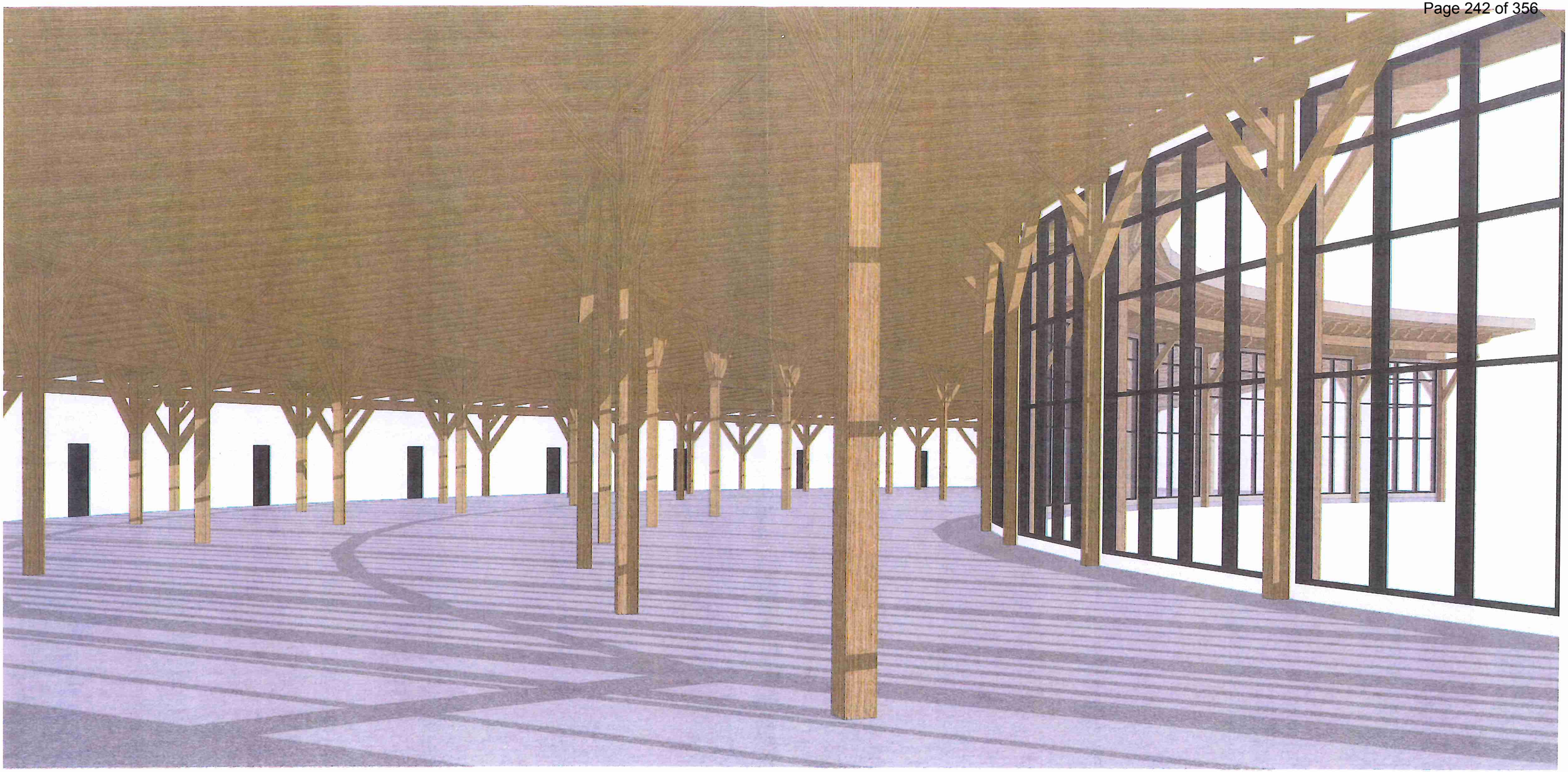

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PROJECT OVERVIEW

The proposed project includes the creation of the parent parcel for the development of a truck stop, fueling station, food courts and highway commercial parking for emergency events. The proposed Lot 1 of the subdivision plan will be developed to include the following, as approximated by the developer at this time:

1. A 30,400 square foot building footprint with a maximum height of 40 feet;
2. The commercial building will likely be stratified to include the following uses:
    a. Approximately 10 restaurants forming a food court,
    b. Retail Store/outlet, and
    c. Seating for up to 200 people.
3. Fueling station for domestic vehicles;
4. Fueling station for commercial vehicles;
5. Commercial vehicle scale;
6. Courtyard and pathways;
7. Domestic parking in the front of the building; and
8. Commercial vehicle parking in the rear of the building.

The development of this parcel will be serviced with a standalone water supply and sewage disposal system, with the intent to expand the water and sewer for future development in the area. It is likely the sewage disposal rate for the site will be greater than 5,000 gallons per day, requiring approval from the Ministry of Environment for discharge of sewage effluent.

The subject property is located within the Columbia Shuswap Regional District (CSRD), Area A. The existing zoning for the subject property is split as follows:

a. North half of the site – no zone
b. Southeast corner of the site is Zone 2, permitting all land uses
c. Small band to the north of b. is Zone 1, permitting residential, farming, extraction and public utilities land uses only.

The developer met with the CSRD planning staff on February 16, 2017. The general consensus was that the truck stop land use makes sense for the location and the CSRD will develop a zone definition for proposed Lot 1, pending Board support.

Two community open houses have been conducted at the Waitabit Creek Inn on Donald Road on February 18 and March 11, 2017. The open houses were well attended by local residents. Advertisements welcoming residents to the open houses were posted in the Golden Star on February 8 and 15 and March 1, 2017. Verbal and written comments were received. The following is a list of questions received:

1) Will there be a strict no idling zone to ensure that the air quality is not affected?
2) What are the plans for water and sewer so as not to affect surrounding wells and land?
3) What emergency procedures will be in place in the event of spills and leaks of hazardous materials?
4) What steps will you take to ensure that your customers do not trespass onto bordering property?
5) Will you be fencing the perimeter of your property?
6) What emergency and evacuation procedures will be in place in the event of a fire?
7) What are the plans to maintain Callihoo Boulevard for dust control and snow removal as this road runs right beside my fence line?
8) In the plans that were delivered to the homeowners, Colepitts Creek was not indicated on the map, how will you guarantee that the creek will not be compromised?
9) What will you do to maintain the natural wildlife corridor?
10) What are the results from the geological, archaeological, environmental, hydro-logical, and soil studies?
11) Did WSP do a site visit and survey of the land?
12) Which permits have you applied for and the time frame for this project?

All of these questions will be answered overtime as the developer works through the development approval process.

In addition to the above, the neighbour to the east (north property) requested a buffer along the east property line. The owner of the neighbouring property is concerned with protecting her livelihood, in the form of farming and livestock, and requested a 180 metre green belt between the properties. Following this request, it was determined through research that most buffers of this sort range in width between 6 and 10 metres,

which seems more reasonable. As such, a 10 metre buffer is currently presented. Some tree plantings in this buffer may also be required and the buffer may also contain a walking pathway.

Colepitts Creek runs through the northeast corner of the subject parcel, before diverging east across the neighbouring lands. The truck stop is located to the south of the creek. A WSP survey crew has surveyed the creek location on the property, which is now presented on the proposed subdivision plan for reference.

The developer is consulting with the First Nations, specifically the Shuswap Indian Reserve, regarding any archaeological interest or concern.

A road network is proposed for the subject property as shown in the proposed subdivision plan. The timing of the dedication of these roads (Calihoo Blvd, Larwill Avenue and Cook Street) is to be determined. LiDAR data for the site and neighbouring lands was obtained by the developer for use related to road design and site grading.

A geotechnical engineer has recently completed test pits in the vicinity of the truck stop building. Initial reports indicate a gravel substrate. A dry well drainage system is therefore anticipated, complete with oil/gas separators.

The subject property is not within the floodplain, but some geotechnical review of the Colepitts Creek and it's remnant formations must be reviewed. No other geohazards are expected for the site.

Further to discussions with MoTI staff regarding the above mentioned development, it is understood a traffic impact study will be required. Please forward your terms of reference for this study.

The developer will contact BC Hydro and communication companies regarding providing power to the site and the water and sanitary facilities.

COLUMBIA SHUSWAP REGIONAL DISTRICT

HIGHWAY PLANNING AREA NO. 1 AMENDMENT (DONALD DEVELOPMENT CORPORATION) BYLAW NO. 649-1

A bylaw to amend the "Highway Planning Area No. 1"

WHEREAS the Letters Patent of the Columbia Shuswap Regional District provides that from the 13th day of June, 1966 the regulations of the Highway Planning Area No. 1 remain in effect as if they were a zoning bylaw adopted pursuant to Part 26 of the Local Government Act;

AND WHEREAS the Board deems it appropriate to amend Highway Planning Area No. 1;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. TEXT AMENDMENT

    a. Throughout the body of the Bylaw, the word "interpretative" has been replaced with the word "Interpretive".

    b. Division (1) – General of "Highway Planning Area No. 1", is hereby amended as follows:

        i. By adding new Section 1.04, as follows:

        "1.04 Pursuant to Bylaw No. 649-1 of the Columbia Shuswap Regional District, the area subject to the provisions of Highway Planning Area No. 1 is extended to apply to the entirety of a) Lot 2, Section 16, Township 29, Range 23, West of the 5th Meridian, Kootenay District Plan 11465 (PID: 008-262-519); and to a portion lying northeast of Donald Road of b) Block D, shown coloured pink on Plan 1717, of Legal Subdivisions 1, 2, 8 and 15, Sections 16 and 21, Township 29, Range 23, West of the 5th Meridian, Kootenay District, Except Plans 11465, R42, and NEP23756 (PID: 005-777-267)."

    c. Division (6) Penalty of regulations of "Highway Planning Area No. 1", is hereby amended by deleting Division (6) in its entirety, and replacing it with the following:

        i. "Division (6) Inspection and Contravention of Bylaw

        6.01 Inspection

        The Administrator, the Manager of Development Services, a Bylaw Enforcement Officer, those persons retained by the Regional District for inspection purposes, and Agents of the Regional District are authorized individually or in any combination to enter at all reasonable times on any parcel and into any building or structure to ascertain whether the provision of this bylaw are being observed.

        6.02 Contravention of Bylaw

        Every person who:

1. Contravenes this bylaw; or
2. Causes or permits any act or thing to be done in contravention of this bylaw; or
3. Neglects or omits to do any act or thing required by this bylaw; or
4. Fails to comply with an order, direction or notice given under this bylaw, or prevents or obstructs or attempts to obstruct the authorized entry of an officer onto the property under Section 2.01;
   a. may be issued a ticket for any offence against this Bylaw that has been designated as a ticketable offence pursuant to the Regional District's municipal ticket information bylaw; and
   b. is liable, upon conviction to the penalties prescribed by the Offence Act (British Columbia).

6.03 Offence

1. Each day of an offence under section 2.02 constitutes a new and separate offence.

6.04 Penalty

1. A person who is guilty of an offence is liable to the penalties stated in the Offence Act."

d. Division (2) – Development Permits of regulations of "Highway Planning Area No. 1", is hereby amended by deleting Division (2) in its entirety, and replacing it with the following:

"Division (2) Development Permits

2.01 In regard to properties designated as a Development Permit Area under Section 3.01A, the following guidelines shall apply:

.01 Landscaping shall be provided:
   i. along property lines that are next to public areas;
   ii. along the base of buildings that are seen from the public areas;
   iii. between parking areas and public roads; and
   iv. meet Ministry of Transportation Standards, particularly, BC Reg 513/2004, Provincial Public Undertakings, Regulation, Part 3.

.02 Views from residential areas.
   i. Landscaping and buffering are to be provided next to any adjacent residential area. The entire setback should be landscaped in trees and shrubs.
   ii. Landscaped berms create a visual buffer. Even a small elevation change in the ground has an impact. Berms are encouraged especially where the creation of a visual screen effect is desired.
   iii. Signage and lighting will be designed and installed to maintain the rural landscape and atmosphere and to minimize visual impacts from the highway.

.03 Parking, vehicular traffic and waste collection areas.
   i. Outdoor storage or waste collection areas shall be screened by fencing, hedging or landscaping.
   ii. Where landscaping is adjacent to parking or vehicular traffic there shall be a concrete curb to protect the landscaping from damage.

iii. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.

iv. Parking area lighting to be ground-oriented to minimize light interference with night skies.

.04 Existing Vegetation.

i. Integration with, or augmentation of, any existing landscaping is encouraged.

ii. Retention of existing trees and integrating them into the proposed site and landscape design is encouraged.

.05 Standards.

i. Plant material must meet the BC Landscape Standard for size and leaf density. (The BC Landscape Standard is published jointly by the BC Society of Landscape Architects and the BC Landscape and Nursery Association).

ii. Low volume irrigation is encouraged.

iii. All trees must be staked in accordance with the BC Landscape standards.

.06 Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways.

.07 There may be a need to screen outdoor storage yards or noxious land uses.

.08 Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs.

.09 Buildings shall create visual interest, using:

i. strong detailing in windows and doors,

ii. no large expanses of blank wall, and

iii. ground-oriented lighting highlighting significant building features like entrances, etc.

iv. pedestrian areas ie. Sidewalks to be lit by bollard installations to reduce overhead building attached lights.

.10 Exemptions

A Development Permit must be approved before demolition of, construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where:

i. Changes to a building or structure are internal alternations that do not affect the exterior of a building, the repair or replacement of roofing.

ii. The construction, alterations or additions of building are:

- additions up to 200 m² in areas where the addition results in less than a 10% increase in floor area; or
- minor external alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character of the building; or
- the construction or alterations in accessory buildings or structures are not in excess of 40 m² where the total floor area is no more than 10% of the main building, and, provided parking requirements, required landscaping, required environmental measures, access to the site, and the character of the site are not affected.

2.02 In regard to properties designated as a Development Permit Area under Section 3.01B, the following guidelines shall apply:

Riparian Areas Regulation (RAR) Development Permit Area

BL 649-1

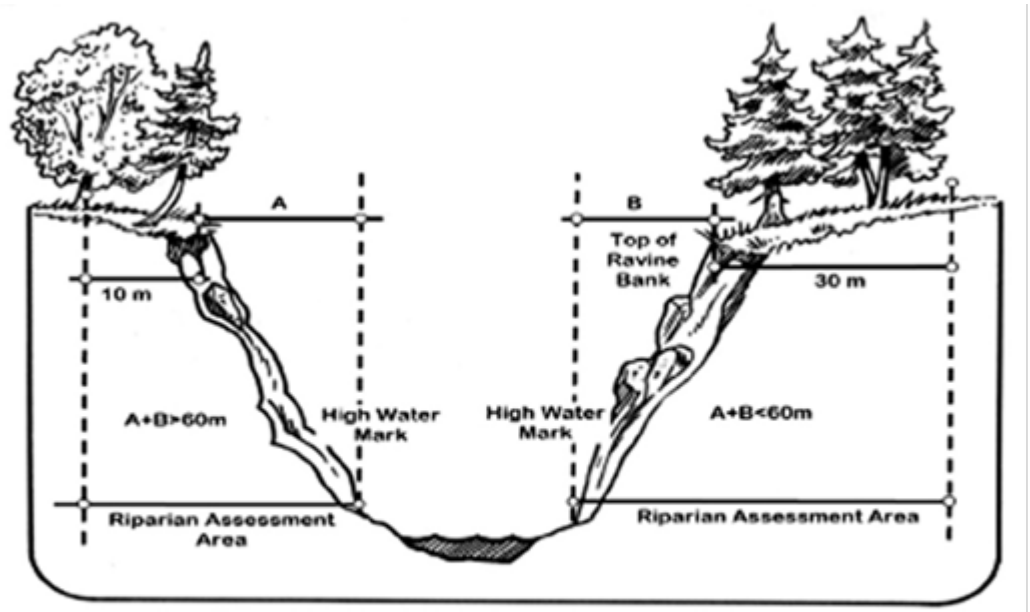
.01 The Riparian Areas Regulation (RAR) Development Permit Area (DPA) is designated under Local Government Act, and applicable provisions of the Community Charter for the protection of the natural environment, its ecosystems and biological diversity.

.02 The primary objective of the RAR DPA designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes. Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

.03 The RAR DPA is comprised of Riparian assessment areas for fish habitat, which include all watercourses and adjacent lands shown on Provincial TRIM map series at 1:20,000, as well as unmapped watercourses.

i. As illustrated in Figure 12.1, the area comprises of lands:
   - within 30 m of the high water mark of the watercourse,
   - within 30 m of the top of the ravine bank in the case of a ravine less than 60 m wide,
   - within 10 m of the top of a ravine bank 60 m or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse; and
   - Figure 12.1 illustrates the RAR DPA.

Figure 12.1: Riparian assessment area:



Source: British Columbia Ministry of water, Land & Air Protection, Riparian Areas Regulation Implementation Guidebook, March 2005

Note: Terms used in Figure 12.1 are defined in the referenced source.

ii. Unless the proposed development or alteration of land is clearly outside the riparian assessment area the location of the development shall be

determined accurately by survey in relation to the RAR DPA to determine whether a development permit application is required.

iii. Where land is subject to more than one Development Permit Area designation, a single development permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the guidelines of all such Areas.

.04 The RAR DPA Guidelines are as follows:

i. a.Preservation of water courses, water bodies, and adjacent, natural features, functions and conditions of riparian areas that support fish and animal habitat is the primary objective of the RAR DPA;

ii. Impacts to watercourses and riparian areas from proposed development are not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;

iii. Disturbance of soils and removal of vegetation should be minimized in the development process;

iv. Whenever possible development or land altering activities shall be located outside of the 30 m setback to the riparian area unless a QEP permits a reduced setback area;

v. A RAR Development Permit is required, except where exempt for development or land alteration on land identified as a riparian assessment area within the RAR DPA. Development requiring a RAR Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under the Local Government Act:

- Removal, alteration, disruption or destruction of vegetation within 30 m of a watercourse.
- Disturbance of soils, within 30 m of a watercourse;
- Construction or erection of buildings and structures within 30 m of a watercourse;
- Creation of non-structural impervious or semi-impervious surfaces within 30 m of a watercourse;
- Flood protection works within 30 m of a watercourse;
- Construction of roads, trails, docks, wharves and bridges within 30 m of a watercourse;
- Provision and maintenance of sewer and water services within 30 m of a watercourse;
- Development of drainage systems within 30 m of a watercourse;
- Development of utility corridors within 30 m of a watercourse; and
- Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels within 30 m of a watercourse.

.05 A RAR Development Permit may be issued once the following guidelines have been met:

i. Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and/or Federal Governments. The assessment report from a QEP shall be used to determine the conditions of the development permit and shall include:

- Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
- Existing vegetation and any proposed vegetation removal;

- Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
- The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
- Potential impacts to other water courses or water bodies, e.g. Lake Revelstoke; and,
- Recommendations and mitigative measures.

ii. Provincial notification that a Qualified Environmental Professional has submitted a report certifying that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled, and;

iii. Written confirmation from the qualified professional that the Riparian Areas Regulation implemented through the RAR DPA does not supersede other federal, provincial and/or local government requirements, including that of other development permit areas, building permits, and flood covenants, federal or provincial authorization.

.06 The RAR DPA does not apply to the following:

i. Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
ii. Clearing of land for agriculture;
iii. Institutional development containing no residential, commercial or industrial aspect;
iv. Reconstruction, alteration, addition or repair of a legal permanent structure if the structure remains on its existing foundation. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
v. A QEP can confirm that the conditions of the RAR DPA have already been satisfied;
vi. A Development Permit for the same area has already been issued in the past and a QEP can confirm that the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; and,
vii. A letter is provided by a QEP confirming that there is no visible channel.

.07 The RAR regulations place considerable emphasis on QEP’s to research and establish standards for the protection of riparian areas. It is the QEP's responsibility to consider federal and provincial regulations regarding fish, water and riparian protection and consult with appropriate agencies as necessary. Since the responsibility rests with the QEP for conducting research and providing technical information and recommendations specific to an application required

under this RAR DP section the extent to which the CSRD will be involved in the technical details of the permitting process is reduced. If the RAR DP guidelines are met by the QEP, and the QEP report is submitted to and accepted by the BC Ministry of Environment, the CSRD role becomes more administrative in nature and the DP can be considered for approval."

e. Division (3) – Zoning of regulations of "Highway Planning Area No. 1", is hereby amended as follows:

i. Section 3.01 is amended by inserting the following "ZONE No. 9 (Donald Development Corporation) CD2A Comprehensive Development 2 Zone (Donald Development Corporation)." after "Zone No. 8 (interpretive Centre)".

ii. Section 3.01A is deleted in its entirety, and replacing it with the following:

"3.01A Zone No. 9 is designated a Development Permit Area under Section 488(1)(f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development, and are subject to the procedures contained within Development Services Procedures Bylaw No. 4001, as amended, as a Board Approved Permit."

iii. Section 3.01B is hereby added, as follows:

"3.01B Zone No. 9 is designated a Development Permit Area under Section 488(1)(a) protection of the natural environment, its ecosystems and biological diversity, and are subject to the procedures contained within Development Services Procedures Bylaw No. 4001, as amended, as a delegated Technical Development Permit."

iv. Section 3.03 is amended by inserting "or ZONE No. 9 (Donald Development Corporation)" before "are in Zone No. 1 (Rural)", and by deleting "or" before "Zone No. 8 (interpretive Centre)".

v. By inserting a new zone following Section 3.06 as follows:

" **ZONE NO. 9 (DONALD DEVELOPMENT CORPORATION)**

3.07 COMPREHENSIVE DEVELOPMENT 2 ZONE (CD2A)

INTENT

The intent of this zone is to provide for a full service, highway-commercial, and industrial, development. This zone will permit: a highway orientated travel centre, primarily to provide fuel sales and services for commercial and personal vehicles; and commercial floor space with upper floor residential units.

DEVELOPMENT AREAS

The Comprehensive Development 2 Zone (CD2A) is divided into 3 Development Areas.

DEVELOPMENT AREA 1–TRAVEL CENTRE (DA1)
3.07.01 Principal Uses

The *principal uses* stated in this subsection and no others are permitted in the Comprehensive Development 1 Zone Development Area 1:

(a) *Service Station*;
(b) *Card-lock fuel dispensing facility*;
(c) *Restaurant*;
(d) *Truck Stop*;
(d) *Pub*; and,
(e) *Retail Store*.

3.07.02 Secondary Uses

The *secondary uses* stated in this subsection and no others are permitted in the Comprehensive Development 1 Zone Development Area 1:

(a) *Fuel storage*;
(b) *Personal Services*;
(c) *Car and Truck Wash*;
(d) Commercial Vehicle Parking Area; and,
(e) *Commercial Scale*.

3.07.03 Regulations

On an area zoned Comprehensive Development 2 Zone Development Area 1, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection and Part 3.07.43: Parking and Loading Regulations.

Column 1 **Matter Regulated**	**Column 2** **Regulation**
(a) Minimum *parcel* size created by subdivision	4.8 ha
(b) Maximum *height* for: • *Principal buildings* • *Accessory buildings* • *Freestanding Sign*	 • 12.5 m • 10.0 m • 10.0 m
(d) Minimum *setback* from: • *Front parcel boundary* • *Interior side parcel boundary* • *Exterior side parcel boundary* • *Rear parcel boundary*	 • 6.0 m • 6.0 m • 6.0 m • 6.0 m
(e) Maximum *parcel coverage*	40%
(f) *Landscaped Area*	All required *setbacks* from *parcel boundaries* are to be landscaped, with adequate vegetation installed. No parking areas are permitted within the front parcel setback areas.
(g) Outdoor Storage	Outdoor storage is not to be located forward of the rear wall of a principal building and to be visually screened from adjacent *parcels* or *highways* with a minimum *screen* height of 2.2 m. Outdoor storage is to have a maximum *height* of no greater than 5.5 m.

DEVELOPMENT AREA 2–CARD LOCK FACILITY (DA2)

3.07.04 Principal Uses:

The *principal uses* stated in this subsection and no others are permitted in the Comprehensive Development 1 Zone Development Area 2:

(a) *Service Station*;
(b) *Card-lock fuel dispensing facility*;
(c) *Restaurant*;
(d) *Truck Stop*;
(d) *Pub*; and,
(e) *Retail Store*.

3.07.05 Secondary Uses:

The *secondary uses* stated in this subsection and no others are permitted in the Comprehensive Development 1 Zone Development Area 2:

(a) *Fuel storage*;
(b) *Personal Services*;
(c) *Car and Truck Wash*;
(d) Commercial Vehicle Parking Area; and,
(e) *Commercial Scale*.

3.07.06 Regulations:

On an area zoned Comprehensive Development 2 Zone Development Area 2, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection and Part 3.07.43: Parking and Loading Regulations.

Column 1 **Matter Regulated**	**Column 2** **Regulation**
(c) Minimum *parcel* size created by subdivision	3.19 ha
(d) Maximum *height* for: • *Principal buildings* • *Accessory buildings* • *Freestanding Sign*	 • 12.5 m • 10.0 m • 10.0 m
(d) Minimum *setback* from: • *Front parcel boundary* • *Interior side parcel boundary* • *Exterior side parcel boundary* • *Rear parcel boundary*	 • 6.0 m • 6.0 m • 6.0 m • 6.0 m
(e) Maximum *parcel coverage*	40%
(f) *Landscaped Area*	All required *setbacks* from *parcel boundaries* are to be landscaped, with adequate vegetation to be provided. No parking areas are permitted within the front parcel setback areas.
(h) Outdoor Storage	Outdoor storage is not to be located forward of the rear wall of a principal building and to be visually screened from adjacent parcels

	or highways with a minimum screen height of 2.2 m. Outdoor storage is to have a maximum height of no greater than 5.5 m..

DEVELOPMENT AREA 3–COMMERCIAL/RESIDENTIAL (DA3)

3.07.07 Principal Uses:
The *principal uses* stated in this subsection and no others are permitted in the Comprehensive Development 1 Zone Development Area 3:

(a) *Rental Shop*;
(b) *Retail Store*;
(c) *Office*
(d) *Restaurant*; and,
(e) *Personal Services*.

