



COLUMBIA SHUSWAP REGIONAL DISTRICT

Regular Board Meeting

LATE ITEMS AGENDA

Date: Thursday, September 22, 2022
Time: 9:30 AM
Location: CSR D Boardroom
555 Harbourfront Drive NE, Salmon Arm

Pages

7. Committee Reports and Updates

7.1. For Information

*7.1.3. Columbia Basin Trust Board Highlights (July 2022)

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10. 10:30 AM Delegations

*10.1. Concerns Regarding the North Shuswap Health Centre Funding Request

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Eugene Eklund presenting information to the Board of Directors regarding the funding request for the North Shuswap Health Centre.

Late Agenda - added letters from NSHC Executive Director and Dr. Bucarelli.

13. Development Services Business General

*13.1. Introduction of Proposed Development Variance Procedure Amendments

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Report from Gerald Christie, Manager Development Services, dated September 20, 2022.

Proposed bylaw amendments for the processing and delegation of minor Development Variance Permit (DVP) applications.

Late Agenda - Staff report from Development Services

THAT: the Board review and provide comments to staff with regards to proposed changes to DVP application processes and delegation.

THAT: the Board direct staff to prepare amendments to Development Services Procedures Bylaw No. 4001-2, as amended, and Development Services Fees Bylaw No. 4000, as amended, for Board consideration at a future Board meeting.

16. 12:15 PM Development Services Business by Area

***16.1. Electoral Area B: Development Variance Permit No. 851-10**

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Report from Hayley Graham, Planner I, dated August 26, 2022.
7989 Arrowhead Road, Shelter Bay

Late Agenda: Public submission added.

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 851-10 for Lot 35 District Lot 811 Kootenay District Plan EPP107154, varying Electoral Area B Zoning Bylaw No. 851 as follows:

1. Section 5.10 (f) maximum height for a principal building from 10.5 meters to 12.3 meters only for the single family dwelling.

Be approved this 22nd day of September 2022.

17. Planning Bylaws

***17.3. Electoral Area D: Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-05 and Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-04**

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Report from Ken Gobeil, Senior Planner, dated August 29, 2022
6015 Shaw Rd, 6360 Auto Rd, Ranchero

THAT: "Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-05" be read a first time, this 22nd day of September 2022.

THAT: "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-04 be read a first time, this 22nd day of September 2022.

THAT: The Board utilize the complex consultation process for Bylaw Nos. 750-05 and