3.07.08 Secondary Uses:
The *secondary uses* stated in this subsection and no others are permitted in the Comprehensive Development 1 Zone Development Area 3:

(a) *Accessory Upper Floor Dwelling Unit*; and,
(b) *Accessory Use*.

3.07.09 Regulations:
On an area zoned Comprehensive Development 2 Zone Development Area 2, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection and Part 3.07.22: Parking and Loading Regulations.

Column 1 **Matter Regulated**	**Column 2** **Regulation**
(a) Minimum *parcel* size created by subdivision	0.2 ha
(b) Maximum *height* for: • *Principal buildings* • *Accessory buildings* • *Freestanding Sign*	 • 10.0 m • 10.0 m • 10.0 m
(c) Maximum Number of Upper Floor Dwelling Units	One
(d) Minimum *setback* from: • *Front parcel boundary* • *Interior side parcel boundary* • *Exterior side parcel boundary* • *Rear parcel boundary*	 • 6.0 m • 6.0 m • 6.0 m • 6.0 m
(e) Maximum *parcel coverage*	60%
(f) *Landscaped Area*	All required *setbacks* from *parcel boundaries* are to be landscaped, with adequate vegetation to be provided. No parking areas are permitted within the front parcel setback areas.
(i) Outdoor Storage	Outdoor storage is not to be located forward of the rear wall of a principal building and to be visually screened from adjacent parcels or highways with a minimum screen height

	of 2.2 m. Outdoor storage is to have a maximum height of no greater than 5.5 m.

COMPREHENSIVE DEVELOPMENT 2 ZONE SPECIAL REGULATIONS

3.07.10 ESTABLISHMENT OF FLOOD PLAINS

(1) The following land is designated as flood plain:
(a) land lower than the flood construction level; and
(b) land within the flood plain setback.

(2) The flood construction level is:
(a) 0.6 m above the current natural ground level:
(b) 1.5 m above the *natural boundary* of Colepitts Creek; and
(d) where more than 1 flood construction level is applicable, the higher elevation is the flood construction level.

(3) The flood plain setback is:
(a) 15 m from the *natural boundary* of Colepitts Creek;
(b) 15 m from the *natural boundary* of any other *watercourse*; and
(c) where more than 1 flood plain setback is applicable, the larger distance is the flood plain setback.

3.07.11 MEASUREMENT OF FLOOD CONSTRUCTION LEVEL AND FLOOD PLAIN SETBACK

(1) The flood construction level is determined by measuring at a 90° angle to the *natural boundary* to a point where the elevation is the required elevation above the *natural boundary*.

(2) The flood plain setback is determined by measuring at a 90° angle to the *natural boundary* the distances stated in section 3.07.27(3).

3.07.12 APPLICATION OF FLOOD PLAINS

(1) A *building*, including a manufactured home or structure must not be constructed, reconstructed, moved or extended within a flood plain setback.

(2) The underside of a floor system or top of concrete slab that is used for habitation, business, or the storage of goods that are susceptible to damage by floodwater, must be above the flood construction level.

(3) Where landfill or structural support or both are used to comply with subsection (2), they must be protected against scour and erosion from flood flows, wave action, ice and other debris and not extend within the flood plain setback.

(4) Furnaces and other fixed equipment susceptible to damage by floodwater must be above the flood construction level.

(5) The Manager of Development Services or their delegate requires that a *Surveyor Certificate* be submitted to them by the land and property owners to verify compliance

with the flood construction level and flood plain setback specified in subsections 3.07.27.

(6) The following are exempted from the regulations of section 3.07.27 (2) as they apply to the flood construction level:
(a) a renovation of an existing *building*, including a manufactured home or structure that does not involve an addition to the exterior of the *building,* manufactured home or structure;
(b) an addition to a building, manufactured home or structure of less than 25 percent of the floor area existing the date of coming into force of this bylaw. The addition must be no lower in elevation than the floor existing the date of coming into force of this bylaw. The distance from the building, manufactured home or structure to a water body or watercourse must not be decreased with respect to the floodplain setback; and,
(b) carport or domestic garage;

(7) The following are exempted from the regulations of section 3.07.27 (1) and (2) as they apply to the flood construction levels and flood plain setbacks:
(a) a floating *building* or structure;
(b) a dock or wharf;
(c) a *fence* constructed of wood or wire through which water can flow freely;
(d) *flood proofing protection* works constructed to stabilize the shoreline of a *water body* or the banks of a *watercourse*;
(f) a roof overhang or cantilevered deck with no footings within the setback area;
(g) on-loading and off-loading facilities associated with water oriented industry and portable sawmills;
(h) ground level patios;
(i) detached *accessory building* that do not include *habitation*;
(j) exterior stairway not forming part of a *building* or attached in any way to another structure, provided it does not extend below the *parcel* boundary, or the *natural boundary*;
(k) electrical or mechanical equipment not susceptible to damage by floodwater; and,
(l) storage of goods not damageable by flood waters.

3.07.13 BARE LAND STRATA PLAN ACCESS ROUTE

(1) Despite any other provision of this *bylaw*, for the purpose of a *setback*, a *highway* includes an access route within land subdivided as a bare land strata plan under the Strata Property Act.

3.07.14 SETBACK EXCEPTIONS

(1) The following may be permitted in a required minimum front, rear or side *setback*:
(a) fences, in compliance with the regulations set out in Section 3.07.33 Sight Triangles;
(b) 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 walls 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.

(c) landscaping features such as, but not limited to, manmade ponds or yard ornaments;
(d) a utility pole, including a pole used for area lighting;
(e) a structure entirely below *finished ground elevation*; and,
(f) a driveway, walkway, and exterior stairway not forming part of a *building*.

3.07.15 SITE TRIANGLES

An owner, occupier or lessee of land at the intersection of any highway must not grow or place, or cause or allow to be grown or placed, within the sight triangle on that land, any signs or structures or trees or other plants, with horizontal dimension exceeding 0.6m, unless:

(a) the person has the consent of the Minister of Transportation and Infrastructure to do so; or,
(b) an eye 0.9 m above the surface elevation of one highway can, by looking directly over the sign or structure or tree or other plant, see an object 0.9 m above the surface elevation of the other highway.

3.07.16 HEIGHT EXCEPTIONS

(1) The following may exceed the maximum *height* regulations of this *bylaw* by a maximum of 10%:
(a) chimney
(b) flag pole
(c) pole or similar structure used for area lighting; and
(d) water storage tank that is part of a *community water system*.

(2) The following may exceed the maximum *height* regulations of this *bylaw*:
(a) antenna and support structures for the transmission and reception of radio frequencies: including but not limited to radio, television, short wave, amateur, citizen band and microwave;
(b) overhead crane or hoist used for manufacture of log *buildings*, storage or distribution of logs; and
(c) pole or similar structure used for telephone lines, electrical transmission lines, and cable television lines.

3.07.17 ACCESSORY BUILDING

(1) An *accessory building* must be located on the same *parcel* as the *principal use* to which the *use* relates.
(2) Must have no portion located beyond the front façade of the *principal building.*

3.07.18 ACCESSORY USE

(1) An *accessory use* must be located on the same *parcel* as the *principal use* with which it relates.

3.07.19 OUTDOOR STORAGE

(1) Except as permitted in a zone, a *parcel* must not be used for the outdoor storage of discarded materials, rubbish, offensive matter; nor for vehicle wrecking; nor the storage of a vehicle which has been without a license under the Motor Vehicle Act for more than two years, is not housed in a private garage or carport, and which is intended to be self-propelled but is not capable of locomotion under its own power.

3.07.20 SCREENING

(1) Screening required by this *bylaw* must be constructed, erected, installed and planted by the owner of the *parcel* and the *screen* must be completed prior to the start of the *use* for which the *screen* is required and continue to be maintained thereafter.

3.07.21 SIGNAGE

(1) All signs within each zone must comply with the following regulations, as well as those stated within the specific zoning regulations:
- (a) there must be no third party advertising signs;
- (b) each occupation is permitted one facia sign located at the public entrance to the occupation;
- (c) on multi tenant sites, no individual Freestanding signs will be permitted;
- (d) all signage is to be subordinate to the architectural design of the *building*; and,
- (e) all signage must be located on private property.

3.07.22 PARKING AND LOADING REGULATIONS

3.07.22.1 NUMBER OF PARKING AND LOADING STALLS

(1) The number of *parking stalls* and *loading stalls* required for each *use* is set out in Table 1: Required Off-Street Parking Stalls and Off-Street Loading Stalls.

(2) Where the calculation of the required number of *parking stalls* and *loading stalls* results in a fraction, one space must be provided for the fraction.

(3) Where seating is the basis for calculating the number of *parking stalls* and *loading stalls*, each 0.5 m (1.64 ft.) of width on a bench, pew, booth or similar seating type, is one seat.

(4) Where more than one *use* is located on a *parcel,* the total number of *parking stalls* and *loading stalls* required is the sum total of the requirements for each *use*.

(5) Where more than one requirement applies to a *use,* the more stringent requirement applies.

3.07.22.2 PARKING STALLS

(1) A *parking stall* must be a minimum of 16.5 m^2 (177.6 sq. ft.) in area, 3.0 m (9.8 ft.) wide, 5.5 m (18.1 ft.) long, have 2.2 m (7.2 ft.) overhead clearance and have a regular surface with a maximum slope of 8%. The maximum slope of 8% does not apply to a *single family dwelling* or *two family dwelling.*

3.07.22.3 LOADING STALL

(1) A *loading stall* must be a minimum of 3.7 m (12.1 ft.) wide, 9.0 m (29.5 ft.) long, have 3.7 m (12.1 ft.) overhead clearance and have a regular surface with a maximum slope of 8%.

3.07.22.4 ACCESS PARKING AND LOADING STALLS

(1) A *parking stall* and *loading stall* must be accessible from a driveway or other internal roadway which is connected to a *highway*. The minimum width of such drive aisles shall be 7.0 m, where parking stalls are perpendicular to the drive aisle. Lesser drive aisle widths may be considered where stalls are at an angle to the drive aisle.

(2) Excepting the *parking stalls* for a *single family dwelling*, a *parking stall* and a *loading stall* must be constructed so as to permit unobstructed access to and egress from each space at all times without the need to move other vehicles.

3.07.22.5 LOCATION OF PARKING AND LOADING STALLS

(1) a *parking stall* or *loading space* must be located on the same *parcel* as the *use* for which it is required.

(2) a *parking stall* or *loading stall* must not be within the required *setback* from the *front parcel boundary.*

(3) Access from a *highway* to a parking area or loading area must not be closer than 7.5 m (24.6 ft.) to the nearest point of intersection of two or more *highways.*

TABLE 1:
REQUIRED OFF-STREET PARKING STALLS AND OFF-STREET LOADING STALLS

Use	Minimum required number of off-street parking spaces	Minimum required number of off-street loading spaces
Accessory Upper Floor Dwelling Unit	2 stalls	
Car and Truck Wash	2 stalls	
Commercial Scale	2 stalls	
Fuel Storage	2 stalls	1 stall
Office	1 per 30 m^2 of *floor area*	
Personal Services	1 stall for each 25m^2 of *floor area*	
Restaurants and/or *Pub*	3 stalls plus 1 stall for each 10m^2 of seating area	1 stall when the *floor area* of the *use* is greater than 500m^2
Retail Store, Rental Shop	1 stall for each 20m^2 of *floor area*	1 stall when the *floor area* of the *use* is greater than 500m^2
Service Station	10 stalls plus 1 stall for each 20m^2 of floor area	1 stall when the *floor area* of the *use* is greater than 500m^2

"

d. Division (5) – Definitions is deleted in its entirety, and a new Division (5) – Definitions is inserted as follows:

"

A

ACCESSORY BUILDING is a detached *building* ancillary to and exclusively devoted to a *principal use* or a *single family dwelling* and is used for an *accessory use* or where permitted, for a *home business*;

ACCESSORY UPPER FLOOR DWELLING UNIT is the *use* of land, *buildings* and structures for a *dwelling unit* that is accessory to the principal, non-residential *use* of a *parcel*, is located above the ground floor, and contains a separate entrance

ACCESSORY USE is the *use* of land, *buildings* and structures that is customarily ancillary to, and exclusively devoted to the *principal use* or *a single family dwelling*;

AGRICULTURE is the *use* of land, buildings and structures for:

(a) The growing, rearing, producing or harvesting of agricultural crops, fur bearing animals, poultry or other livestock;
(b) Horse boarding and riding stables;
(c) The storage of agricultural products harvested, reared or produced by the *agriculture use;*
(d) The processing and sale of farm products provided at least 50% of the farm product grown or reared on the farm; and
(e) The storage and repair of machinery, implements and supplies that are part of the *agriculture use*;

B

BUILDING is a temporary or permanent structure used or intended for supporting or sheltering a *use* or occupancy but does not include a *recreational vehicle or a Park Model;*

C

CAMPGROUND is the *use* of *buildings* and structures for *temporary* commercial accommodation in tents or recreational vehicles on camping spaces;

CAMPING SPACE is the *use* of land in a *campground* used for one *camping unit*;

CAMPING UNIT is one *recreational vehicle*, or one camping tent;

CAR AND TRUCK WASH is the *use* of land, *buildings* and structures for either automated remote, or hand-held coin-operated vehicle washing. Car and truck wash facilities must be designed so

that oil and grease interceptors are installed to treat wastewater before discharge to either surface watercourses or groundwater;

CARD-LOCK FUEL DISPENSING FACILITY is the *use* of land, *buildings* and structures, where fuel, oil and other similar products used in the operation of truck engines are sold to account customers only via cardlock controllers.

COMMERCIAL SCALE is the *use* of land, *buildings* and structures to provide accurate measurement of vehicle weight;

COTTAGE INDUSTRY means a *home occupation* located on a site of not less than 1 ha;

CONVENIENCE STORE is the *use* of land, *buildings* and structures for the retailing of merchandise inside a *building*, occupying a maximum *floor area* of 100 m² (but does not include a *restaurant*, motor vehicle facility of any kind or *service station*;

D

DENSITY is the number of *dwelling units* on a *parcel*, expressed in units per hectare or in units per *parcel;*

DWELLING UNIT is the *use* of 1 or more rooms in a *building* that constitute a single self-contained unit with a separate entrance, used together for living and sleeping purposes for not more than 1 *family*, containing 1 *kitchen,* and living, sleeping and bathroom facilities with a water closet, wash basin and a bath or shower;

F

FAMILY is:

(a) One or more persons related by blood, marriage, adoption or foster parenthood; or
(b) Not more than 5 unrelated persons;
(c) a combination of (a) and (b), provided that the combined total does not include more than three unrelated persons all living together in one *dwelling unit* using common facilities;

FARMING namely, cultivating land, or using land for *agriculture*, horticultural, poultry-raising, stock-raising, dairying, fur-farming, veterinary clinics, and beekeeping purposes, or any or all of them;

FENCE means a constructed barrier of any material or combination of materials erected to enclose or screen areas of land and specifically excludes retaining structures and landscape retaining structures;

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 slop greater than 2:1 (horizontal to vertical);

FLOOD PROOFING PROTECTION means the installation of improvements, provided they are upland of the current *natural boundary*, that are specifically designed to prevent damage to existing natural earthen banks caused by the erosive effects of water and wave action by

armouring the soil surface through the use of geotextile materials and some combination of rip-rap or other protective surfacing materials. *Retaining Structures* and *Landscape Retaining Structures* are not included under this definition

FLOOR AREA is the total area of all floors in a *building* measured to the outside face of exterior walls. Where the context requires it, *floor area* is the total area of all floors in a portion of a *building* for a particular *use*, measured to the outside face of the walls of the area of the *use*. *Floor area* does not include balconies, elevator shafts and areas used for *building* ventilation machinery;

FUEL STORAGE is the *use* of land, *buildings* and structures wherein fuel is stored or kept for sale or distribution.

G

GENERAL STORE meaning establishments primarily engaged in retail dealing in a general line of merchandise on a non-departmental basis, with no single commodity line other than food representing more than fifty percent of total revenue and with food representing not more than sixty percent of total revenue;

H

HABITATION means the support of life processes within a *building*, including, but not limited to, sleeping, eating, food preparation, waste elimination, personal cleaning, and rest and relaxation areas.

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

HELICOPTER OPERATION means a commercial operation in which an area of land is used for the arrival and departure, movement or servicing of commercial helicopters and may include accommodation for the owner/operator and his family or up to 5 unrelated persons associated with the commercial helicopter operations.

HIGHWAY includes a street, road, lane, bridge or viaduct and any other way open to the *use* of the public, but does not include a private right of way on private property;

HOME OCCUPATION is any occupation, profession or craft where such occupation, profession or craft is undertaken ancillary to the principal residential use and which does not alter the residential character of the premises and the character of the residential or rural district where the premises are situated;

I

K

KITCHEN means facilities used or designed to be used for the cooking or preparation of food;

L

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 m of retained material, such as an earthen bank;

LANDSCAPED AREA means that portion of a *parcel* that is required to be surfaced with either soft or hard landscaping;

LOADING STALL means an off-street area to accommodate a vehicle while being loaded or unloaded;

M

N

NATURAL BOUNDARY is the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;

O

OFFICE is the *use* of land, *buildings* and structures for the purpose of carrying out a business or professional activities but does not include retail sales, industrial *uses*, public assembly, or *personal service use*;

P

PARCEL is a lot, block or other area in which land is held or into which land is subdivided but does not include a *highway*;

PARCEL BOUNDARY, EXTERIOR SIDE is a *parcel boundary* other than a *front parcel boundary* or a *rear parcel boundary*, and is common to the *parcel* and a *highway* including a lane or a walkway;

PARCEL BOUNDARY, FRONT is the shortest *parcel boundary* common to a *parcel* and a *highway*, lane or a walkway;

PARCEL BOUNDARY, INTERIOR SIDE is a *parcel boundary* other than a *front parcel boundary* or a *rear parcel boundary* that is not common to a *highway,* lane or a walkway;

PARCEL BOUNDARY, REAR is the *parcel boundary* that lies the most opposite to and is not connected with the *front parcel boundary*; or where the rear portion of the *parcel* is bounded by intersecting side *parcel* boundaries, it is the point of this intersection;

PARCEL BOUNDARY means the legal boundary of a *parcel*;

PARCEL COVERAGE is the horizontal area within the drip line of the roof of a *building* on a *parcel* and includes carports, covered patios larger than 23m^2 and decks over 0.6 m above *finished ground elevation*, expressed as a percentage of the *parcel* area;

PERSONAL SERVICE is a *use* in a *building* which provides a service to the person including but not limited to hair dressing, esthetics, laundry, medical and dental practice, veterinarian office, lawyer, accountant, and other similar professional practices;

PARKING STALL is an off-street space for the parking of one motor vehicle exclusive of parking area circulation ways, driveways, ramps or obstructions;

PRINCIPAL BUILDING is the main *building* on a *parcel* and that contains or is most directly related to the *principal use*;

PRINCIPAL USE is the main purpose that land, *buildings* or structures on a *parcel* are ordinarily used;

PUB is the *use* of land, *buildings*, and structures for an establishment licensed by the Liquor Control Act, and which primarily serves alcoholic beverages and may also include the sale of meals;

R

RECREATIONAL VEHICLE is a vehicular-type of portable structure, without permanent foundation, that can be towed, hauled or driven and that is primarily designed for *use* as *temporary* living accommodation for the purposes of recreation, camping and travel, including, but not limited to, travel trailers, truck campers, camping trailers and self-propelled motor homes but not including a *park model*;

RENTAL SHOP is the *use* of land, *buildings* and structures for the rental and sale of tools, equipment, party supplies, bicycles, scooters, mopeds, and other merchandise but not including automobiles, motorcycles, *park models*, *recreational vehicles*, construction vehicles, farm machinery, boats, *personal water craft* or *manufactured homes*;

RESTAURANT is the *use* of land, *buildings* and structures for the preparation and serving of prepared, ready to eat food, to people primarily seated at tables. *Restaurant* includes a cafe, drive-in restaurant, and takeout restaurant, and includes drive-through service ;

RETAIL STORE is the *use* of land, *buildings* and structures for the retailing and display of merchandise inside a *building* and may include services that are customarily incidental to, subordinate to and exclusively devoted to the *principal use*, but does not include a *restaurant*, or motor vehicle facility of any kind, or *service station*;

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 m 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;

S

SCREEN is a visual barrier consisting of a continuous opaque *fence*, wall, compact evergreen hedge, landscaped and vegetated berm or combination thereof;

SECONDARY USE is a *use* which is permitted only in conjunction with an existing *principal use*;

SEASONAL means less than one hundred eight-two days per calendar year;

SERVICE STATION is the *use* of land, *buildings* and structures for the retailing of motor fuels or minor repairs and servicing of vehicles but does not include major repairs, auto body repairs or painting, or the wrecking of vehicles;

SETBACK is the required minimum distance between any portion of a structure, *building* or use and each of the respective property lines;

SITE TRIANGLE means the area formed by a triangle in the angle formed by the right of way boundaries or boundaries produced and 2 points on those boundaries 6 m from the point of intersection;

T

TEMPORARY means less than four (4) consecutive weeks;

TOURIST LODGING means the *use* of land, *buildings* and structures to provide *temporary* accommodation within a *building* or a group of *building*s;

TRUCK STOPS meaning establishments primarily engaged in providing services to trucks and truckers, and capable of accommodating vehicles employing a 25 m (outside dimension) turning radius from points of access approved under the Highway Act; the services to be provided shall include the sale of gasoline and diesel fuel and the provision of toilets, washbasins and ancillary equipment; the services provided may include the sale of other fuels, lubricants, and the like, the servicing and incidental repair of vehicles, the incidental sale of food, the serving of prepared food, the provision of showers and like services, or the incidental provision of overnight accommodation;

U

USE is the use that land, *buildings* and structures are put to, and if not in use, then the use they are designed or intended to be put to;

V

VACATION RENTALS is the *use* of a *dwelling unit* for *temporary* accommodation on a commercial basis;

VEHICLE REPAIR is the *use* of land, *buildings* and structures for the repair of automobiles, boats or other vehicles but does not include the dismantling, storage or sale of vehicles, or vehicle parts;

W

WASTEWATER TREATMENT FACILITY is the *use* of land, *buildings* and structures that gathers, stores, and treats domestic wastewater and liquid waste and discharges *effluent* and which has been approved to operate by the jurisdiction having authority.

WATER BODY is a natural depression, including a lake, pond, swamp or wetland, containing water on the average at least 6 months of the year but does not include a *watercourse*;

WATERCOURSE is a natural depression with banks and a bed of 0.6 m (1.97 ft.) or more below the surrounding land and 1 of the following, a) serving to give direction to a current of water for at least 6 months of the year, b) having a drainage area of 2 km^2 (494 ac.) or more, c) an area designated as a *watercourse* by the Province, and includes lake, pond, river, stream, creek, spring, ravine, swamp, and wetland."

e. Division (6) – Penalty Section 6.01 is deleted in its entirety.

2. MAP AMENDMENT

a. "Highway Planning Area No. 1", is hereby further amended by:

i. inserting the attached Schedule A (Overview Zoning Map); and

ii. inserting the attached Schedule B (Zoning Maps).

2. This bylaw may be cited as "Highway Planning Area No. 1 Amendment (Donald Development Corporation) Bylaw No. 649-1."

READ a first time this _____ day of _____ , 2017.

READ a second time this_____ day of _____ , 2017.

PUBLIC HEARING held this _____ day of _____ , 2017.

READ a third time this _____ day of _____ , 2017.

RECEIVED THE APPROVAL of the Ministry of Transportation and Infrastructure this _____ day of_____2017.

ADOPTED this _____ day of _____ ,2017.

MANAGER OF CORPORATE
ADMINISTRATION SERVICES (SECRETARY)

CHAIR

CERTIFIED a true copy of Bylaw
No. 649-1 as read a third time.

Manager of Corporate
Administration Services (Secretary)

CERTIFIED a true copy of Bylaw
No. 649-1 as adopted.

Manager of Corporate
Administration Services (Secretary)

SCHEDULE A

OVERVIEW ZONING MAP

Area 'A' Zoning Bylaw 168 - Highway Planning Area Schedule B - Zoning Overview

See North West Inset

North West Inset

Mapsheet 1
Mapsheet 2
Mapsheet 3
Mapsheet 4
Mapsheet 5
Mapsheet 6
Mapsheet 7
Mapsheet 8
Mapsheet 9
Mapsheet 10
Mapsheet 11
Mapsheet 12
Mapsheet 13
Mapsheet 14
Mapsheet 15
Mapsheet 16
Mapsheet 17
Mapsheet 18
Mapsheet 19
Mapsheet 20
Mapsheet 21
Mapsheet 22
Mapsheet 23
Mapsheet 24
Mapsheet 25
Mapsheet 26
Mapsheet 27
Mapsheet 28
Mapsheet 29
Mapsheet 30

Zone No. 1
Zone No. 2
Zone No. 3
Zone No. 4
Zone No. 5
Zone No. 6
Zone No. 7

Town of Golden

CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No. 1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule A Overview Zoning Map

- Electoral Area Boundary
- Zoning Boundary
- Lake and Rivers
- Parks

Transportation
- Transportation
- Trans Canada Highway Center Line

Zoning Designations
- Zone1 - Rural
- Zone2 - All Legal Uses
- Zone3 - Campground
- Zone4 - Resource Processing
- Zone5 - General Store / Truck Stop
- Zone6 - Helicopter Operations
- Zone7 - Tourist Lodging
- Zone8 - Comprehensive Development
- Zone9 - Comprehensive Development

- Comprehensive Development Areas

CSRD Key Map

Nad 83 CNT Datum
UTM Zone 11

Scale: 1:32,000
(at page size 52x36)

0 0.5 1 2 Km

Prepared by: GIS Department
Columbia Shuswap Regional District
781 Marine Park Drive NE, Salmon Arm, BC V1E 4P1

Date: 2017-Jul-19
File: Overview_Zone169_AreaA_52x36_32k

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SCHEDULE B

ZONING MAPS

Mapsheet 1

Zone No. 2

Zone No. 1

D.L. 17001

Zone No. 6

Mapsheet 2

Zone No. 1

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 1 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation
- Transportation
- Trans Canada Highway Center Line

Zoning Designations
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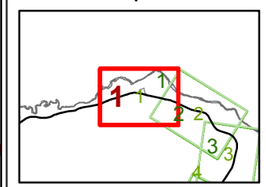
- Zone5 - General Store / Truck Stop
- Zone6 - Helicopter Operations
- Zone7 - Tourist Lodging
- Zone8 - Comprehensive Development
- Zone9 - Comprehensive Development Area

Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 1 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A -- Highway 1 Zoning Bylaw Map 1

Mapsheet 2

Zone No. 6

Zone No. 1

Zone No. 1

Mapsheet 1

Mapsheet 3

HIGHWAY 1

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 2 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation
- Transportation
- Trans Canada Highway Center Line

Zoning Designations
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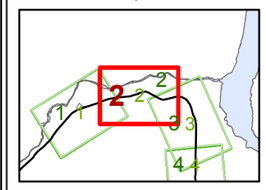
- Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 2 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1

Date: 2017-Jul-25

File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A -- Highway 1 Zoning Bylaw Map 2

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Zone No. 1

Zone No. 1

Zone No. 1

HIGHWAY 1

HIGHWAY 1

Mapsheet 2

Mapsheet 4

Mapsheet 3

CSRD

COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 3 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation

- Transportation
- Trans Canada Highway Center Line

Zoning Designations

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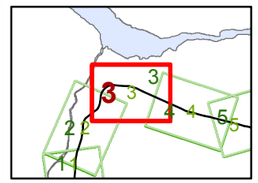
- Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 3 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1

Date: 2017-Jul-25

File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A – Highway 1 Zoning Bylaw Map 3

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Mapsheet 4

Zone No. 1

Zone No. 1

Mapsheet 3

Mapsheet 5

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 4 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation

- Transportation
- Trans Canada Highway Center Line

Zoning Designations

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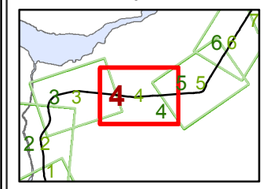
- Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 4 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1

Date: 2017-Jul-25

File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A – Highway 1 Zoning Bylaw

Map 4

Path: M:\Geodata\Projects_Geodata\Planning\Zoning_Older_Bylaws\Zoning_A_Hwy1\mxd\Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps.mxd

Mapsheet 5

Zone No. 1

Mapsheet 4

Mapsheet 6

Zone No. 1

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 5 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation
- Transportation
- Trans Canada Highway Center Line

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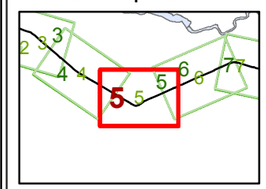
- Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 5 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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Scale **1:10,000**

Prepared by: GIS Department Staff
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Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A -- Highway 1 Zoning Bylaw Map 5

Mapsheet 6

Mapsheet 5

Mapsheet 7

Zone No. 1

CSRD

COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 6 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation

- Transportation
- Trans Canada Highway Center Line

Zoning Designations

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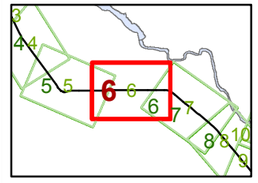
- Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 6 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A -- Highway 1 Zoning Bylaw Map 6

Path: M:\Geodata\Projects_Geodata\Planning\Zoning_Older_Bylaws\Zoning_A_Hwy1\mxd\Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps.mxd

Mapsheet 7

Zone No. 1

Zone No. 1

Mapsheet 6

Mapsheet 8

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 7 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation

- Transportation
- Trans Canada Highway Center Line

Zoning Designations

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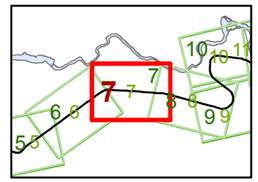
- Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 7 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1

Date: 2017-Jul-25

File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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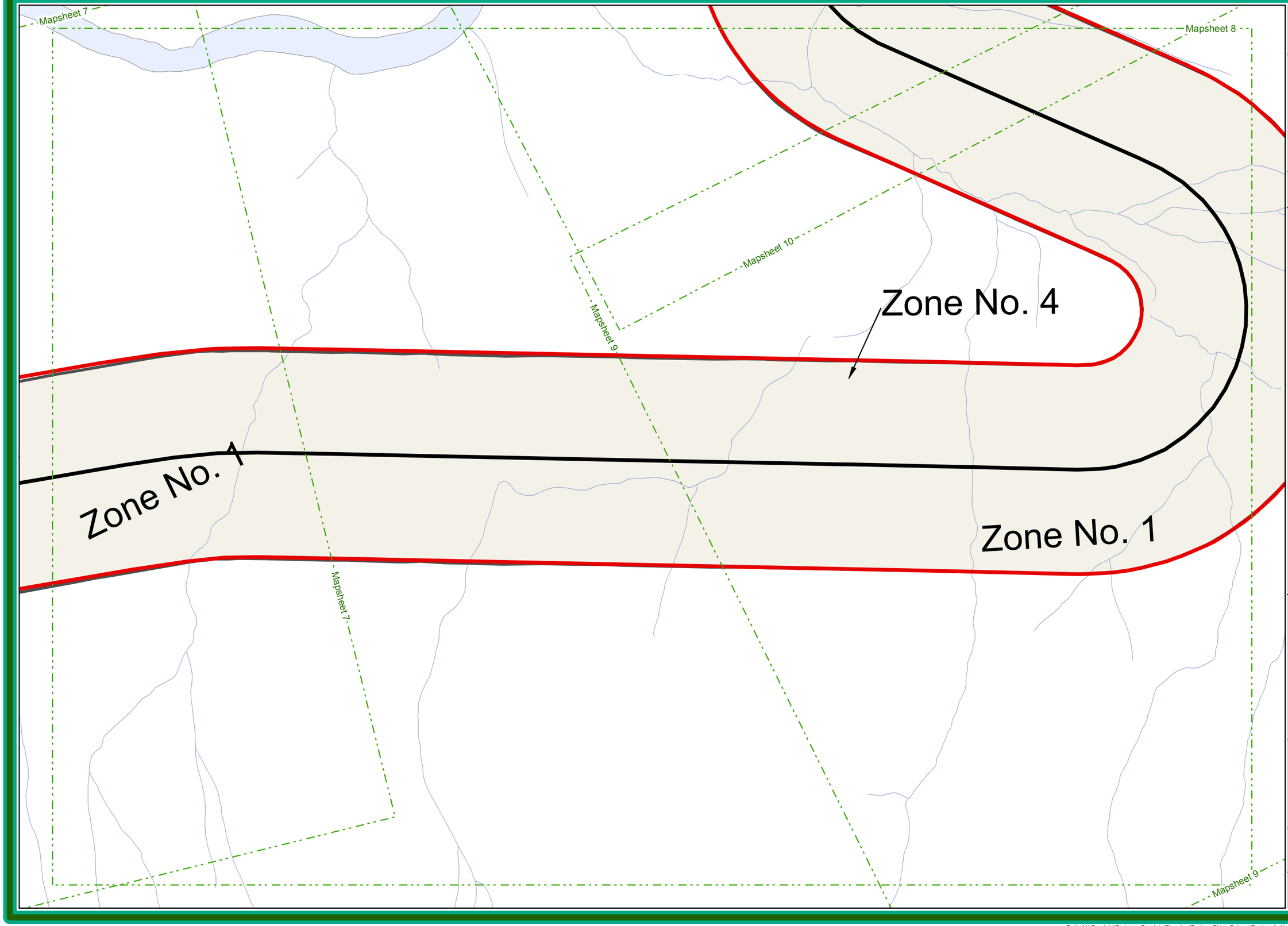
Electoral Area A – Highway 1 Zoning Bylaw

Map 7



CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 8 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation
- Transportation
- Trans Canada Highway Center Line

Zoning Designations
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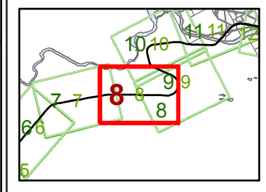

Mapsheet 8 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

The information on this map was compiled by the CSRD for regulatory and internal reference purposes only. No representation or warranty is made as to the accuracy of the information.

Electoral Area A -- Highway 1 Zoning Bylaw

Map 8

Mapsheet 9

Mapsheet 10

Mapsheet 11

Zone No. 4

Zone No. 1

Mapsheet 8

Mapsheet 9

CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 9 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation

- Transportation
- Trans Canada Highway Center Line

Zoning Designations

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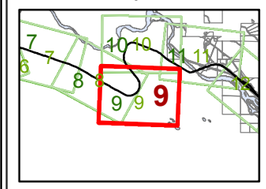
CSRD Mapsheets



Mapsheet 9 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1

Date: 2017-Jul-25

File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A – Highway 1 Zoning Bylaw

Map 9

Path: M:\Geodata\Projects_Geodata\Planning\Zoning_Older_Bylaws\Zoning_A_Hwy1\mxd\Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps.mxd

Mapsheet 10

Mapsheet 11

Mapsheet 8

Mapsheet 9

Frac. E 1/2
except R/W
of CPR

20
Tp.29 Rge.23

Zone No. 1

CANADIAN PACIFIC RAILWAY

CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 10 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation
- Transportation
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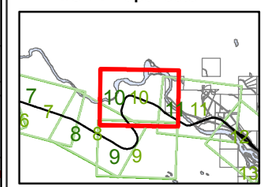
CSRD Mapsheets



Mapsheet 10 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A – Highway 1 Zoning Bylaw Map 10

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Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 11 of 30

Zoning Boundary
Parcel Boundary
Rivers & Streams
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Transportation
Trans Canada Highway Center Line

Zoning Designations
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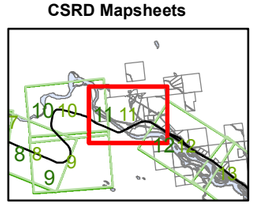
Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 11 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-31
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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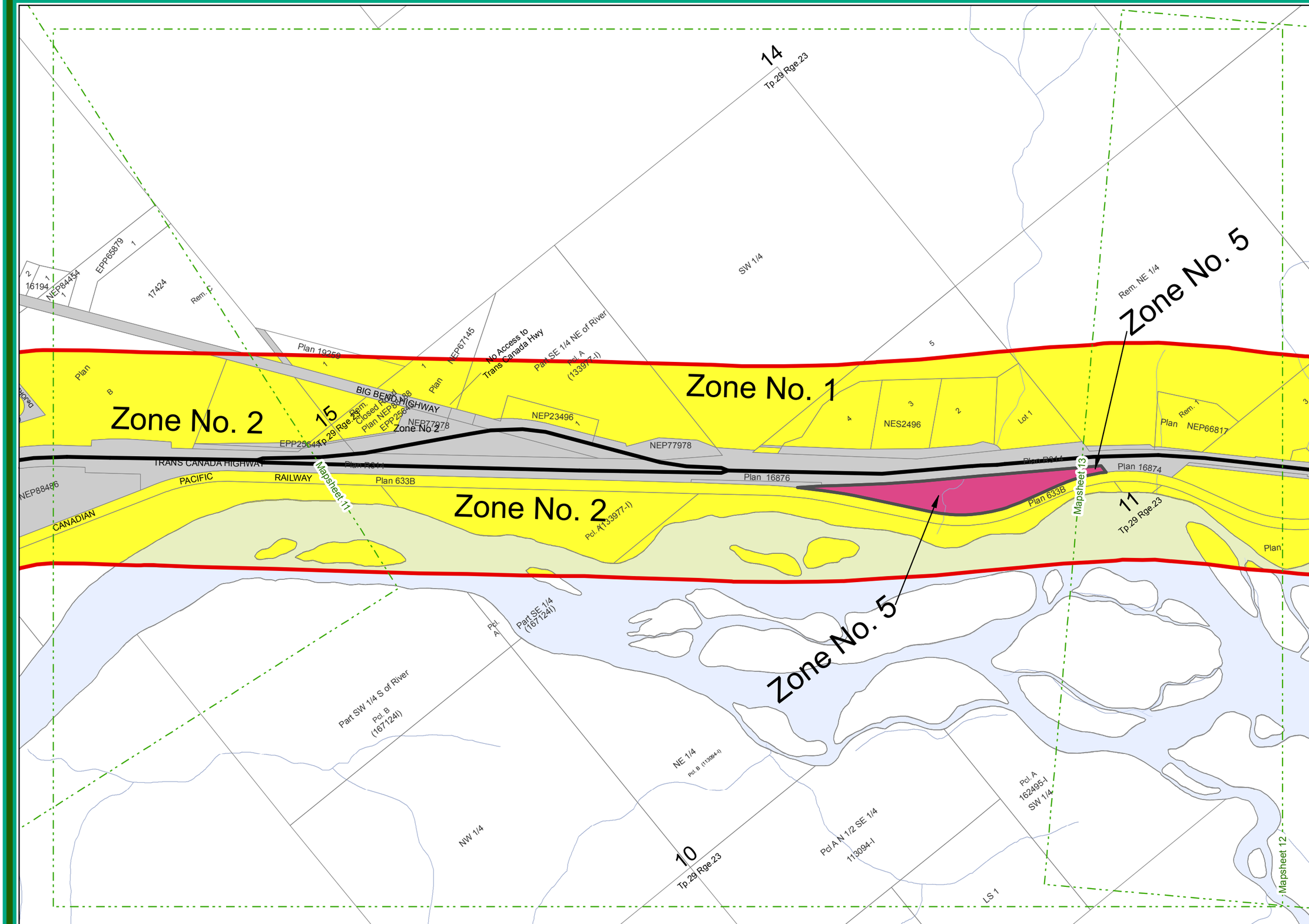
Electoral Area A – Highway 1 Zoning Bylaw Map 11

Path: M:\Geodata\Projects_Geodata\Planning\Zoning_Older_Bylaws\Zoning_A_Hwy1\mxd\Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps.mxd



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Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 12 of 30

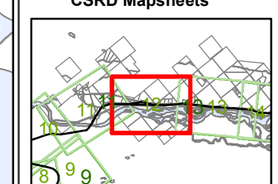
Zoning Boundary
Parcel Boundary
Rivers & Streams
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Transportation
Trans Canada Highway Center Line

Zoning Designations
Zone1 - Rural
Zone2 - All Legal Uses
Zone3 - Campground
Zone4 - Resource Processing
Zone5 - General Store / Truck Stop
Zone6 - Helicopter Operations
Zone7 - Tourist Lodging
Zone8 - Comprehensive Development
Zone9 - Comprehensive Development Area

Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 12 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A -- Highway 1 Zoning Bylaw

Map 12

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Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 13 of 30

Zone No. 5

Zone No. 1

Zone No. 1

Rem. NE 1/4

NW 1/4

NEP85423
1

12
Tp.29 Rge.23

SE 1/4

NE 1/4
Rem. Pcl. A

NW 1/4

EPP5264
1

FORDE STATION ROAD 4A

Plan EPP5264
2
3

EPP33258
1

Rem. 1
Plan NEP66817

Plan
3
2

EPP46982
1

Plan NEP85478

Plan P314

TRANS CANADA HIGHWAY

Plan 16874

Plan 16873

CANADIAN PACIFIC RAILWAY

Plan 17527

Plan 633B

Plan 16875

CANADIAN PACIFIC

17973

Rem. SE 1/4

17445

633B

11
Tp.29 Rge.23

Mapsheet 12

Plan

1
Tp.29 Rge.23

Mapsheet 14

Mapsheet 13

Pcl. A
162495-I
SW 1/4

2 Rge.23

Zoning Boundary
Parcel Boundary
Rivers & Streams
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Transportation
Trans Canada Highway Center Line

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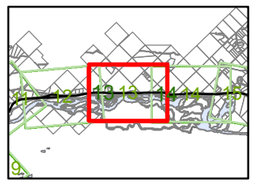
Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 13 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
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Electoral Area A – Highway 1 Zoning Bylaw Map 13

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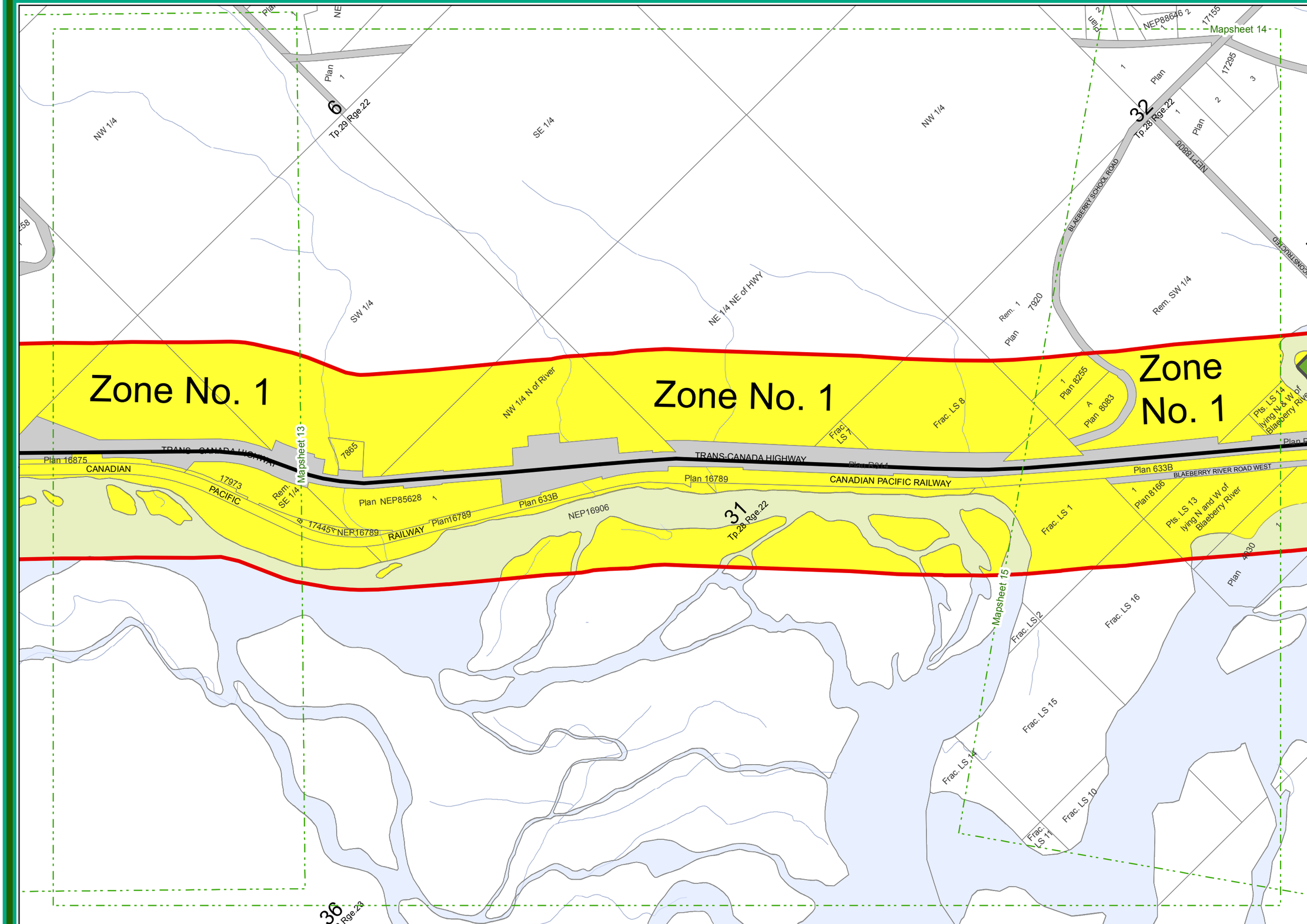

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Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 14 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation

- Transportation
- Trans Canada Highway Center Line

Zoning Designations

- Zone1 - Rural
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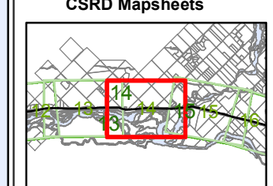
- Zone5 - General Store / Truck Stop
- Zone6 - Helicopter Operations
- Zone7 - Tourist Lodging
- Zone8 - Comprehensive Development
- Zone9 - Comprehensive Development Area

- Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 14 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A -- Highway 1 Zoning Bylaw

Map 14

Path: M:\Geodata\Projects_Geodata\Planning\Zoning_Older_Bylaws\Zoning_A_Hwy1\mxd\Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps.mxd

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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 15 of 30

Zoning Boundary
Parcel Boundary
Rivers & Streams
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Transportation
Trans Canada Highway Center Line

Zoning Designations
Zone1 - Rural
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Zone9 - Comprehensive Development Area

Comprehensive Development Areas

CSRD Mapsheets

Mapsheet 15 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
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781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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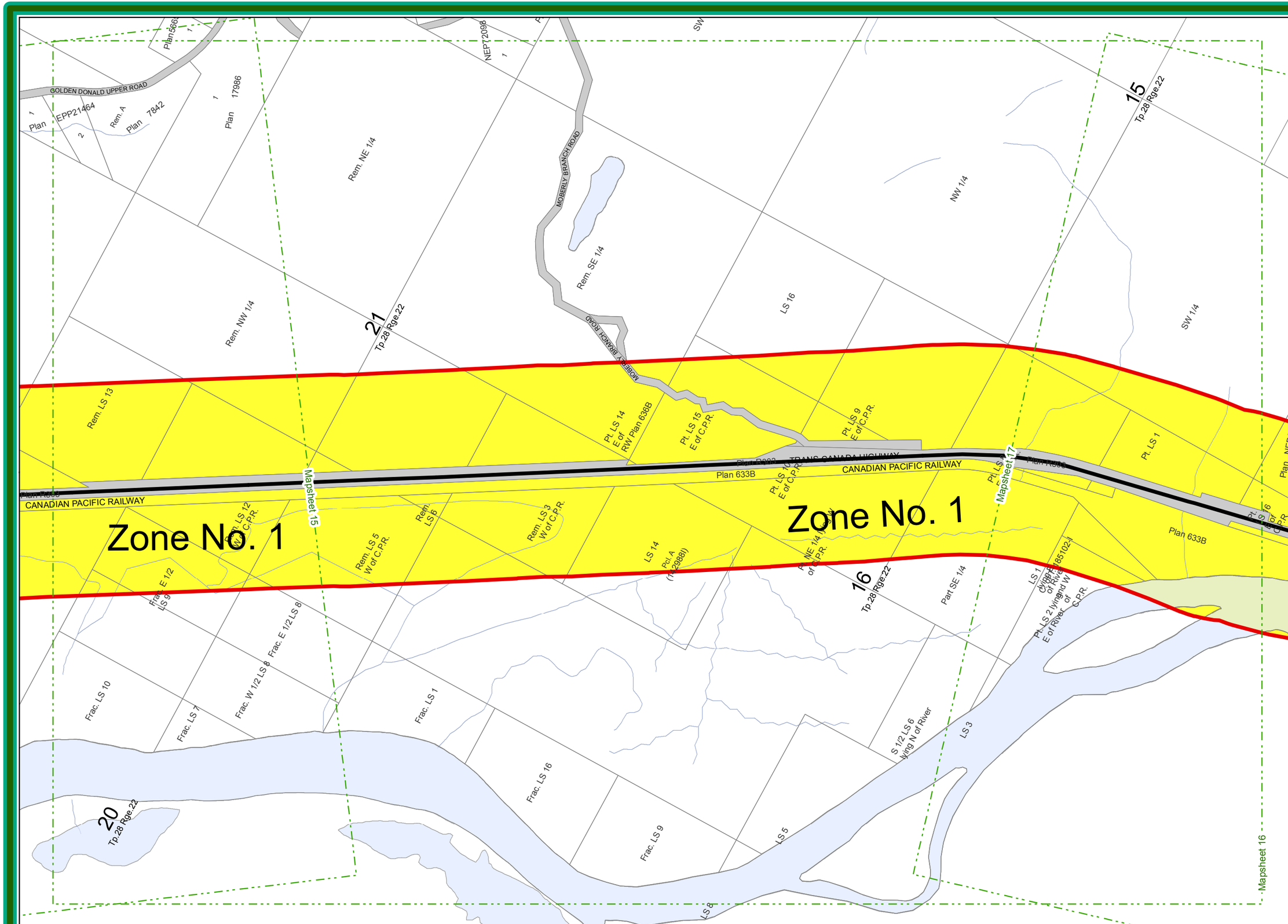
Electoral Area A -- Highway 1 Zoning Bylaw Map 15

Path: M:\Geodata\Projects_Geodata\Planning\Zoning_Older_Bylaws\Zoning_A_Hwy1\mxd\Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps.mxd



Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 16 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation

- Transportation
- Trans Canada Highway Center Line

Zoning Designations

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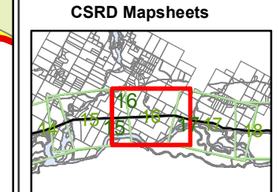
- Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 16 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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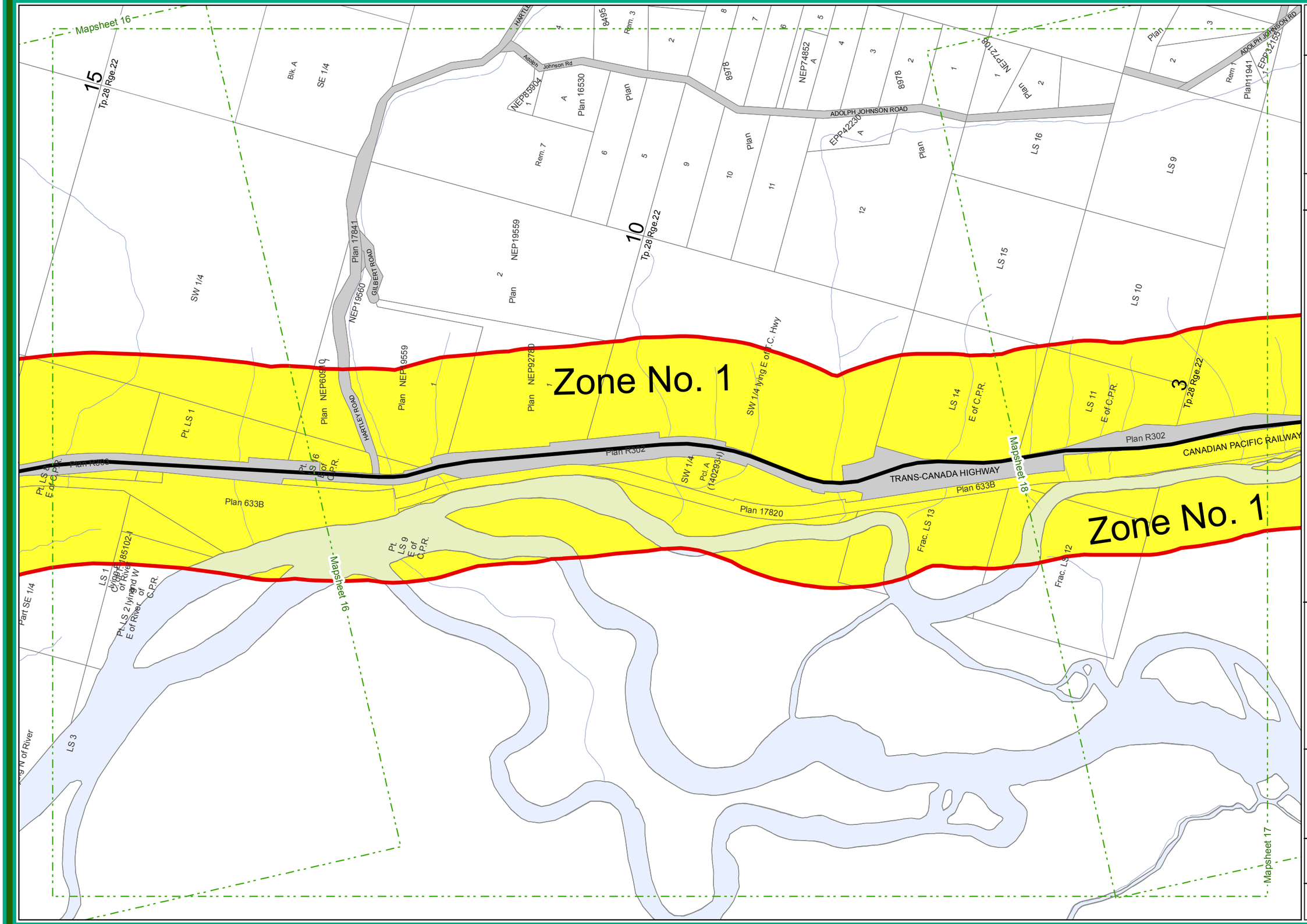
Electoral Area A -- Highway 1 Zoning Bylaw

Map 16

Path: M:\Geodata\Projects_Geodata\Planning\Zoning_Older_Bylaws\Zoning_A_Hwy1\mxd\Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps.mxd



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Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 17 of 30

Zoning Boundary
Parcel Boundary
Rivers & Streams
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Transportation
Trans Canada Highway Center Line

Zoning Designations
Zone1 - Rural
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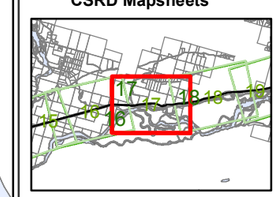
Zone7 - Tourist Lodging
Zone8 - Comprehensive Development
Zone9 - Comprehensive Development Area

Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 17 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
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781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A -- Highway 1 Zoning Bylaw

Map 17

Path: M:\Geodata\Projects_Geodata\Planning\Zoning_Older_Bylaws\Zoning_A_Hwy1\mxd\Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps.mxd

Mapsheet 18

Zone No. 1

Zone No. 1

Zone No. 1

Mapsheet 17

Mapsheet 19

Mapsheet 17

TRANS-CANADA HIGHWAY

CANADIAN PACIFIC RAILWAY

Plan R302

Plan 16877

Plan 633B

ADOLPH JOHNSON RD

NEP91885

NEP72108

EPP32155

Plan11941

Rem. LS 6

Rem. LS 3

LS 16

LS 9

LS 15

LS 10

LS 11

LS 5

Frac. LS 12

E of C.P.R.

3 Tp.28 Rge.22

35 Tp.27 Rge.22

34 Tp.27 Rge.22

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 18 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation

- Transportation
- Trans Canada Highway Center Line

Zoning Designations

- Zone1 - Rural
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- Zone7 - Tourist Lodging
- Zone8 - Comprehensive Development
- Zone9 - Comprehensive Development Area

- Comprehensive Development Areas

CSRD Mapsheets

Mapsheet 18 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1

Date: 2017-Jul-25

File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A -- Highway 1 Zoning Bylaw Map 18

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Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 19 of 30

Zoning Boundary
Parcel Boundary
Rivers & Streams
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Transportation
Trans Canada Highway Center Line

Zoning Designations
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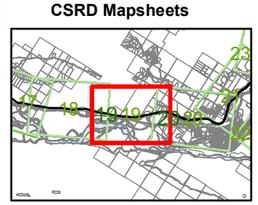
Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 19 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A – Highway 1 Zoning Bylaw Map 19

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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 20 of 30

Zoning Boundary
Parcel Boundary
Rivers & Streams
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Transportation
Trans Canada Highway Center Line

Zoning Designations
Zone1 - Rural
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Zone9 - Comprehensive Development Area

Comprehensive Development Areas

CSRD Mapsheets

Mapsheet 20 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
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Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A – Highway 1 Zoning Bylaw — Map 20

Zone No. 1
Zone No. 2
Zone No. 2
Zone No. 2
Mapsheet 19
Mapsheet 20
Mapsheet 21
Town of Golden
TRANS-CANADA HIGHWAY
CROMAC RIDGE ROAD
GOLDEN DONALD UPPER ROAD
OTTOSON ROAD
Hospital Creek
Part N 1/2 E of C.P.R.
Pcl. A Sketch Plan 5252I
A.F.P.B. 12556
Tp.27 Rge.22
24
23
EPP21434
NEP 90050
NEP76175
NEP19327
EPP58429
Rem. SW 1/4
SE 1/4
LS 15
LS 14
LS 11
LS 10
16171
4900
Ref. Plan 9624-I
Plan 4572

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Mapsheet 21

GOLDEN DONALD UPPER ROAD

Blk. A

Plan 17480

Rem. LS 9

NEP22194

Plan 19690

DL 4752

18852

Plan NEP77780

HIETALA ROAD

LAPP ROAD

18

Tp.27 Rge.21

Rem. 3

10108

Rem. 1 Plan NEP23243

EPP32695 A

Plan 20789

Plan 20790

Rem. 15202

NEP67443

Plan

Zone No. 6

Plan 10108

Rem. SE 1/4

15202

NEP61947

NEP72569

NEP71257

NEP59184

EPP2960

Mapsheet 20

Mapsheet 23

Town of Golden

CANADIAN PACIFIC RAILWAY

Kicking Horse River

Zone No. 1

Zone No. 2

7

Tp.27 Rge.21

Mapsheet 22

MT 1 FOREST SERVICE ROAD

SW 1/4

8

Tp.27 Rge.21

CSRD

COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 21 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
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Transportation

- Transportation
- Trans Canada Highway Center Line

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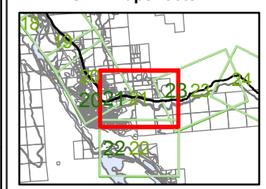
- Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 21 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1

Date: 2017-Jul-25

File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A -- Highway 1 Zoning Bylaw Map 21

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 22 of 30

Town of Golden

Zone No. 2

Mapsheet 21

Mapsheet 23

Mapsheet 22

MT 7 FOREST SERVICE ROAD

NEP19351

SW 1/4

Rem. Frac. LS 10

Rem. LS 9

unconstructed

REFLECTION LAKE ROAD

16263 Plan

Pt. SE 1/4

unnamed

HIGHWAY 95

CANADIAN PACIFIC RAILWAY

Plan10251

Plan9491

Pcl. A LS 16

Pt. of LS 13

LS 13

LS 4

Rem. Blk. A

NEP66581

Rem. LS 14

Plan 12825

Plan14185

DAY ROAD

NEP73400

CHAMPAGNE ROAD

1 Tp.27 Rge.22

6 Tp.27 Rge.21

5 Tp.27 Rge.21

Zoning Boundary
Parcel Boundary
Rivers & Streams
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Transportation
Trans Canada Highway Center Line

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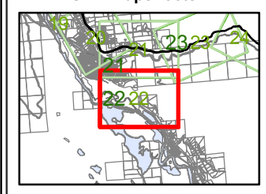
CSRD Mapsheets



Mapsheet 22 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

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781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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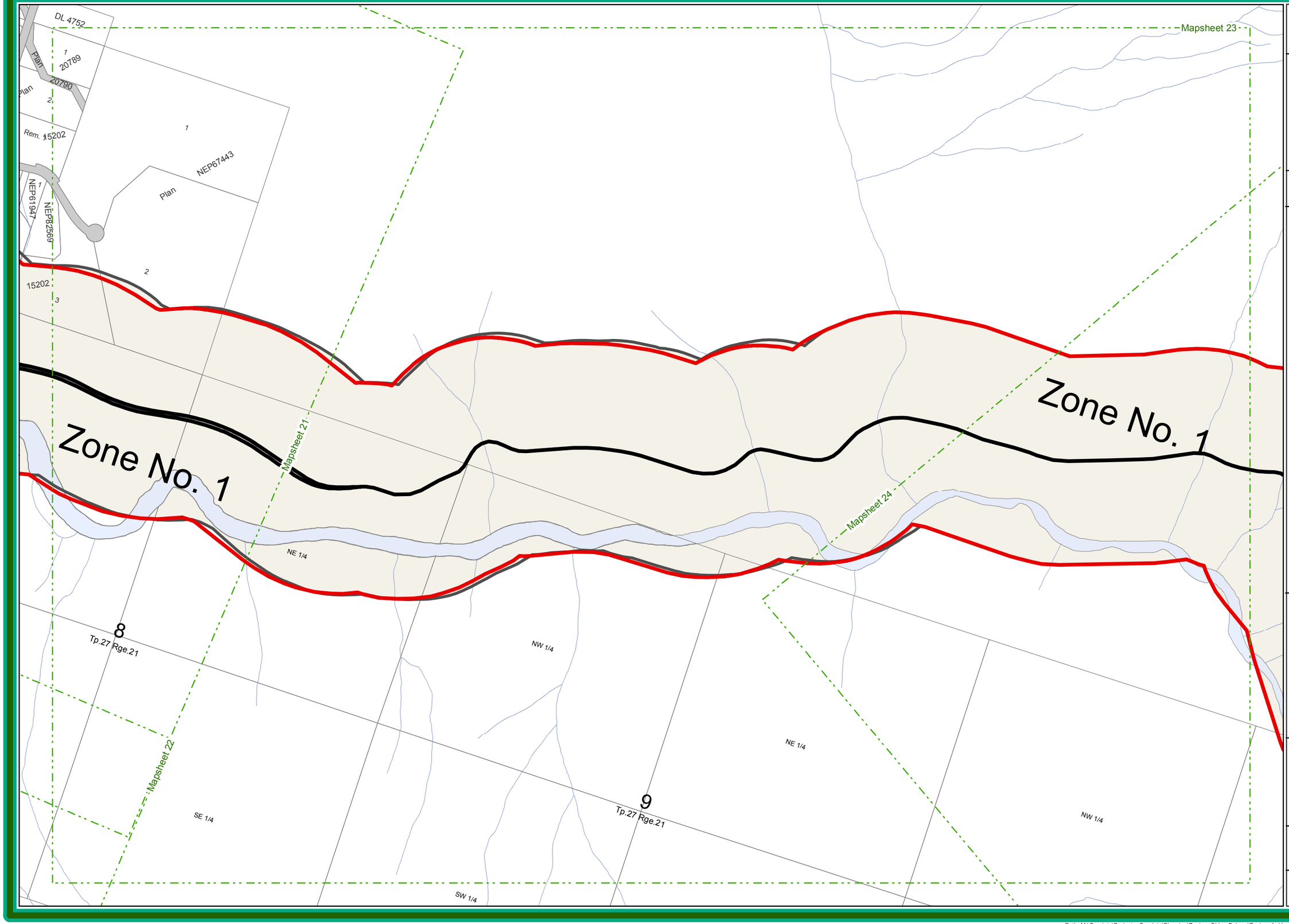
Electoral Area A -- Highway 1 Zoning Bylaw Map 22



Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 23 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation

- Transportation
- Trans Canada Highway Center Line

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- Zone9 - Comprehensive Development Area

- Comprehensive Development Areas

CSRD Mapsheets

Mapsheet 23 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

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781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A – Highway 1 Zoning Bylaw Map 23

Mapsheet 24

Zone No. 1

Zone No. 1

Zone No. 1

Mapsheet 25

Mapsheet 23

Mapsheet 25

NE 1/4

NW 1/4

NE 1/4

SW 1/4

NW 1/4

SE 1/4

SE 1/4

NEP67761

10

Tp.27 Rge.21

11

Tp.27 Rge.21

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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 24 of 30

- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
- Electoral Area Boundary
- Mapsheet Boundary
- Lake and Rivers

Transportation
- Transportation
- Trans Canada Highway Center Line

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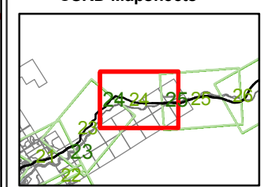
- Zone9 - Comprehensive Development Area

- Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 24 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

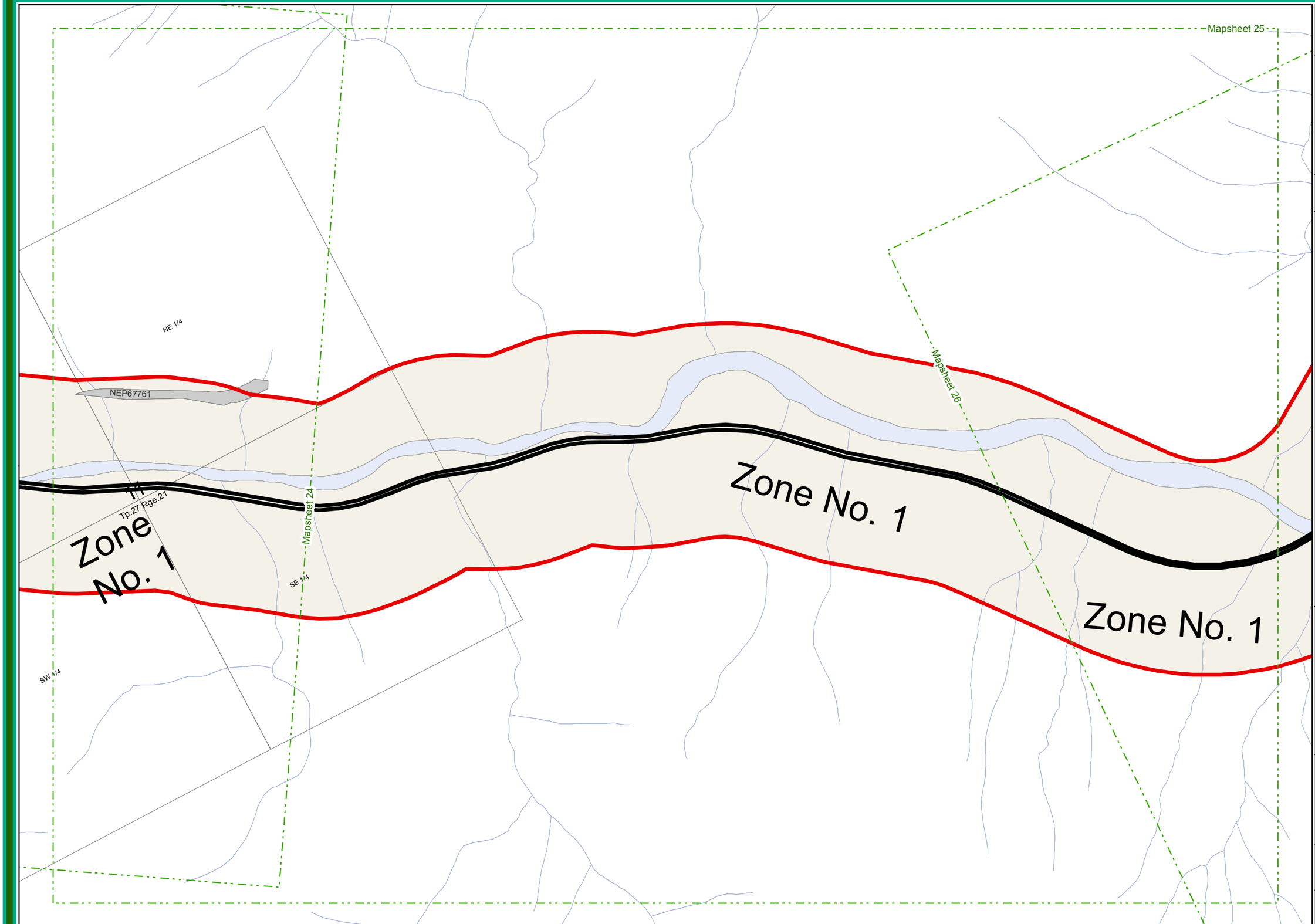
0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

The information on this map was compiled by the CSRD for regulatory and internal reference purposes only. No representation or warranty is made as to the accuracy of the information.

Electoral Area A -- Highway 1 Zoning Bylaw Map 24



CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

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- Zoning Boundary
- Parcel Boundary
- Rivers & Streams
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- Zone2 - All Legal Uses
- Zone3 - Campground
- Zone4 - Resource Processing
- Zone5 - General Store / Truck Stop
- Zone6 - Helicopter Operations
- Zone7 - Tourist Lodging
- Zone8 - Comprehensive Development
- Zone9 - Comprehensive Development Area

- Comprehensive Development Areas

CSRD Mapsheets

Mapsheet 25 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A -- Highway 1 Zoning Bylaw Map 25

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Zone No. 1

Zone No. 1

Mapsheet 25

Mapsheet 27

Mapsheet 26

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

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CSRD Mapsheets

Mapsheet 26 of 30

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Electoral Area A -- Highway 1 Zoning Bylaw Map 26

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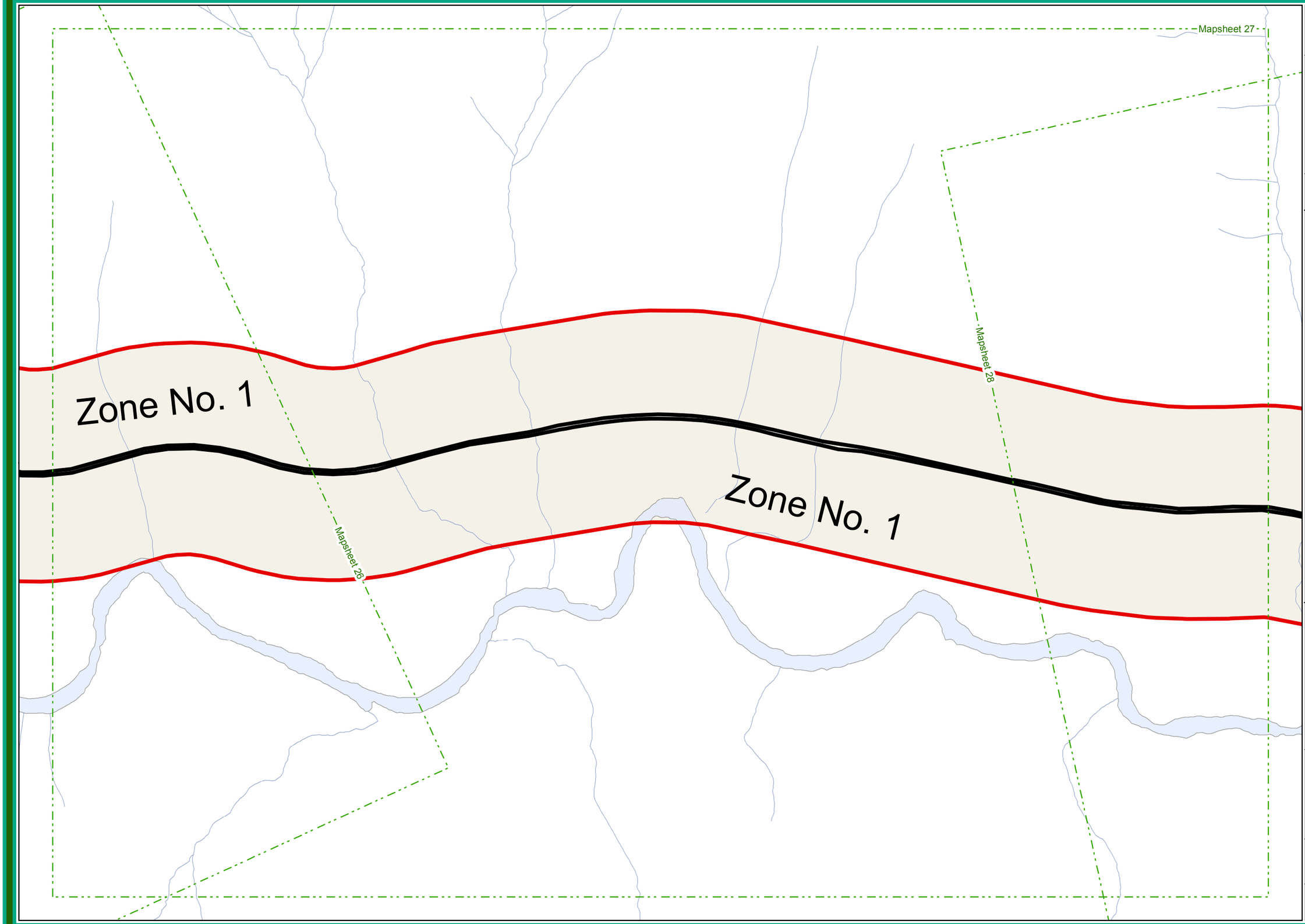

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COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

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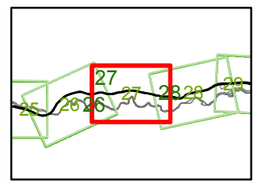

Mapsheet 27 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
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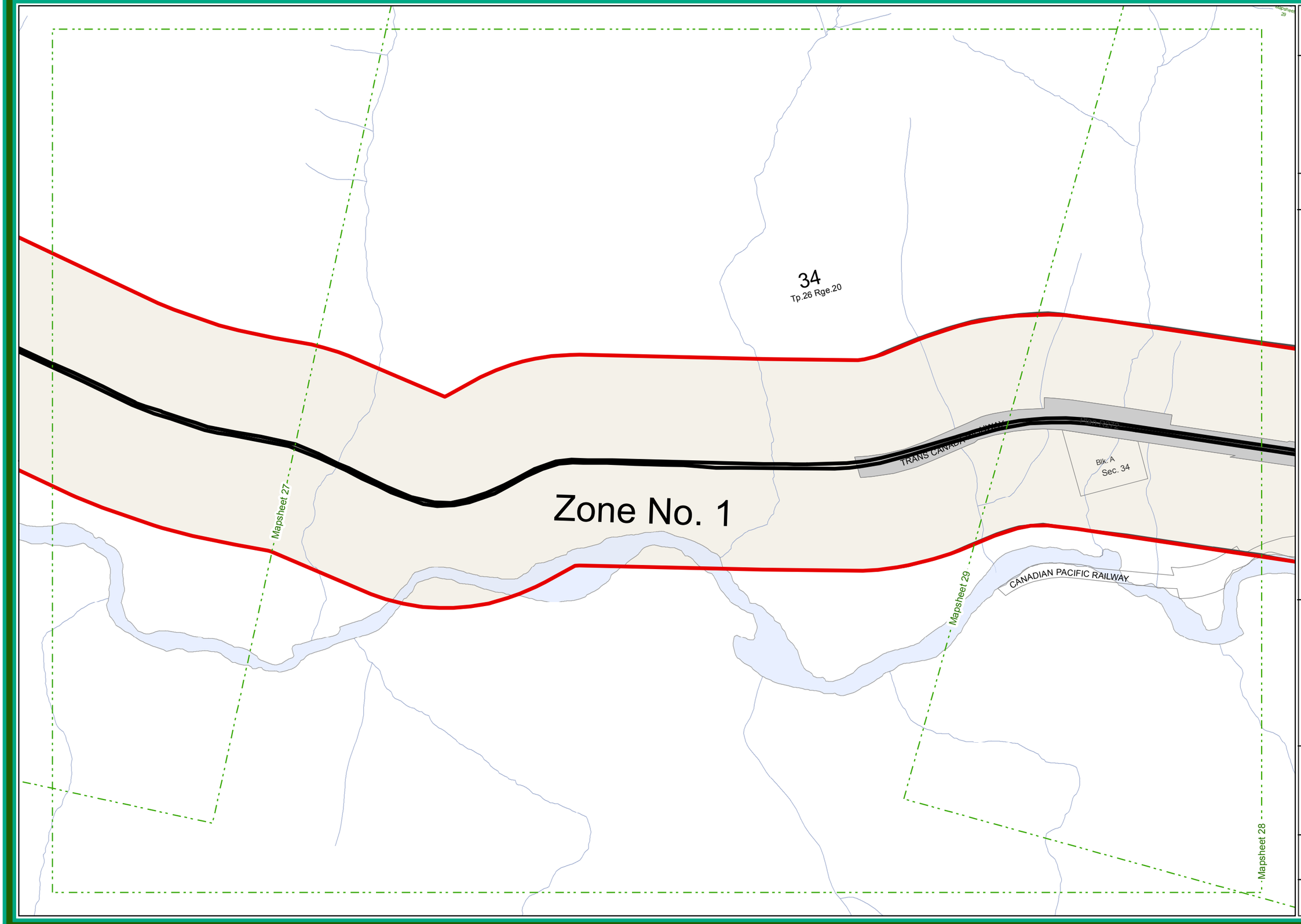
Electoral Area A -- Highway 1 Zoning Bylaw — Map 27

CSRD
COLUMBIA SHUSWAP REGIONAL DISTRICT

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

Mapsheet 28 of 30



Zoning Boundary
Parcel Boundary
Rivers & Streams
Electoral Area Boundary
Mapsheet Boundary
Lake and Rivers

Transportation
Transportation
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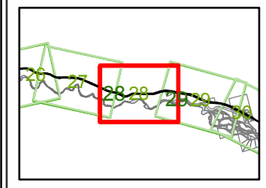
Comprehensive Development Areas

CSRD Mapsheets



Mapsheet 28 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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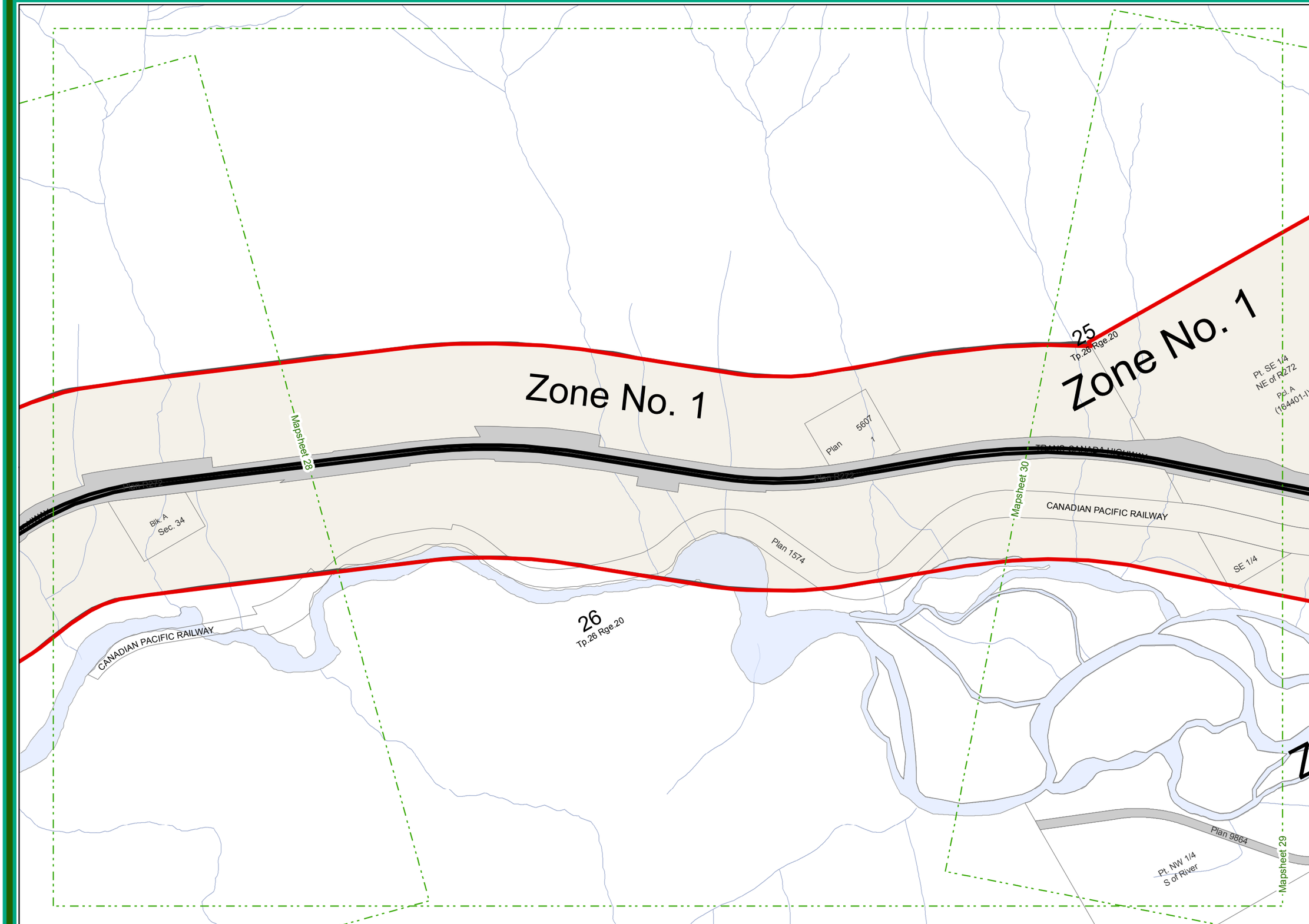
Electoral Area A -- Highway 1 Zoning Bylaw — Map 28

Path: M:\Geodata\Projects_Geodata\Planning\Zoning_Older_Bylaws\Zoning_A_Hwy1\mxd\Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps.mxd



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Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

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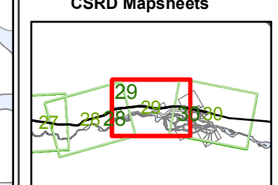
CSRD Mapsheets



Mapsheet 29 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

0 100 200 300m

Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A -- Highway 1 Zoning Bylaw

Map 29

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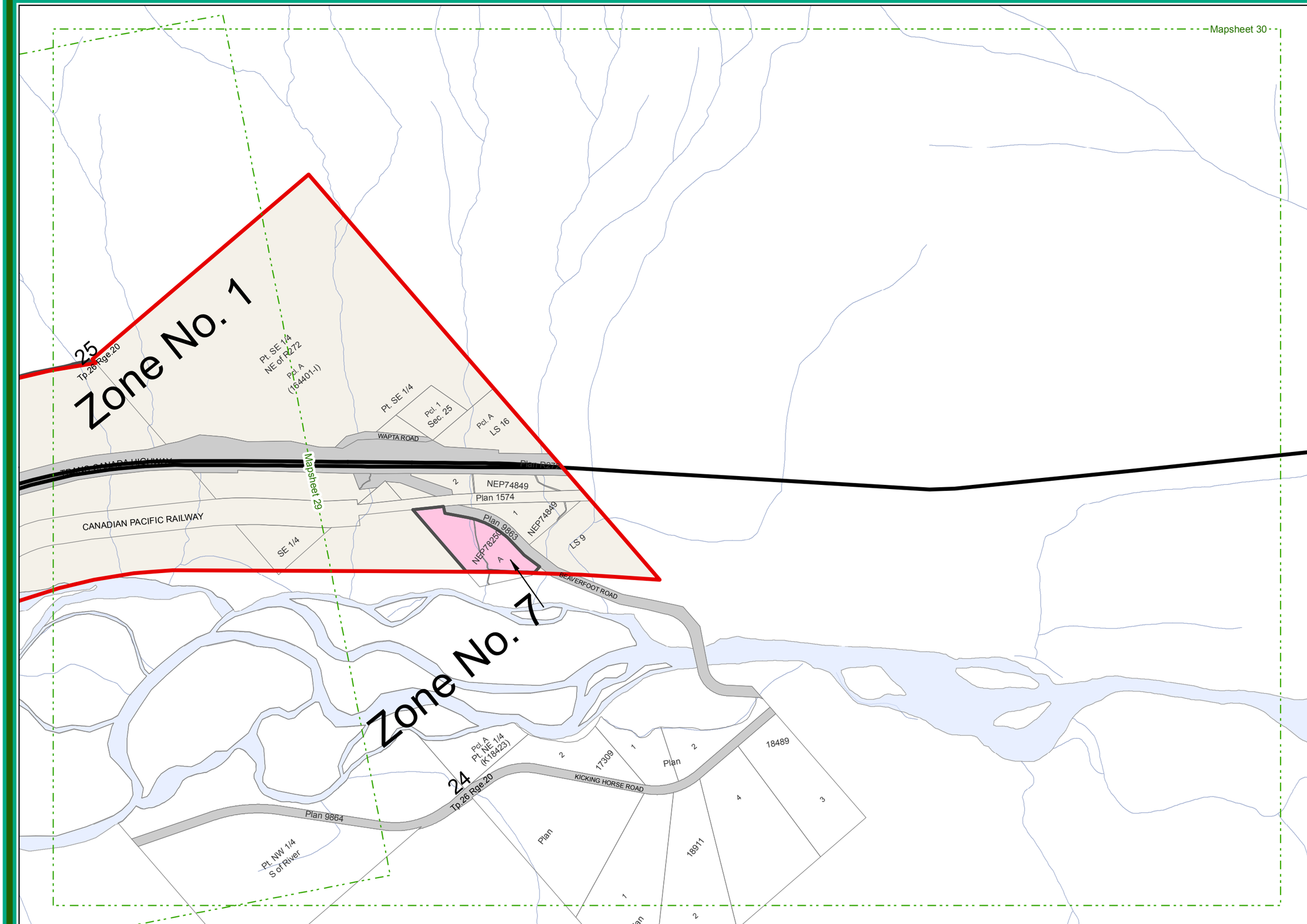

CSRD

Highway Planning Area No.1 Amendment (Columbia Crossing) Bylaw No. 649

Schedule B Zoning Maps

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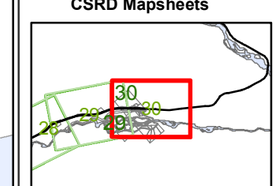

Mapsheet 30 of 30

Nad 83 CNT Datum
UTM Zone 11 Projection

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Scale **1:10,000**

Prepared by: GIS Department Staff
Columbia Shuswap Regional District
781 Marine Park Dr NE, Salmon Arm, BC V1E 4P1
Date: 2017-Jul-25
File: Mapbook_Zoning_AreaA_Hwy1_11x17_StripMaps

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Electoral Area A -- Highway 1 Zoning Bylaw

Map 30

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BOARD REPORT

TO:	**Chair and Directors**	**File No:**	BL2558 CV20160145

SUBJECT: Electoral Area D: Salmon Valley Land Use Amendment (674816 BC Ltd.) Bylaw No. 2558

DESCRIPTION: Report from Jennifer Sham, Planner, dated July 17, 2017.
Highway 97, Falkland

RECOMMENDATION: THAT: "Salmon Valley Land Use Amendment (674816 BC Ltd.) Bylaw No. 2558" be read a first time this 17th day of August, 2017;

AND THAT: the Board utilize the simple consultation process for Bylaw No. 2558, and it be referred to the following agencies and First Nations:

- Area D Advisory Planning Commission;
- Interior Health Authority;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development –Archaeology Branch;
- Ministry of Transportation and Infrastructure;
- FortisBC;
- BC Hydro;
- CSRD Operations Management; and,
- All relevant First Nations.

SHORT SUMMARY:

The agent has applied to redesignate and rezone a portion of the subject property located in Falkland on Highway 97 from C Commercial to RS Residential (proposed Lots 3 and 4), and further amend the C Commercial zone for only proposed Lot 5 to additionally allow outdoor storage of vehicles, recreational vehicles (RVs), boats, and trailers.

VOTING:	Unweighted Corporate ☐	LGA Part 14 (Unweighted) ☒	Weighted Corporate ☐	Stakeholder *(Weighted)* ☐

BACKGROUND:

REGISTERED OWNER:
674816 BC Ltd.

AGENT:
Baldalip Thind

ELECTORAL AREA:
D

LEGAL DESCRIPTION:
Lot A Section 3 Township 18 Range 12 W6M KDYD Plan KAP49754 Except Plan KAP49757

SURROUNDING LAND USE PATTERN:
North = Residential, High Density Residential, Vacant
South = Highway 97, Rural Residential
East = Westwynd Drive, Residential
West = Wetaskiwin Road, Rural

CURRENT USE:
Vacant

PROPOSED USE:
Commercial (Lots 1, 2, and 5) and Residential (Lots 3 and 4)

PARCEL SIZE:
2.43 ha

PROPOSED PARCEL SIZES:
Lot 1 = 0.4 ha
Lot 2 = 0.51 ha (0.44 ha exclusive of panhandle)
Lot 3 = 0.55 ha (0.49 ha exclusive of panhandle)
Lot 4 = 0.48 ha
Lot 5 = 0.49 ha

DESIGNATION/ZONE:
Salmon Valley Land Use Bylaw No. 2500
C Commercial (site specific zone)

PROPOSED DESIGNATION/ZONE:
C Commercial & RS Single and Two Family Residential

AGRICULTURAL LAND RESERVE: 0 %

SITE COMMENTS: A site visit was not conducted. The parent property that created the subject property was recently subdivided in 2017 (EPP58847) - the subject property is the remainder parcel. According to orthophotographs, the property is currently vacant.

POLICY:

Salmon Valley Land Use Bylaw No. 2500

Part 1 Broad Objectives and Policies

Policy 1.9.2.4 Future single family residential uses with a minimum parcel size of 1400 m^2 or less and multifamily residential uses shall be limited to areas within the community of Falkland.

Policy 1.9.2.7 New highway commercial and service commercial uses are encouraged to concentrate in Falkland, fronting on Highway 97.

2.2.14 Screening

Screening required by this bylaw shall be provided by the owner of a parcel at the time of development of the parcel and shall be constructed, erected, installed, or planted prior to the occupancy or use of the building or structure constructed, erected, or located on the parcel, and will be maintained by the registered owner(s) of the property.

2.2.14.1 Screening having a height of not less than 1.8 m shall be provided by the owner of a parcel zoned as C, RC, GI, GC, or AP along all parcel boundaries which abut parcels zoned as RR, RS, RHS, or RM.

2.7 RS Single and Two Family Residential
Permitted uses: single family dwelling; two family dwelling; home occupation; accessory use.

Maximum number of dwellings: 1 single family dwelling or 1 two family dwelling per parcel;

Minimum parcel size for subdivision for a single family dwelling:
Serviced by both a community water and sewer system = 700 m2
Serviced by a community water system = 4000 m2

Minimum parcel size of subdivision for a two family dwelling or church:
Serviced by both a community water and sewer system = 1000 m2
Serviced by a community water system = 4000 m2

2.10 C Commercial
Permitted uses: automotive part supply; bank; boat building; botanical and zoological garden; building material supply; campground, recreation vehicle park; car wash; commercial recreation establishment; contractor and tradesman office and works yard; convenience store; farm and garden supply; fruit and vegetable sales; gasoline service station, key-lock fuel establishment; hotel, motel; institutional use; insurance, finance or real estate office; licensed establishment; (this includes neighbourhood pub) medical and dental office; museum and archive; personal service establishment; printing and publishing; radio, TV, and telephone communication facility; repair shop; restaurant, cafe; retail establishment; sale, rental, service and repair of motor vehicles, recreation vehicles, and boats; sign shop; theatre; trucking and storage; upholstery shop; wholesale establishment; accessory use; single family dwelling in conjunction with uses listed; accessory dwelling in conjunction with permitted uses listed.

Maximum number of dwellings per parcel: 1 dwelling per parcel

Minimum parcel size for subdivision:
Serviced by both a community water and sewer system = 1400 m2
Serviced by a community water system = 4000 m2
In all other cases = 1 ha

Maximum parcel coverage: 40%

Special Regulation for the subject property (BL2554) allows "mini storage" as an additional permitted use.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

Proposal
The applicant has applied for subdivision to create 5 lots: 3 commercial lots (adjacent to Highway 97) and 2 residential lots, on the 2.43 ha subject property. This rezoning is not required to create the 5 lots as the lots meet the minimum parcel size of 4000 m^2 as set out in the Commercial zone in Bylaw No. 2500; however, the bylaw amendment is required because the applicant would like to:

- add outdoor storage of vehicles, boats, and trailers to the list of permitted uses in the Commercial zone for proposed lot 5; and,
- rezone proposed lots 3 and 4 lots to RS Single and Two Family Residential for residential use.

BL2554 added "mini storage" to the Commercial zone for the parent parcel. A mapping amendment to the parent parcel is required due to the proposed change in use for the residential properties.

Water
The development is within the CSRD's Falkland Waterworks Service Area and will require connection to this community water system. Proof of water requirements will be required during the subdivision stage.

Sewage Disposal
All proposed lots will have on-site septic systems. Proof of adequate sewage disposal on each lot will be required during the subdivision stage.

Access
Access to the property from Highway 97 will be via Westridge Drive on the east, and Wetaskiwin Road on the west. Wetaskiwin Road is also the access road for the CSRD Falkland Transfer Station. This application is within 800 m of a controlled access highway (Highway 97), and Ministry of Transportation and Infrastructure (MOT) approval is required between third reading and adoption.

SUMMARY:

The proposal is to allow outdoor vehicle, boat, and trailer storage on proposed lot 5 and to create 2 residential lots from the parent property. Staff is recommending first reading and referral to affected agencies and First Nations for the following reasons:

- the residential use proposed is consistent with the land use pattern policies in Bylaw No. 2500; and,
- new commercial development is encouraged in Falkland along Highway 97 as stated in Bylaw No. 2500.

IMPLEMENTATION:

Consultation Process:
As per CSRD Policy No. P-18 regarding Consultation Processes – Bylaws, staff recommend the simple consultation process. Neighbouring property owners will first become aware of the application for the bylaw amendment when notice of development signs are posted on the property.

Referral Process:
The following list of referral agencies is recommended:

- Area D Advisory Planning Commission;
- Interior Health Authority;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development;

- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- Ministry of Transportation and Infrastructure;
- Fortis BC;
- BC Hydro;
- CSRD Operations Management; and,
- All relevant First Nations including:
    - Adams Lake Indian Band;
    - Coldwater Indian Band;
    - Cook's Ferry Indian Band;
    - Little Shuswap Indian Band;
    - Lower Similkameen Indian Band;
    - Neskonlith Indian Band;
    - Nlaka'pamux Nation Tribal Council;
    - Okanagan Indian Band;
    - Okanagan Nation Alliance;
    - Penticton Indian Band;
    - Siska Indian Band;
    - Splats'in First Nation; and,
    - Esh-kn-am Cultural Resources Management Services.

COMMUNICATIONS:

To be provided following referral process.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

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

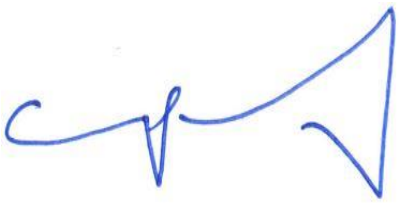
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Salmon Valley Land Use Bylaw No. 2500

Report Approval Details

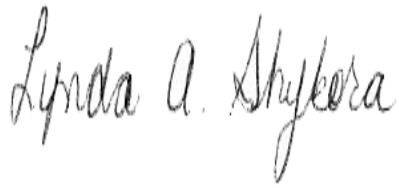
Document Title:	2017-08-17_Board_DS_BL2558_674816BCLTD.docx
Attachments:	- BL2558_first_reading.pdf - Maps_Plans_BL2558.pdf
Final Approval Date:	Aug 4, 2017

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



Corey Paiement - Aug 4, 2017 - 1:31 PM

Gerald Christie - Aug 4, 2017 - 1:33 PM



Lynda Shykora - Aug 4, 2017 - 1:44 PM

Charles Hamilton - Aug 4, 2017 - 2:57 PM

COLUMBIA SHUSWAP REGIONAL DISTRICT

SALMON VALLEY LAND USE AMENDMENT (674816 BC LTD.) BYLAW NO. 2558

A bylaw to amend the "Salmon Valley Land Use Bylaw No. 2500"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 2500;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 2500;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "Salmon Valley Land Use Bylaw No. 2500" is hereby amended as follows:

A. TEXT AMENDMENT

i) Part II Land Use Regulations, Section 2.10 is hereby amended as follows:

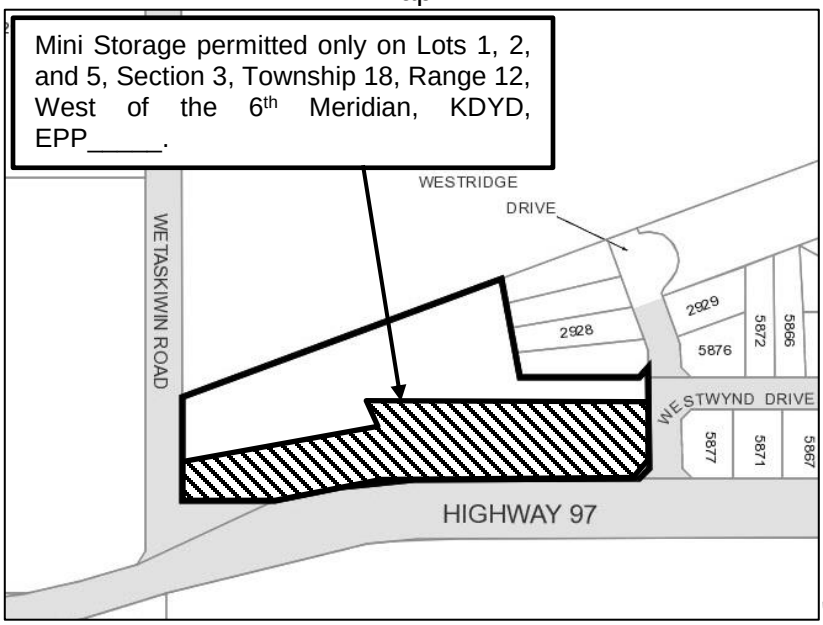
a) by removing Subsection 2.10.3 in its entirety and replacing it as follows:

"Special Regulation

2.10.3 In this subsection, lands are described by legal description and by map, and in the event of any discrepancy between the legal description of the lands and the map, the map governs.

a) In addition to the permitted uses listed in Subsection 2.10.1, the principal uses on Lots 1, 2 and 5, Section 3, Township 18, Range 12, West of the 6th Meridian, Kamloops Division Yale District, EPP____, which part is more particularly shown hatched on Map 1, shall include "mini storage".

Map 1



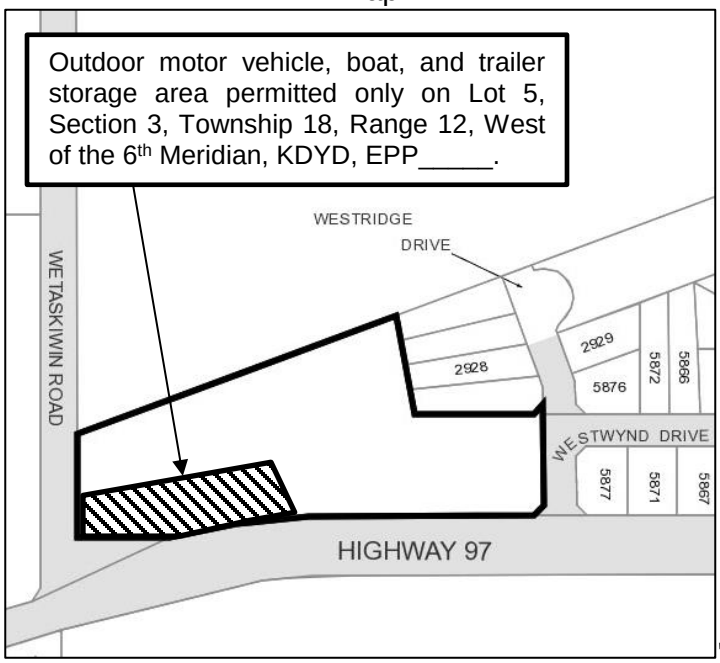
"

b) by adding Subsection 2.10.4 as follows:

"2.10.4 in this subsection, lands are described by legal description and by map, and in the event of any discrepancy between the legal description of the lands and the map, the map governs.

a) In addition to the permitted uses listed in Subsection 2.10.1 and 2.10.3, the principal use on Lot 5, Section 3, Township 18, Range 12, West of the 6th Meridian, Kamloops Division Yale District, EPP___, which part is more particularly shown hatched on Map 2, shall include "outdoor motor vehicle, boat, and trailer storage area".

Map 2



"

c) Part III Interpretation and Administration, subsection 3.1.1 is hereby amended by adding the following definition after the definition of "organic matter composting facility":

""outdoor motor vehicle, boat, and trailer storage area" means the parking of motor vehicles, recreational vehicles, boats, and trailers including boat, utility, horse, flatbed, and camper, but does not include wrecking yard, salvage operation, or junk yard."

B. MAP AMENDMENT

i) Schedule A, the OCP Designation Maps, which form part of the "Salmon Valley Land Use Bylaw No. 2500", as amended, is hereby further amended by:

a. redesignating Lots 3 and 4, Section 3, Township 18, Range 12, West of the 6th Meridian, KDYD EPP_____, which part is more particularly shown hatched on Schedule 1 attached hereto and forming part of this bylaw from C – Commercial to RS – Single and Two Family Residential.

ii) Schedule C, Land Use Zoning Maps, which form part of the "Salmon Valley Land Use Bylaw No. 2500", as amended, is hereby further amended by:

a. Rezoning Lots 3 and 4, Section 3, Township 18, Range 12, West of the 6th Meridian, KDYD EPP_____, which part is more particularly shown hatched on Schedule 2 attached hereto and forming part of this bylaw from C – Commercial to RS – Single and Two Family Residential.

2. This bylaw may be cited as "Salmon Valley Land Use Amendment (674816 BC LTD.) Bylaw No. 2558."

READ a first time this _____ day of _____, 2017.

READ a second time this _____ day of _____, 2017.

PUBLIC HEARING held this _____ day of _____, 2017.

READ a third time this _____ day of _____, 2017.

RECEIVED approval from the Ministry of Transportation and Infrastructure this ____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

_____ _____

CORPORATE OFFICER CHAIR

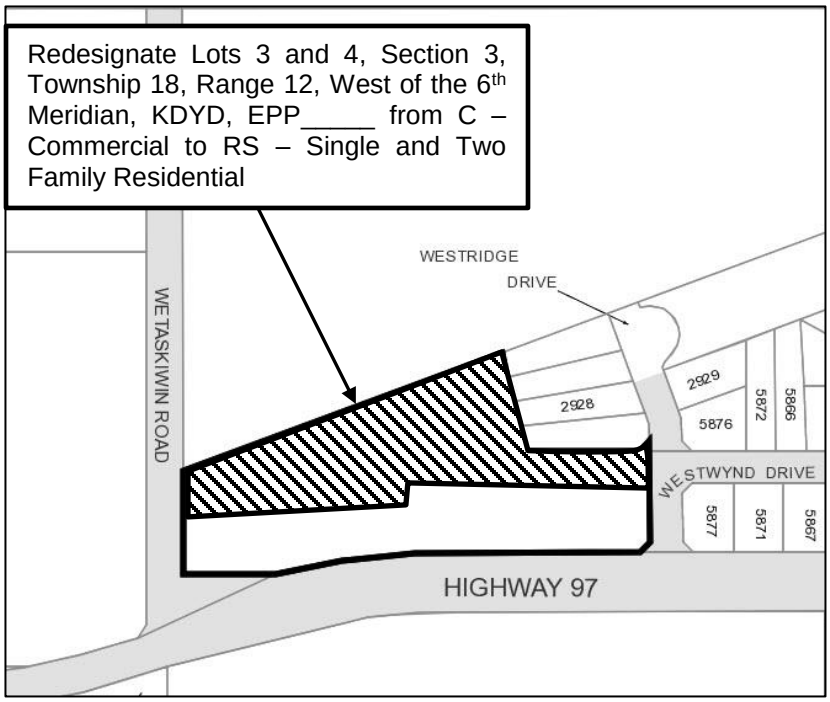
Certified true copy of Bylaw No. 2558
as read a third time.

Certified true copy of Bylaw No. 2558
as adopted.

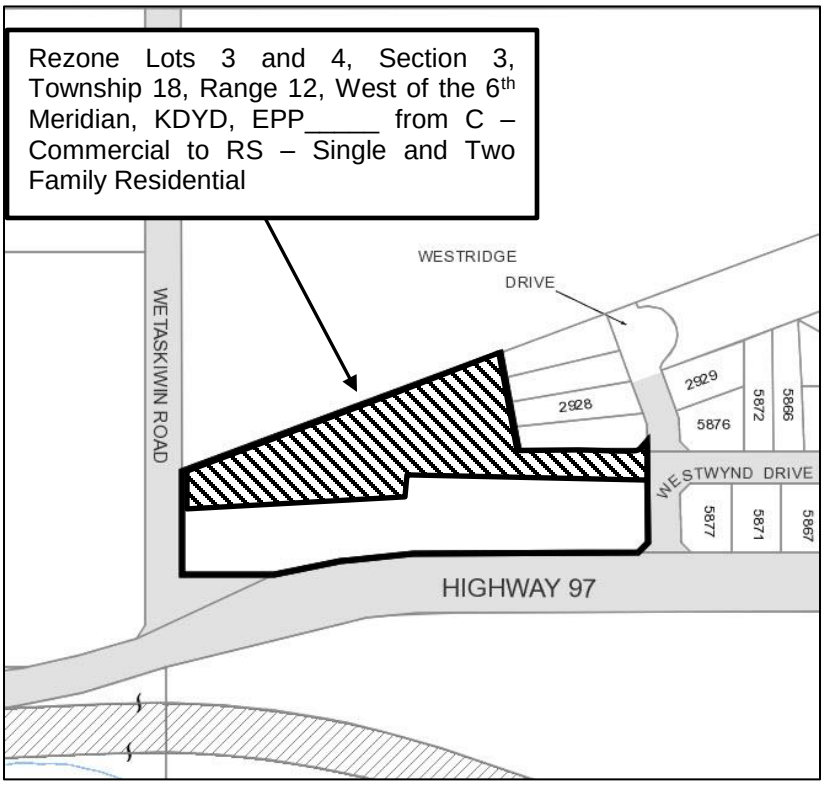
_____ _____

Corporate Officer Corporate Officer

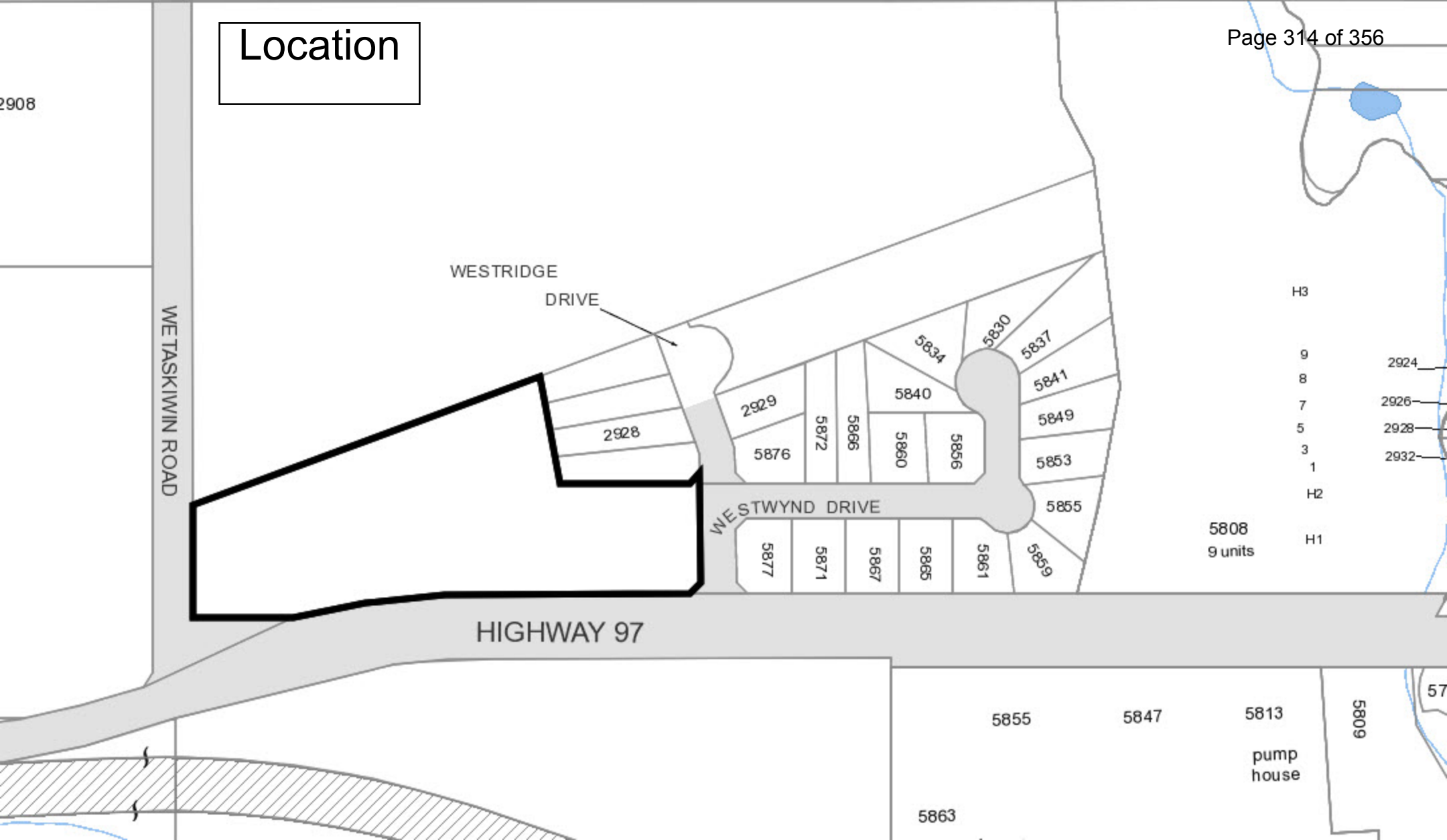
Schedule 1
OCP Designation Maps Amendment
Salmon Valley Land Use Amendment (674816 BC Ltd.)
Bylaw No. 2558



Schedule 2
Land Use Zoning Maps Amendment
Salmon Valley Land Use Amendment (674816 BC Ltd.)
Bylaw No. 2558



Location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WETASKIWIN ROAD
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H3
9
8
7
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3
1
H2
H1
2924
2926
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9 units
HIGHWAY 97
5855
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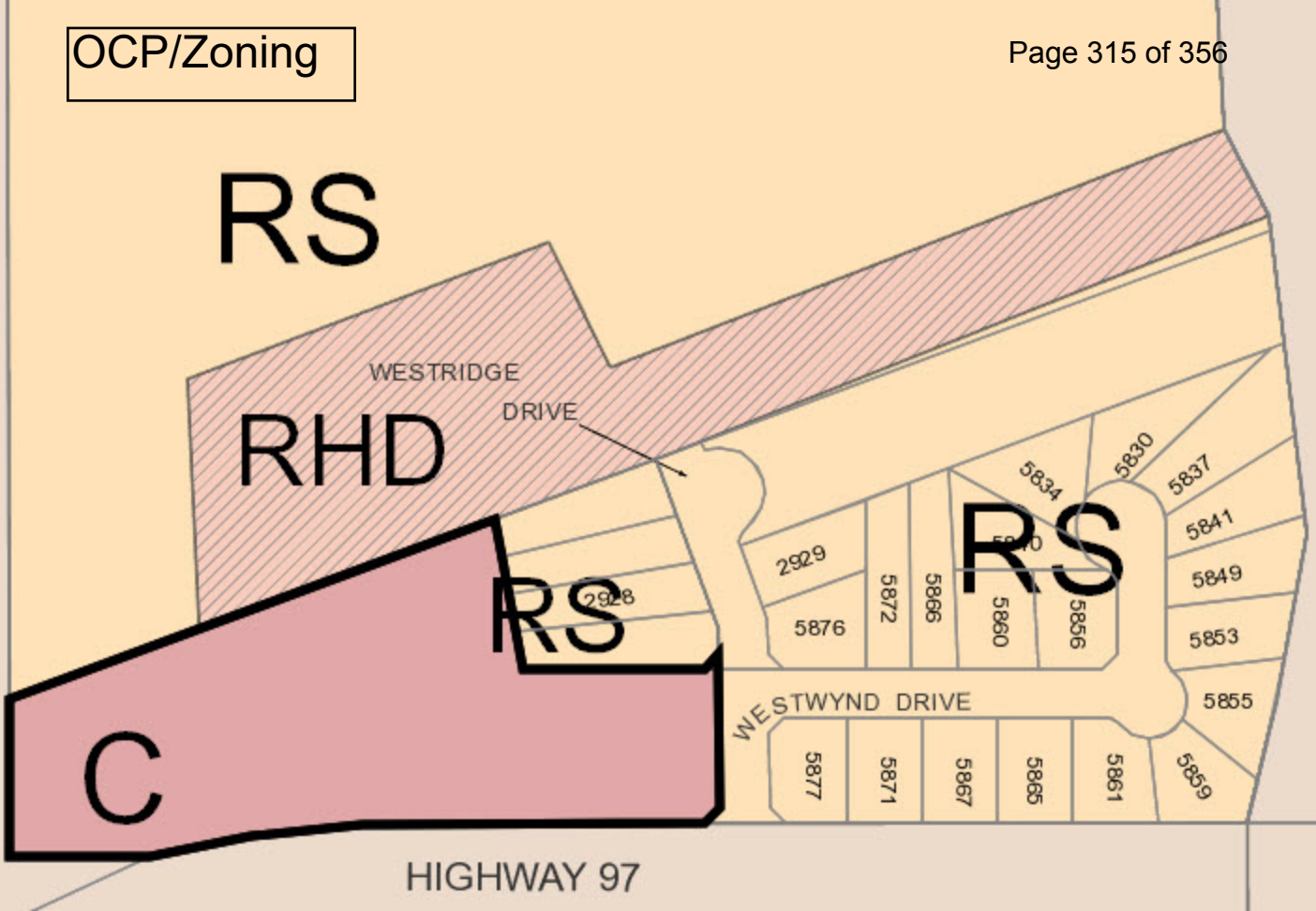
5813
pump
house
5809
5863

OCP/Zoning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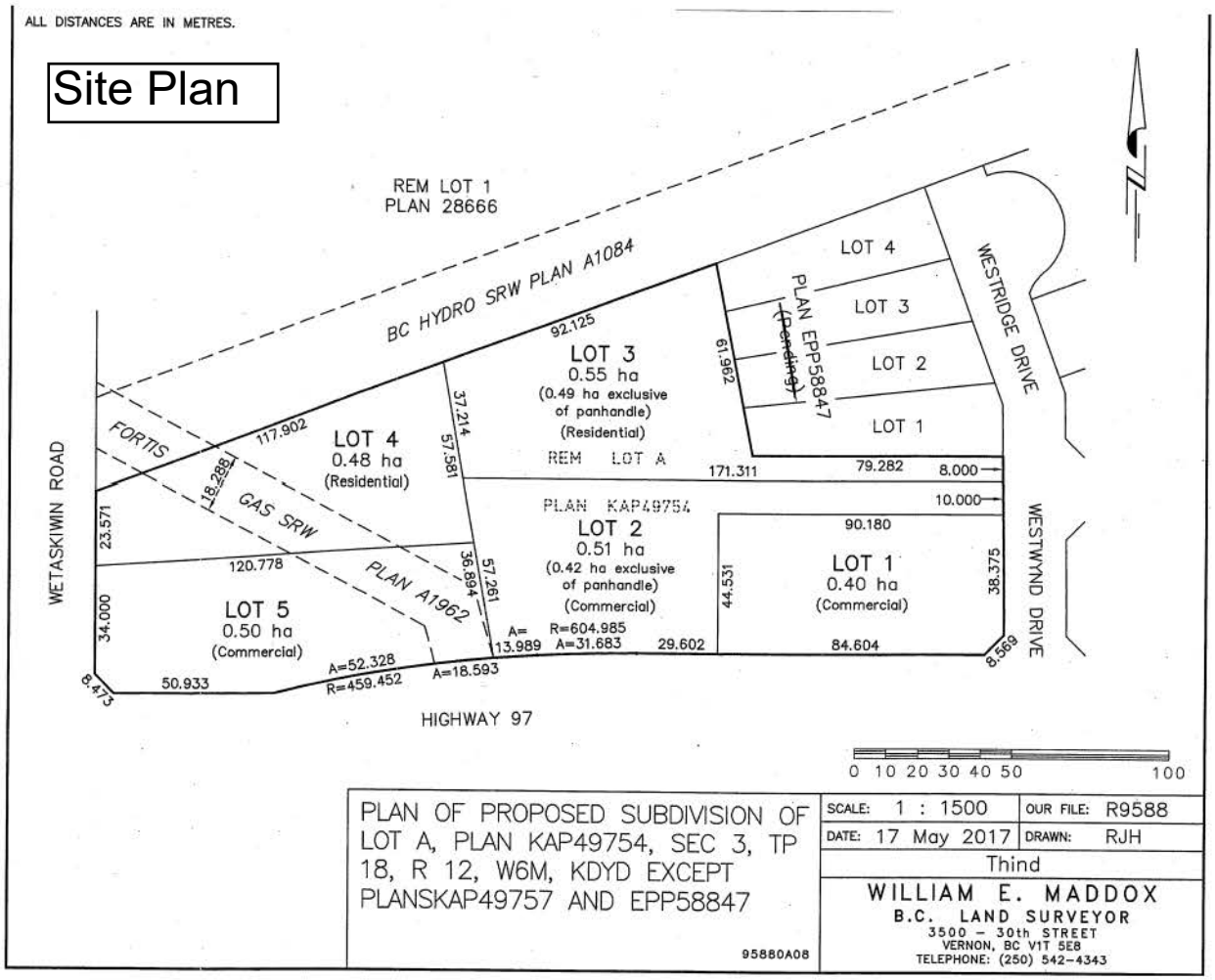
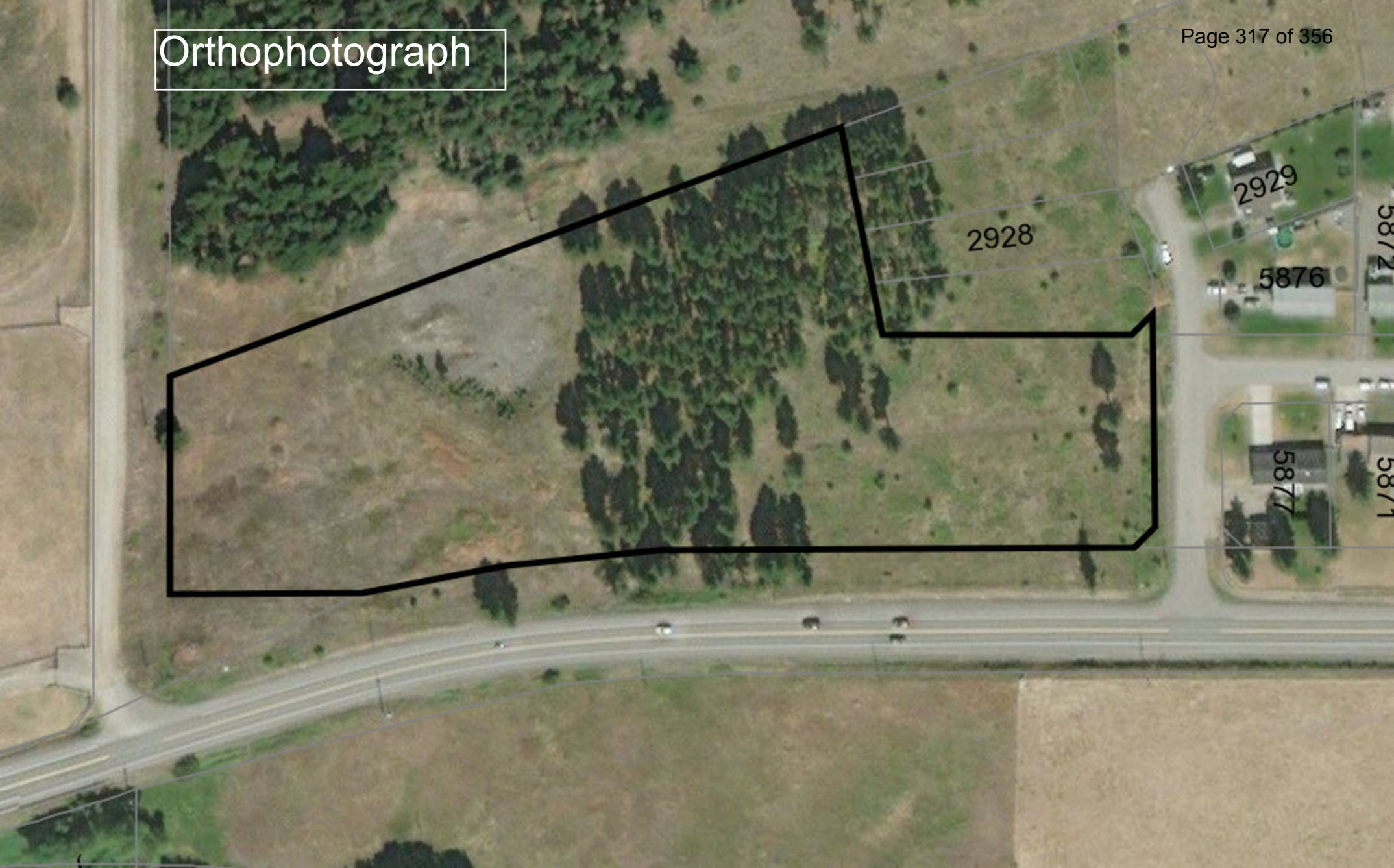

ALL DISTANCES ARE IN METRES.
Site Plan
REM LOT 1
PLAN 28666
BC HYDRO SRW PLAN A1084
92.125
LOT 3
0.55 ha
(0.49 ha exclusive
of panhandle)
(Residential)
REM LOT A
61.962
PLAN EPP58847
(Pending)
LOT 4
LOT 3
LOT 2
LOT 1
WESTRIDGE DRIVE
FORTIS
117.902
LOT 4
0.48 ha
(Residential)
37.214
57.581
18.288
GAS SRW
171.311
79.282
8.000
10.000
PLAN KAP49754
LOT 2
0.51 ha
(0.42 ha exclusive
of panhandle)
(Commercial)
90.180
LOT 1
0.40 ha
(Commercial)
WESTWYND DRIVE
WETASKIWIN ROAD
23.571
120.778
PLAN A1962
36.894
57.261
44.531
38.375
34.000
LOT 5
0.50 ha
(Commercial)
A= 13.989
R=604.985
A=31.683
29.602
84.604
8.569
8.473
50.933
A=52.328
R=459.452
A=18.593
HIGHWAY 97
0 10 20 30 40 50 100
PLAN OF PROPOSED SUBDIVISION OF LOT A, PLAN KAP49754, SEC 3, TP 18, R 12, W6M, KDYD EXCEPT PLANSKAP49757 AND EPP58847
95880A08
SCALE: 1 : 1500
OUR FILE: R9588
DATE: 17 May 2017
DRAWN: RJH
Thind
WILLIAM E. MADDOX
B.C. LAND SURVEYOR
3500 – 30th STREET
VERNON, BC V1T 5E8
TELEPHONE: (250) 542-4343

Orthophotograph



BOARD REPORT

TO:	**Chair and Directors**	**File No:**	BL900-19 PL20170056

SUBJECT: Electoral Area E: Lakes Zoning Amendment (Layden)
Bylaw No. 900-19

DESCRIPTION: Report from Christine LeFloch, Development Services Assistant, dated July 28, 2017.
655 Swanbeach Rd, Swansea Point.

RECOMMENDATION #1: THAT: "Lakes Zoning Amendment (Layden) Bylaw No. 900-19" be read a second time, as amended this 17th day of August, 2017.

RECOMMENDATION #2: THAT: a public hearing to hear representations on "Lakes Zoning Amendment (Layden) Bylaw No. 900-19" be held;

AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Rhona Martin, as Director for Electoral Area E being that in which the land concerned is located, or Alternate Director Brian Thurgood, if Director Martin is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

SHORT SUMMARY:

The foreshore area proposed to be rezoned is located in the Swansea Point area of Electoral Area E. The applicants have applied to amend Lakes Zoning Bylaw No. 900 to recognize the existing fixed dock associated with 655 Swanbeach Road. This dock is not currently sited in compliance with the required setbacks. The proposed amendment would add a special regulation to the FR1 Foreshore Residential Zone, which would apply to the portion of Mara Lake lying adjacent to the property legally described as Lot 4, Section11, Township 21, Range 8, W6M, KDYD, Plan 9181, which contains the existing fixed dock. The Board gave first reading the BL900-19 at their meeting held June 15, 2017 and directed staff to refer the bylaw to applicable agencies and First Nations for comment. Comments have been received and are summarized in this report. A number of letters of support from neighbouring property owners have also been received. With this positive input, staff is now recommending that the bylaw be amended to allow the dock to be located in its current location and configuration. It is now appropriate for the Board to consider the bylaw for second reading as amended and referral to a public hearing.

VOTING:	Unweighted Corporate	☐	LGA Part 14 (Unweighted)	☒	Weighted Corporate	☐	Stakeholder *(Weighted)*	☐

BACKGROUND:

AGENT:
Nexus Dock and Marina c/o Lorna Eng

REGISTERED OWNER:
Terry Layden

ELECTORAL AREA:
E

LEGAL DESCRIPTION:
Lot 4, Section 11, Township 21, Range 8, West of the 6th Meridian, Kamloops Division Yale District, Plan 9181

CIVIC ADDRESS:
655 Swanbeach Road

SURROUNDING LAND USE PATTERN:
North: Mara Lake
South: Residential
East: Residential
West: Residential

CURRENT & PROPOSED USE:
Single Family Dwelling, fixed dock, mooring buoy

PARCEL SIZE:
.086 Ha (0.2 ac)

OCP/ZONING - Rural Sicamous Land Use Bylaw No. 2000:
RS – Residential

CURRENT FORESHORE ZONING – Lakes Zoning Bylaw No. 900:
FR1 - Foreshore Residential 1

PROPOSED LAKE ZONING:
FR1 – Foreshore Residential 1 with site specific regulation permitting a fixed dock setback a minimum of 1.8 m from the west property boundary.

AQUATIC HABITAT INDEX RATING:
Low

SHORE TYPE & VEGETATION:
Gravel beach with imported sand

SITE COMMENTS:
The subject property is located on Swanbeach Road in the Swansea Point area. The property is developed with a single family dwelling and has 15.24 m of lake frontage. The five lots immediately to the east are part of the same subdivision plan and all have the same amount of lake frontage. The

two lots immediately to the west were formerly three lots in the same subdivision plan, but the boundaries were realigned to create two larger lots which have more lake frontage. The majority of the lots along this stretch of beach have fixed docks with long walkways and fingers. There are a few exceptions to this rule, including the adjacent property to the west which recently installed a floating dock which meets the size and siting requirements of Bylaw No. 900. Many of these houses are sited very close to the high water mark and there are a few dock walkways that lead all the way to the house.

POLICY:

Please see the attached staff report dated 2017-06-15.

FINANCIAL:

The rezoning is the result of a bylaw enforcement action. If the Board does not adopt the proposed amending bylaw, and the owner does not bring the property into compliance by replacing the fixed dock with a floating dock of the required size, the Board may then wish to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

KEY ISSUES/CONCEPTS:

This application proposes to add a site specific zone to the FR1 Zone of Lakes Zoning Bylaw No. 900 to recognize an existing fixed dock that is currently sited too close to the west side boundary of the subject property. At the June 15, 2017 Board meeting staff presented a number of options for reconfiguring the subject dock which could be used to achieve better compliance with the required setbacks for review and discussion by the Board. At that time staff recommended that the Board give the bylaw amendment first reading and that the amendment not include any reduction in setbacks. The Board supported the staff recommendation and the bylaw was given first reading and sent out for referrals.

Referral comments have now been received and are summarized in the communications section below. The Ministry of Forests, Lands, Natural Resource Operations, and Rural Development recommended approval of the bylaw amendment as the dock has been in the same location for several years, and they have not received any complaints from the affected neighbouring property. They have also noted that when the piles are replaced the dock owner will need to adhere to current setbacks. CSRD Parks staff has noted that the subject property is located midway between two beach access parks and that the public foreshore offers a safer non-motorized connection between the two parks. While this is true, the location of the fixed dock would not have much of an effect on the ability of persons to walk the beach between parks.

A letter from Lorna Eng, of Nexus Dock and Marina, submitted on August 1, 2017, is attached to this report. In the letter Ms. Eng outlines the reasons why the dock was reconstructed as it was. Further, as of the writing of this report a letter including several signatures from neighbouring property owners has been received. This letter offers support to allowing the subject dock to remain in its existing location and has been signed by the owners of the abutting properties to both the east and west of the subject property along with a number of other owners in the area.

SUMMARY:

In the previous board report staff noted that there were a number of options for the board to consider regarding the proposed rezoning. It was noted that the staff recommendation may change as the bylaw moves through the process depending on input received from referral agencies and the public.

Based on the positive input received to date staff is recommending that the bylaw be given second reading as amended, and that the amendment include a variance to the west side yard setback to allow the dock to remain in its existing location and configuration.

IMPLEMENTATION:

Consultation Process

CSRD Policy P-18 regarding Consultation Processes-Bylaws, indicates that a simple consultation process can be followed. Following first reading the applicant posted a Notice of Development sign on the property to alert the neighbourhood regarding the application. If the Board approves the staff recommendation a public hearing will be scheduled to receive input from the public.

COMMUNICATIONS:

If a public hearing is delegated, staff will set a date for the public hearing, and proceed with notification of property owners within 100 metres and publication of notices as required by the Local Government Act. It is recommended that the public hearing be scheduled no less than 30 days after second reading to allow the public adequate time to view the signage posted on the property.

Bylaw 900-19 was sent out to the following referral agencies:

Area E Director (in lieu of Advisory Planning Commission)	No response.
Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Lands Branch	Approval recommended. The dock has been located in the same location for several years and FLNRO has not received any complaints from the affected neighbouring property. When the piles are replaced the dock owner will need to adhere to current setback guidelines.
Ministry of Forests, Lands and Natural Resource Operations – Stewardship Branch	No response.
CSRD Operations Management	Parks – This property is 62 m from Canterbury Lake Access and 67 m from Swanson Lake Access, public parkland development with consent of MoTI to allow public water access. Below High Water Mark (HWM), is public land which would permit a non-motorized and safer connection between parks (each offering unique opportunities) than access along Swanbeach Road with heavy summer traffic. CSRD Parks supports the position presented by

	Development Services that encourages compliance with required setbacks and regulations rather than variances.
Navigation Canada	No objections
Adams Lake Indian Band	No response
Little Shuswap Indian Band	No response
Lower Similkameen Band	No response
Neskonlith Indian Band	No response
Okanagan Indian Band	No response
Okanagan Nation Alliance	No response
Penticton Indian Band	No response
Shuswap Indian Band	No response
Splat'sin First Nations	No response

DESIRED OUTCOMES:

The Board give "Lakes Zoning Amendment (Layden) Bylaw No. 900-19" second reading as amended and delegate a public hearing to hear representations from the public.

BOARD'S OPTIONS:

1. *Endorse the Recommendation. Bylaw No. 900-19 will be given second reading as amended and staff will schedule a public hearing.*
2. *Deny the Recommendation. Bylaw No. 900-19 will be defeated.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

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

1. List reports

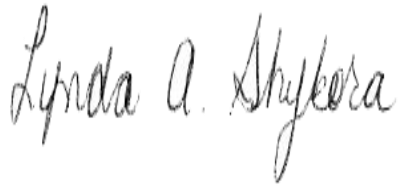
Report Approval Details

Document Title:	2017-08-17_Board_DS_BL900-19_Layden.docx
Attachments:	- BL900-19_Second_amended.pdf - BL900-19_First.pdf - 2017-06-15_Board_DS_BL900-19_Layden.pdf - Agency_Referral_Responses_BL900-19.pdf - Public_Submissions_BL900-19.pdf - Maps_Plans_Photos_BL900-19.pdf
Final Approval Date:	Aug 4, 2017

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

Corey Paiement - Aug 4, 2017 - 12:07 PM

Gerald Christie - Aug 4, 2017 - 1:50 PM



Lynda Shykora - Aug 4, 2017 - 2:11 PM

Charles Hamilton - Aug 4, 2017 - 2:55 PM

COLUMBIA SHUSWAP REGIONAL DISTRICT

LAKES ZONING AMENDMENT

(Layden) BYLAW NO. 900-19

A bylaw to amend the "Lakes Zoning Bylaw No. 900"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No.900;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 900;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 900 cited as "Lakes Zoning Bylaw No. 900" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, Part 4 Zones, Section 4.4, Foreshore Residential 1 Zone is hereby amended by:

i) Adding the following after subsection (c) Location and Siting:

"(d) Site Specific Permitted Uses

For the surface of the *lake* adjacent to Lot 4, Section 11, Township 21, Range 8, W6M, KDYD, Plan 9181, a *fixed dock* with a maximum upward facing surface area of 24 m^2 and a maximum walkway width of 1.52 m and a setback of 1.8 m from the west property boundary is a permitted use. {Swanbeach Road}

2. This bylaw may be cited as "Lakes Zoning Amendment (Layden) Bylaw No. 900-19."

READ a first time this 15th day of June , 2017.

READ a second time as amended, this _____ day of _____ , 2017.

PUBLIC HEARING held this _____ day of _____ , 2017.

READ a third time this _____ day of _____ , 2017.

ADOPTED this _____ day of _____ 2017.

_____ _____

CORPORATE OFFICER CHAIR

CERTIFIED a true copy of Bylaw No. 900-19 as read a third time.

_____

Corporate Officer

CERTIFIED a true copy of Bylaw No. 900-19 as adopted.

_____

Corporate Officer

COLUMBIA SHUSWAP REGIONAL DISTRICT

LAKES ZONING AMENDMENT

(Layden) BYLAW NO. 900-19

A bylaw to amend the "Lakes Zoning Bylaw No. 900"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No.900;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 900;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. Bylaw No. 900 cited as "Lakes Zoning Bylaw No. 900" is hereby amended as follows:

A. TEXT AMENDMENT

1. Schedule A, Zoning Bylaw Text, Part 4 Zones, Section 4.4, Foreshore Residential 1 Zone is hereby amended by:

i) Adding the following after subsection (c) Location and Siting:

"(d) Site Specific Permitted Uses

For the surface of the *lake* adjacent to Lot 4, Section 11, Township 21, Range 8, W6M, KDYD, Plan 9181, a *fixed dock* with a maximum upward facing surface area of 24 m^2 and a maximum walkway width of 1.52 is a permitted use. {Swanbeach Road}

2. This bylaw may be cited as "Lakes Zoning Amendment (Layden) Bylaw No. 900-19."

READ a first time this _____ day of _____ , 2017.

READ a second time this _____ day of _____ , 2017.

PUBLIC HEARING held this _____ day of _____ , 2017.

READ a third time this _____ day of _____ , 2017.

ADOPTED this _____ day of _____ 2017.

_____
CORPORATE OFFICER

_____
CHAIR

CERTIFIED a true copy of Bylaw No. 900-19 as read a third time.

_____
Corporate Officer

CERTIFIED a true copy of Bylaw No. 900-19 as adopted.

_____
Corporate Officer

BOARD REPORT

TO:	**Chair and Directors**	**File No:**	BL900-19 PL20170056

SUBJECT: Electoral Area E: Lakes Zoning Amendment (Layden)
Bylaw No. 900-19

DESCRIPTION: Report from Christine LeFloch, Development Services Assistant, dated May 8, 2017.
655 Swanbeach Road, Swansea Point

RECOMMENDATION #1: THAT: "Lakes Zoning Amendment (Layden) Bylaw No. 900-19" be read a first time this 15th day of June, 2017;

AND THAT: The Board utilize the simple consultation process for Bylaw No. 900-19 and it be referred to the following agencies and First Nations:

- Department of Fisheries and Oceans;
- Navigation Canada;
- Ministry of Forests Lands and Natural Resource Operations – Lands Branch
- CSRD Operations Management; and
- All relevant First Nations Bands and Councils.

SHORT SUMMARY:

The foreshore area proposed to be rezoned is located in the Swansea Point area of Electoral Area E. The applicants have applied to amend Lakes Zoning Bylaw No. 900 to recognize the existing fixed dock associated with 655 Swanbeach Road. This dock is not currently sited in compliance with the required setbacks. The proposed amendment would add a special regulation to the FR1 Foreshore Residential Zone, which would apply to the portion of Mara Lake lying adjacent to the property legally described as Lot 4, Section11, Township 21, Range 8, W6M, KDYD, Plan 9181, which contains the existing fixed dock.

VOTING:	Unweighted Corporate ☐	LGA Part 14 (Unweighted) ☒	Weighted Corporate ☐	Stakeholder *(Weighted)* ☐

BACKGROUND:

AGENT:
Nexus Dock and Marina c/o Lorna Eng

REGISTERED OWNER:
Terry Layden

ELECTORAL AREA:
E

LEGAL DESCRIPTION:
Lot 4, Section 11, Township 21, Range 8, West of the 6th Meridian, Kamloops Division Yale District, Plan 9181

CIVIC ADDRESS:
655 Swanbeach Road

SURROUNDING LAND USE PATTERN:
North: Mara Lake
South: Residential
East: Residential
West: Residential

CURRENT & PROPOSED USE:
Single Family Dwelling, fixed dock, mooring buoy

PARCEL SIZE:
.086 Ha (0.2 ac)

OCP/ZONING - Rural Sicamous Land Use Bylaw No. 2000:
RS – Residential

CURRENT FORESHORE ZONING – Lakes Zoning Bylaw No. 900:
FR1 - Foreshore Residential 1

PROPOSED LAKE ZONING:
FR1 – Foreshore Residential 1 with site specific regulation permitting a fixed dock setback a minimum of 1.8 m from the west property boundary.

AQUATIC HABITAT INDEX RATING:
Low

SHORE TYPE & VEGETATION:
Gravel beach with imported sand

SITE COMMENTS:
The subject property is located on Swanbeach Road in the Swansea Point area. The property is developed with a single family dwelling and has 15.24 m of lake frontage. The five lots

immediately to the east are part of the same subdivision plan and all have the same amount of lake frontage. The two lots immediately to the west were formerly three lots in the same subdivision plan, but the boundaries were realigned to create two larger lots which have more lake frontage. The majority of the lots along this stretch of beach have fixed docks with long walkways and fingers. There are a few exceptions to this rule, including the adjacent property to the west which recently installed a floating dock which meets the size and siting requirements of Bylaw No. 900. Many of these houses are sited very close to the high water mark and there are a few dock walkways that lead all the way to the house.

POLICY:

Rural Sicamous Land Use Bylaw No. 2000

Part 1.4 POLICIES

1.4.1 General Form and Character of Development

(o) Two separate types of OCP designations providing for private and public uses supporting water-based recreation uses. It is intended that these two land use categories will only be applied to the foreshore and water of Shuswap and Mara Lakes. The Foreshore Water OCP designation primarily provides for uses associated with existing residential development that is located on parcels contiguous with the natural boundary and where the uses will be compatible with the uses and character of the land above the natural boundary. The Foreshore Water Commercial OCP designation is intended to be limited to those locations where there is a commercial land use category on a parcel that is contiguous with the area in the Foreshore Water Commercial OCP designation and where the uses will be compatible with the uses and character of the land above the natural boundary.

Lakes Zoning Bylaw No. 900

Definitions:

BERTH is a moorage space for a single vessel at a fixed or floating dock.

FIXED DOCK is a structure used for the purpose of mooring boat(s) which may include multiple berths and may have permanent links to the shore and lakebed, such as piles or fixed decks.

FLOATING DOCK is a structure used for the purpose of mooring boat(s) which may include multiple berths but which does not include permanent physical links to shore or lakebed, except cables.

PRIVATE MOORING BUOY is a small floating structure used for the purpose of boat moorage, typically composed of rigid plastic foam or rigid molded plastic, and specifically manufactured for the intended use of boat moorage, but does not include a fixed or floating dock or swimming platform.

SWIMMING PLATFORM is a floating structure used for non-motorized recreational activities, such as swimming, diving and sun-bathing, but not boat mooring.

FR1 – Foreshore Residential 1 Zone

Permitted uses:

- 1 floating dock, including removable walkway that is accessory to a permitted use on an adjacent waterfront parcel. The floating dock surface must not exceed 24 m^2 in total upward facing surface area (not including removable walkway), and 3 m in width for any portion of the dock. Removable walkway surface must not exceed 1.5 m in width.

  The minimum setback of a floating dock, private mooring buoy or boat lift accessory to an adjacent waterfront parcel (and adjacent semi-waterfront parcel in the case of private mooring buoys) is as follows:

  - 5 m from the side parcel boundaries of that waterfront parcel (and adjacent semi-waterfront parcel in the case of private mooring buoys), projected onto the foreshore and water.
  - 6 m 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 from any existing structures on the foreshore or water.
  - 50 m from any boat launch ramp or marina.
- Private mooring buoy(s) that is accessory to a permitted use on an adjacent waterfront parcel or an adjacent semi-waterfront parcel. (1 per adjacent semi-waterfront parcel, 1 per adjacent waterfront parcel having a lake boundary length of less than 30 m, and 2 per adjacent waterfront parcel having a lake boundary length of 30 m or more).
- Boat lift(s) that is accessory to a permitted use on an adjacent waterfront parcel.

The surface of the lake adjacent to the subject property is currently zoned FR1. The FR1 zone permits one floating dock with a maximum upward facing surface area of 24 m^2, and 1 private mooring buoy for the subject property as it has less than 30 m of lake frontage.

The proposal would add a site specific regulation to the FR1 Zone to permit the existing fixed dock in association with the subject property only, and to include a variance to the required setbacks to allow it to remain in its existing location.

FINANCIAL:

The rezoning is the result of a bylaw enforcement action. If the Board does not adopt the proposed amending bylaw, and the owner does not bring the property into compliance by replacing the fixed dock with a floating dock of the required size, the Board may then wish to direct staff to seek a legal opinion regarding possible court action. Costs for the legal opinion and possible court action, although partially recoverable through court, could nonetheless be substantial. Staff involvement in legal action is not recoverable.

KEY ISSUES/CONCEPTS:

The owner of the subject property has indicated that there has been a fixed dock in this location since prior to his purchase of the property in 2000. He has a current Provincial license of occupation #338293. The former wooden dock was grounding on the foreshore so the dock was replaced in the same configuration and location but using new materials and including "feet" that would prevent the dock from grounding during low water.

Nexus Docks, acting as agent for the owner, contacted CSRD staff two years ago to ask whether the dock design was acceptable. At that time, staff advised that the regulations of the FR1 Zone were applicable, and provided the definitions for floating and fixed docks for clarity. The applicant also contacted Front Counter BC and made application for a Specific Permission for the proposed dock.

Front Counter BC did not refer the Specific Permission application to the CSRD during their processing and CSRD staff did not hear anything further regarding the new dock until Bylaw Enforcement was called to investigate the installation of a new fixed dock at the subject property. Throughout the investigation the agent contended that what they had installed was a "floating dock" despite the fact that it was constructed using pilings.

Lakes Zoning Bylaw No. 900 defines a floating dock as a dock *"which does not include permanent physical links to shore or lakebed, except cables"*, and a fixed dock as a dock *"which may include multiple berths and may have permanent links to the shore and lakebed, such as piles or fixed decks*". However, the Province considers a dock to be floating as long as it has the ability to rise and fall with the water level, even if pilings are used. The applicant claims that the mistake was due to a misunderstanding of the CSRD bylaw. Staff note that if the application for Specific Permission had been referred to the CSRD this error would have been caught prior to dock installation.

The new dock was installed using the existing pilings. However, these pilings are not located in compliance with either Provincial or CSRD setbacks. The required setback is 5 m from both side parcel boundaries. The dock is currently sited 1.8 m from the west property boundary and 6 m from the east property boundary. Due to the dock being constructed using "fingers" oriented at right angles to the walkway there is not enough room for the dock to meet the required setbacks on both sides.

There are a few ways that better compliance with the required setbacks could be achieved:

1. The dock could be reconfigured with the dock platform oriented straight from the end of the walkway, and the fingers removed. This configuration would result in the ability to relocate the dock in compliance with the required 5 m setbacks on both sides with an additional 2 metres to spare.
2. The dock could be reconfigured with the dock platform oriented in a 'T' at the end of the walkway, and the fingers removed. This configuration would result in the ability to relocate the dock in compliance with the 5 m setback on one side, but would require a reduction in setback for the other side from 5 m to 4.24 m to be included in the site specific regulation.

3. If the dock remains in its current configuration with the dock platform and fingers oriented at right angles to the walkway, it could be moved 1 m east of its current location and still meet the setback requirements on the east side. However it still would fall short of the required setback on the west side by 2.2 m therefore a reduction in setback from 5 m to 2.8 m would need to be included in the site specific regulation.

All of the above scenarios would involve relocating the existing pilings.

4. Finally, the site specific zoning regulation could include a reduction in setback for the west side setback from 5 m to 1.8 m to allow the dock to remain where it is currently sited.

It is noted that the property to the east also has a large fixed dock that is sited 2.9 m from the Layden property line and the property to the west has a new floating dock that was designed and placed in compliance with Bylaw No. 900 regulations. This dock is sited 5.79 m from the Layden property line.

At this time staff is recommending that the bylaw amendment not include any reduction in setbacks as it is possible to reconfigure the dock and relocate it to meet the required setbacks. However, it is recognized that as the bylaw moves through the amendment process feedback may be received from agencies, neighbours and the general public which may result in changes to this recommendation. The staff recommendation suggests that the bylaw be given first reading and referred out to applicable agencies and first nations for comments. Amendments to the bylaw may be made at future readings at the discretion of the Board.

This property is located four lots to the west of the Remington property which recently completed a similar rezoning process. In that case the dock was sited at 0 m from the west property line. The Province had ordered the property owner to move the dock into compliance with the required 5 m setback which was noted on their Specific Permission document. The CSRD supported the Province's requirement for the dock to comply with the 5 m setback and also required the dock to be relocated in compliance with the required 5 m setback from the west side. A reduction to the setback on the east side was included in the specific permission. In that case the east side of the property is adjacent to a CSRD park which requires an additional metre of setback distance which the dock was not able to comply with. The Remingtons have arranged to have their dock relocated in fall 2017.

While each application is looked at based on its own merits, staff feel that a consistent approach to dealing with dock siting issues should be taken wherever possible. The suggested approach is to attempt to achieve the Bylaw No. 900 setback requirements.

IMPLEMENTATION:

Consultation Process

CSRD Policy P-18 regarding Consultation Processes-Bylaws, indicates that a simple consultation process can be followed. Neighbouring property owners will become aware of the application following first reading when a Notice of Development sign is posted on the property.

COMMUNICATIONS:

If the Board gives Bylaw No. 900-19 first reading, the bylaw will be sent out to referral agencies. Referral responses will be provided to the Board with a future Board report, prior to delegation of a public hearing.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation. Bylaw No. 900-19 will be given first reading, and will be sent out for referrals.*
2. *Decline first reading. Bylaw No. 900-19 will be defeated. The file would be referred to Bylaw Enforcement staff for follow up.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

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

1. Lakes Zoning Bylaw No. 900

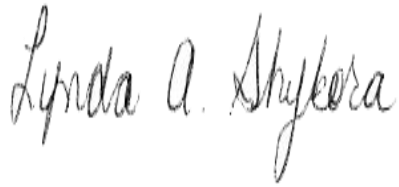
Report Approval Details

Document Title:	2017-06-15_Board_DS_BL900-19_Layden.docx
Attachments:	- BL900-19 - Maps and Plans.pdf - BL900-19 - Photos.pdf - BL900-19 - First.pdf
Final Approval Date:	Jun 7, 2017

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

Corey Paiement - Jun 6, 2017 - 9:05 AM

Gerald Christie - Jun 6, 2017 - 9:31 AM



Lynda Shykora - Jun 7, 2017 - 10:16 AM

Charles Hamilton - Jun 7, 2017 - 10:25 AM

Report Approval Details

Document Title:	2017-06-15_Board_DS_BL900-19_Layden.docx
Attachments:	- BL900-19 - Maps and Plans.pdf - BL900-19 - Photos.pdf - BL900-19 - First.pdf
Final Approval Date:	Jun 9, 2017

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

Corey Paiement - Jun 8, 2017 - 1:32 PM

Gerald Christie - Jun 8, 2017 - 1:33 PM

No Signature - Task assigned to Lynda Shykora was completed by assistant Emily Johnson

Lynda Shykora - Jun 9, 2017 - 8:11 AM

Charles Hamilton - Jun 9, 2017 - 8:33 AM

COLUMBIA SHUSWAP REGIONAL DISTRICT
P.0. Box 978 SALMON ARM, BC V1E 4P1
Telephone: 1-250-832-8194 Fax: 1-250-832-1083

FILE NO.
BL900-19
DATE RECEIVED:
June 21, 2017

OPERATIONS MANAGEMENT

Comments: Christine LeFloch

Terry Langlois Team Leader Utilities	No concerns
Derek Sutherland Team Leader Protective Service	No concerns
Sean Coubrough Assistant Regional Fire Chief Fire Services	No concerns
Ben Van Nostrand Team Leader Environmental Health	No concerns
Susan Abbott / Ryan Nitchie Community Parks / Community Services	This property is 62 m from Canterbury Lake Access and 67 m from Swanson Lake Access, public parkland development with consent of MoTI to allow public water access. Below High Water Mark (HWM), is public land which would permit a non-motorized and safer connection between parks (each offering unique opportunities) than access along Swanbeach Road with heavy summer traffic. CSRD Parks supports the position peresneted by Development Services that encourages compliance with required setbacks and regulations, rather than variances.
Darcy Mooney Manager Operations Management	no concerns

COLUMBIA SHUSWAP REGIONAL DISTRICT
P.0. Box 978 SALMON ARM, BC V1E 4P1
Telephone: 1-250-832-8194 Fax: 1-250-832-3375
Staff Contact: Christine LeFloch
clefloch@csrd.bc.ca

Bylaw No.: 900-19

DATE: June 20, 2017

RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

X Approval Recommended Subject to Conditions Below.

☐ No Objections

☐ Interests Unaffected by Bylaw.

☐ Approval not Recommended Due To Reasons Outlined Below.

-The dock has been located in the same location for several years, and MFLNRO has not received any complaints from the affected neighboring property. When the piles are replaced, the dock owner will need to adhere to current setback guidelines.

Signed By: Keith Weir Title Sr. land Officer .

Date: August 2, 2017 Agency MFLNRO, Lands .

Serving a world in motion
navcanada.ca

July 18, 2017

Your file
655 Swanbeach Road, Referral Request BL900-19
Our file
17-2277

Ms. Christine LeFloch
Columbia Shuswap Regional District
PO Box 978, 555 Harbourfront Drive NE
Salmon Arm, BC
V1E 4P1

RE: Development Proposal/Plans: Redesignation - Swansea Point, BC
(N50° 46' 10.60" W119° 0' 42.06" / 0' AGL / 1184.3832' AMSL)

Ms. LeFloch,

NAV CANADA has evaluated the captioned proposal and has no objection to the project as submitted.

If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, Industry Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Industry Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary.

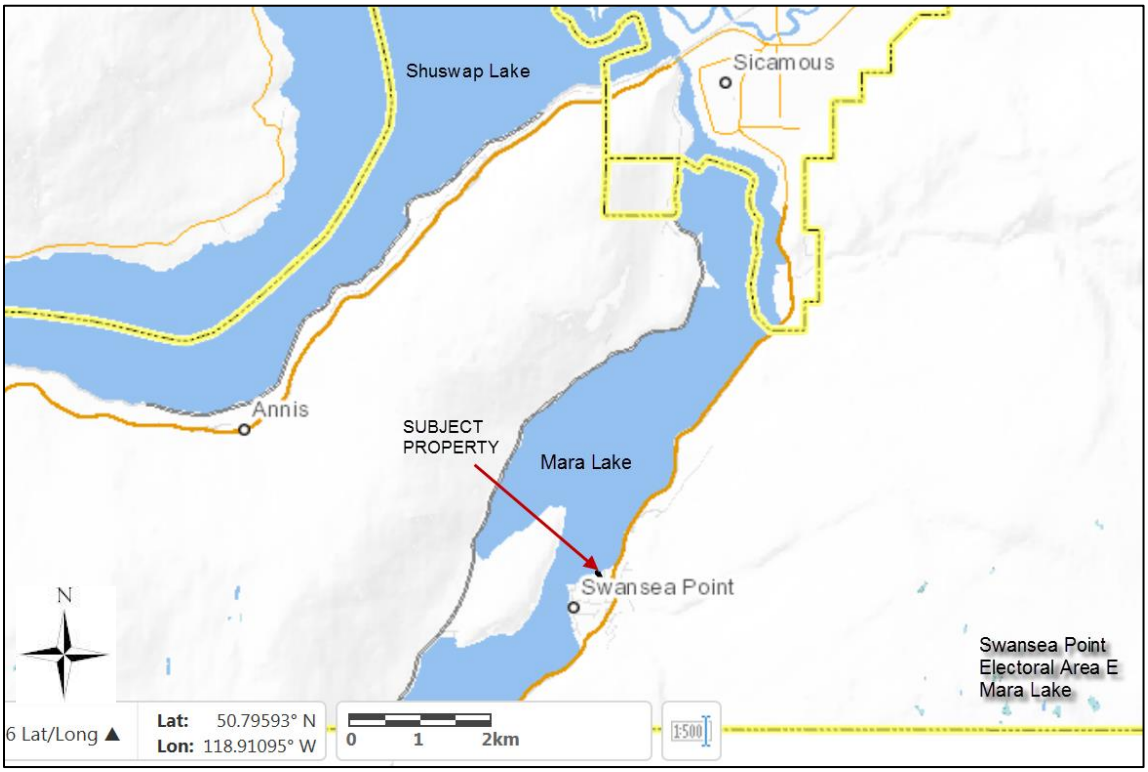
Yours truly,

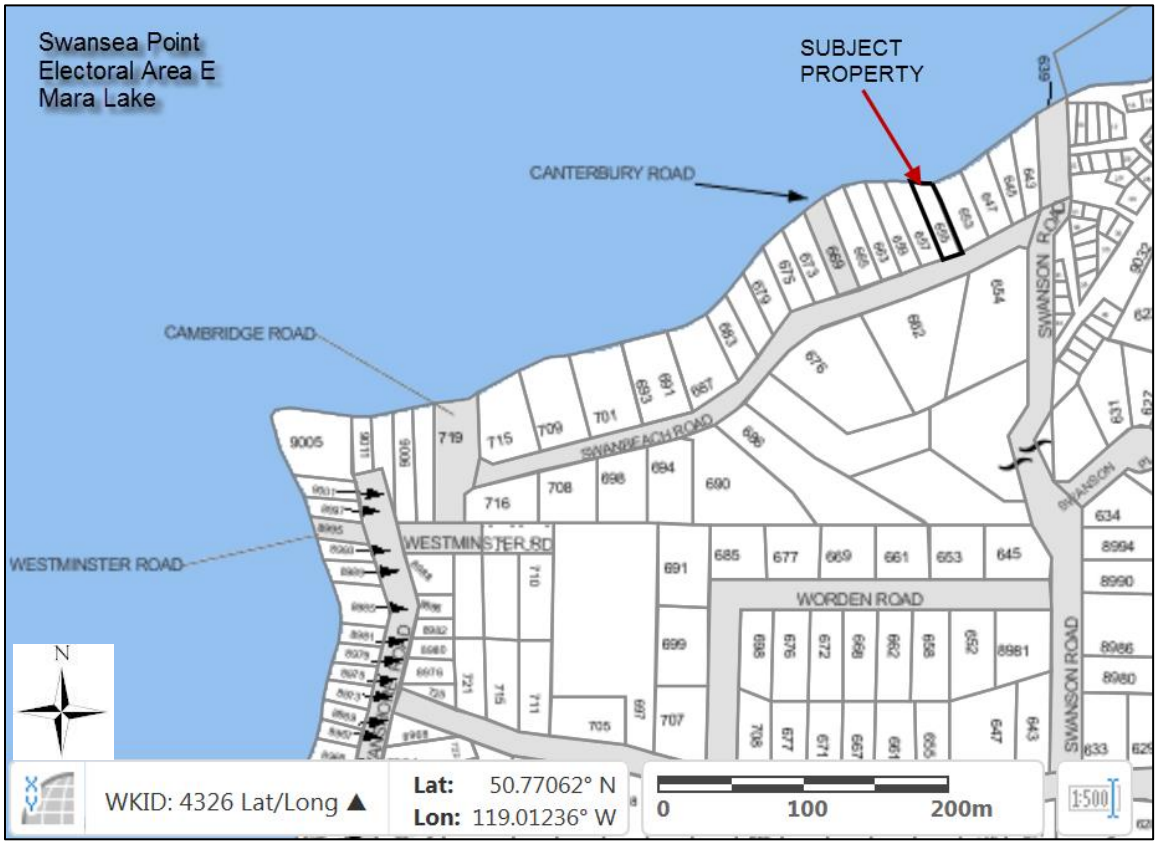
Gheorghe Adamache | NAV CANADA
Manager - AIM IFP Service Delivery

cc PACR - Pacific Region, Transport Canada
COL4 - OWLS LANDING(HELI)

Bylaw No. 900-19 – Maps and Photos

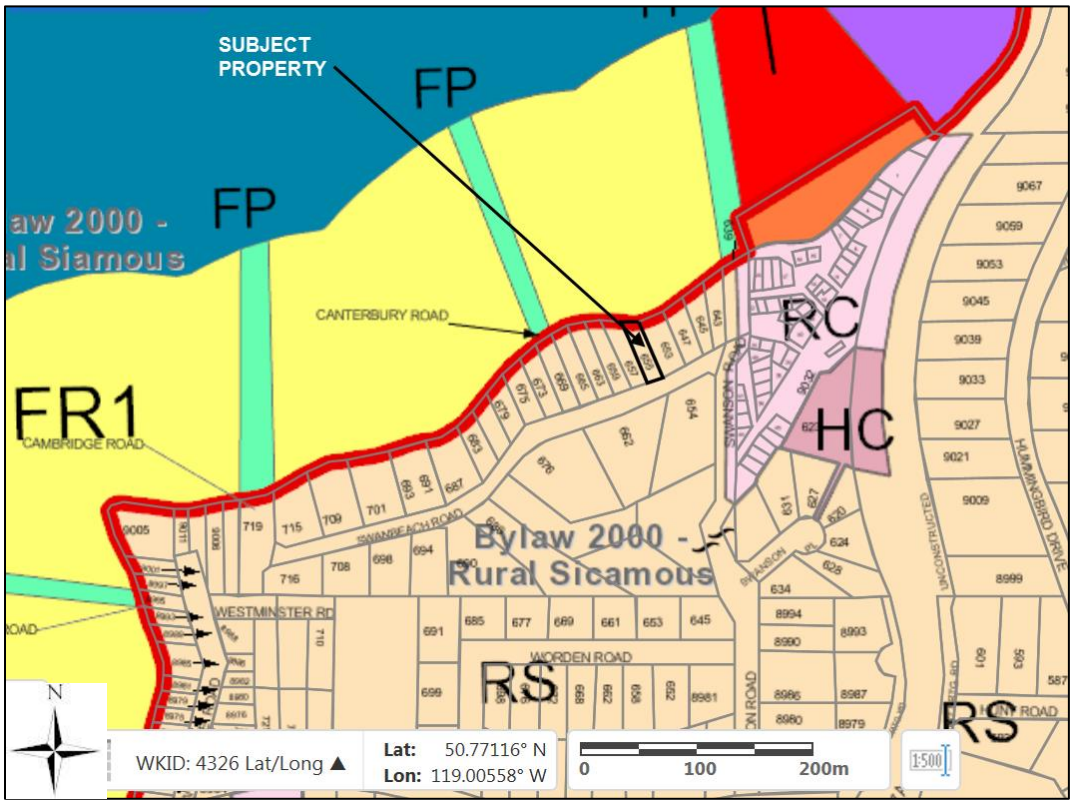
Location



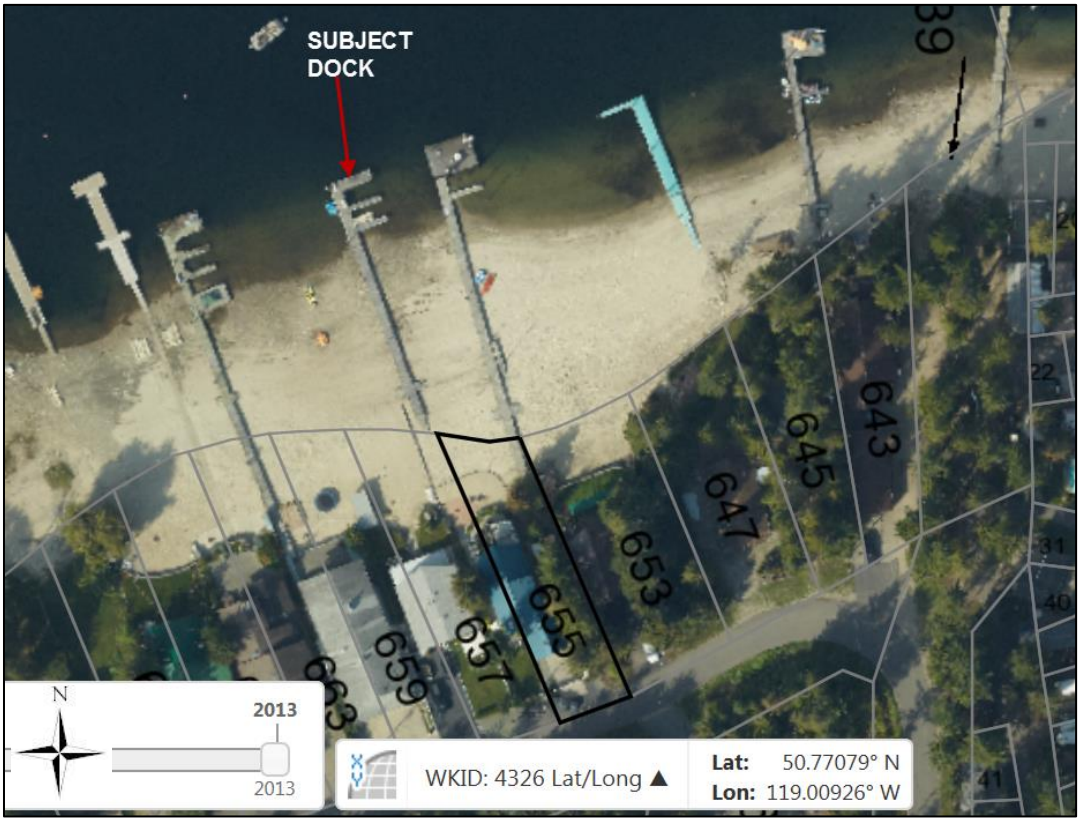


Bylaw No. 900-19 – Maps and Photos

OCP/Zoning

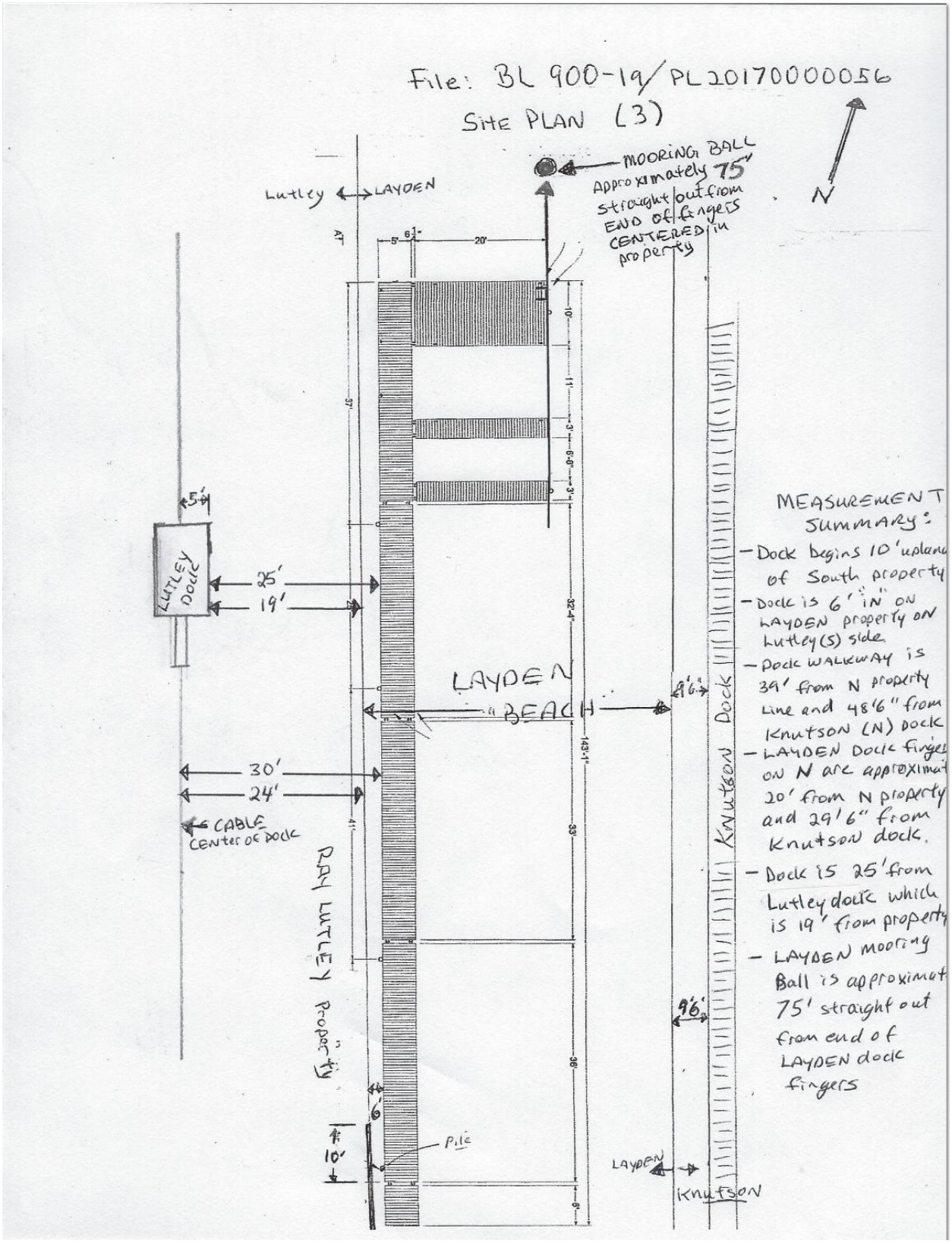


Orthophotograph



Bylaw No. 900-19 – Maps and Photos

Site Plan

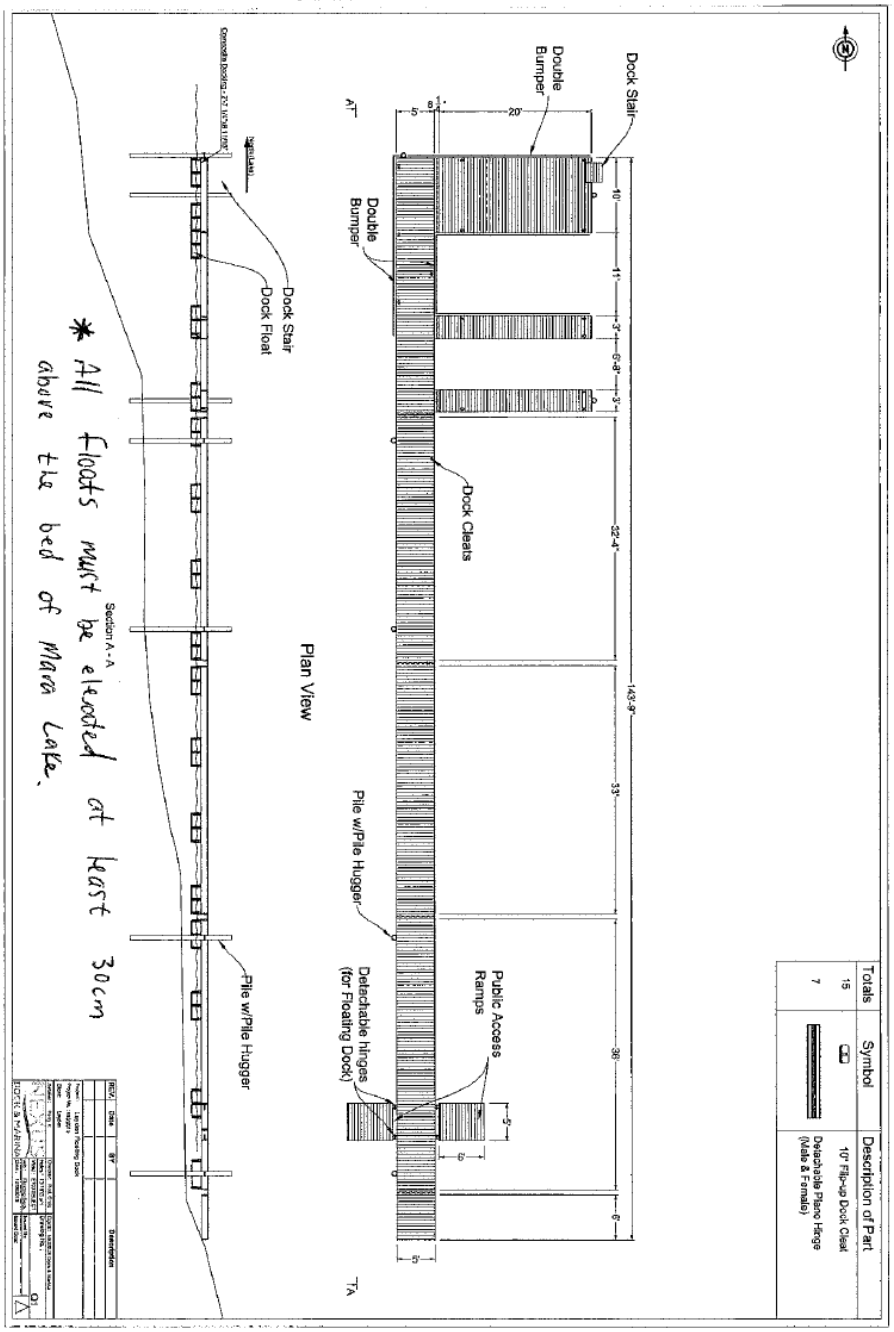


Bylaw No. 900-19 – Maps and Photos

Specific Permission #3404832

File: 3404832

MANAGEMENT PLAN



* All floats must be elevated at least 30cm above the bed of Mara Lake.

Signed on behalf of

by a duly authorized signatory

_____

_____
Date

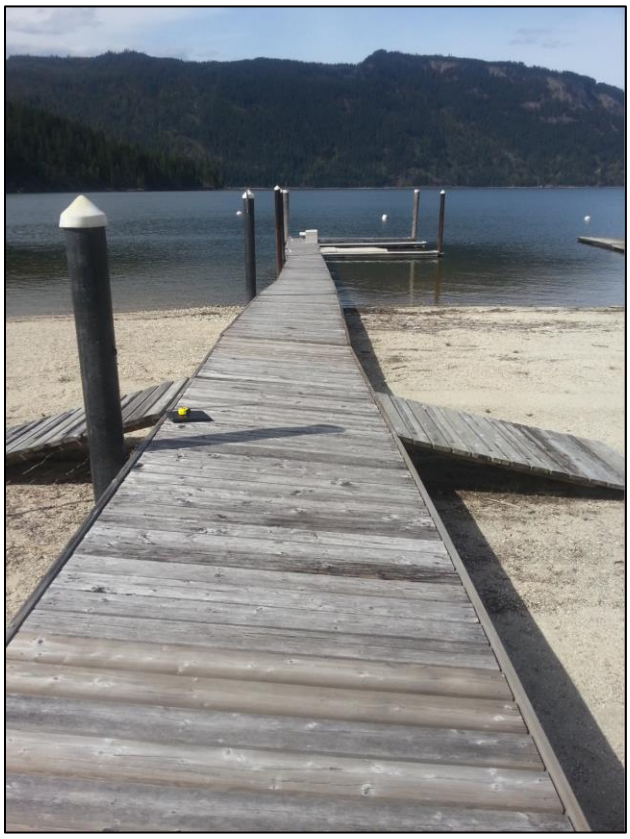
HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA,
by its authorized representative

Kristen Weir

December 7, 2015
Date

Bylaw No. 900-19 – Maps and Photos

Original dock



Bylaw No. 900-19 – Maps and Photos

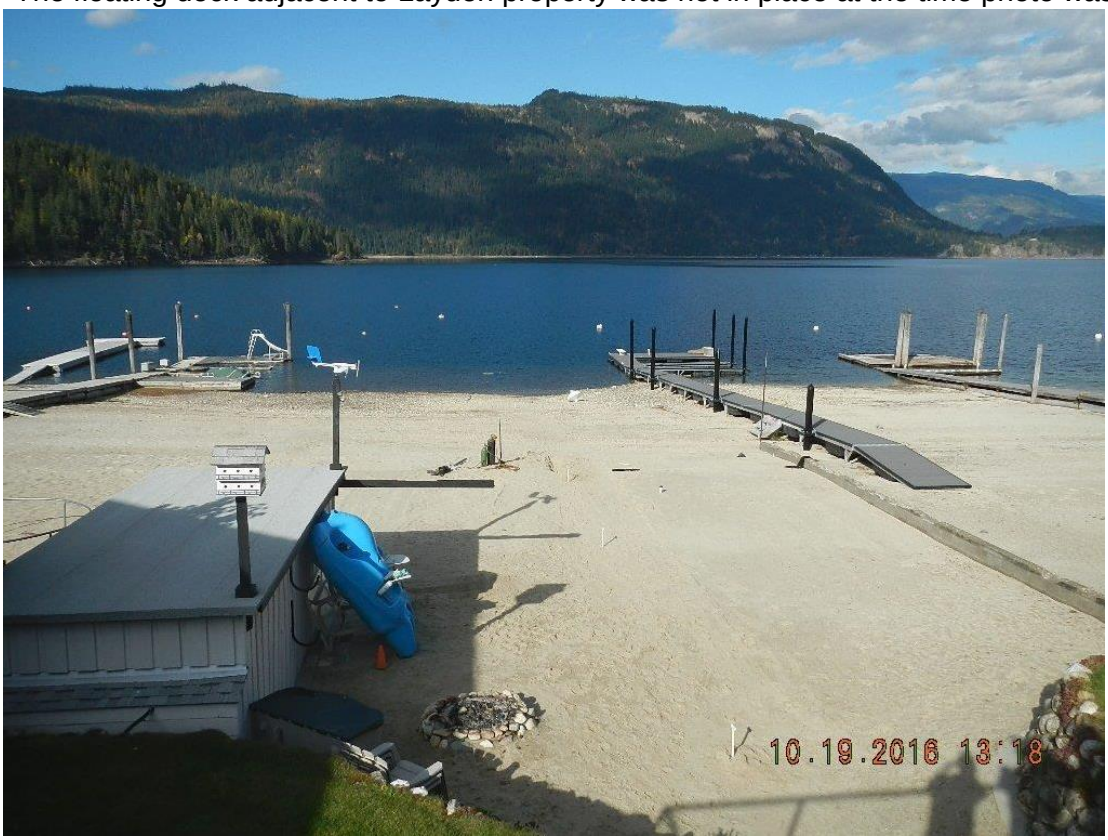
New dock

Bylaw No. 900-19 – Maps and Photos

New dock in relation to neighbouring dock to the west

Bylaw No. 900-19 – Maps and Photos

Proximity of Layden dock to neighbouring docks
*The floating dock adjacent to Layden property was not in place at the time photo was taken



Dear Council,

My name is Lorna Eng, I am the business manager at BC Dock and Marina dba Nexus Dock and Marina.

We were contracted by Mr. Layden to repair his dock and comply with the CSRD request of grounding on the foreshore.
I just wanted to comment on the reasons behind the dock material change, the CSRD as well as the province wanted the docks in the area to comply with the no grounding clause, along with the fact that Terrys dock was not in great shape and was wood frame structure with wood floatation and deteriorating.
The dock had existing pile that were simply left in place to accommodate the new material for the frame, legs were added (designed by Nexus and approved by the province) to ensure the dock did not rest on the floats on the lake bottom.

Environmentally:
Removing the pile and placing a floating dock in its place would have caused more harm than good, along with the fact that having a dock pulled up on shore in the winter seasons causes far more damage (erosion) to the foreshore.

Please note that by not approving the application in front of you today, you will be asking Mr. Layden to A. Either change his design
Or B. Move his dock over by .7 m which will still not provide the compliance to the set backs on the lot.

When the dock repair was completed the normal practice that is followed is that Front Counter requests the feedback from the district, in this instance that did not happen. As the dock builder we do not feel that the client (Mr. Layden) should be penalized 2 years later for the missed steps in the process.

The dock was a repair not a rebuild and the pile have been in the lake bed at this residence for years prior. In simple terms the dock frame and decking was upgraded to Aluminum Frame, Composite Deck board in order to repair the damaged dock that was deteriorating and to comply with the issue of grounding in this specific area.

Please consider this in your final decision-making process on approving the SITE-SPECIFIC Variance Application.
Thank you,
Lorna Eng
lornae@nexusdockandmarina.com
Business Manager

Columbia Shuswap Regional District

555 Harborfront Drive NE

Salmon Arm BC

Dear Rona Martin and Fellow CSRD Counsellors,

Re: Bylaw Amendment BL 900-19, regarding a new dock on Terry Layden foreshore at 655 Swanbeach Road, Mara B.C.

It is understood that the Layden request is to amend Lake Zoning Bylaw No. 900 to permit his existing dock to remain where it has been for several decades. Even though it is set back from property lines by over 6 feet, it does not meet current required setbacks.

We are asking your board to accept our input signed below as support of the Layden Dock remaining in its current location, and thereby amending bylaw 900 to accommodate this.

Thank You,

Sincerely,

ALAN FISHER 653 SWANBEACH RD MARA B.C.

BELINDA KNUTSON 653 SWANBEACH RD MARA B.C

NAME	ADDRESS

Columbia Shuswap Regional District

555 Harbonfront Drive NE

Salmon Arm BC

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Thank You,

Sincerely,

NAME	ADDRESS
Laurie Knutson	653 Swanbeach Road, Mara, BC.

NAME ADDRESS

Columbia Shuswap Regional District

555 Harborfront Drive NE

Salmon Arm BC

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Thank You,

Sincerely,

NAME	ADDRESS
Raymond Lutley	657 Swanbeach Rd. Swansea Pt. BC
Gwen Lutley	657 Swanbeach Rd. Swansea Pt. BC
Rod MacDonald	653 Swanbeach Rd Swansea PT BC
Carolyn MacDonald (Knutson)	653 Swanbeach Rd. Swansea Point BC
David Moir	662 Swanbeach Rd Swansea Point BC
ANDREW SURKON. (DENICE)	659 Swanbeach rd Swansea Pt BC.

Columbia Shuswap Regional District

555 Harborfront Drive NE

Salmon Arm BC

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Thank You,

Sincerely,

NAME	ADDRESS
DG Knutson (Gerry Knutson)	653 Swanbeach Road Swansea Point BC V0E 2K2
RANDALL HAY Shirley Hay	6095 Squilax Rd. Scotch Creek B.C.

Columbia Shuswap Regional District

555 Harborfront Drive NE

Salmon Arm BC

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Thank You,

Sincerely,

NAME	ADDRESS
(Kevin Knutson)	653 Swanbeach Road B.C. V0E 2K2
(Patsy Knutson)	653 Swanbeach Road B.C. V0E 2K2

Columbia Shuswap Regional District

555 Harbourfront Drive NE

Salmon Arm BC

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Thank You,

Sincerely,

NAME	ADDRESS
ALAN FISHER	653 SWANBEACH RD MARA B.C.
BRIAN KNUTSON	653 SWANBEACH RD MARA B.C.
T MARSHALL	647 SWANBEACH RD MARA BC.
G Marshall	647 SWANBEACH Rd MARA B.C.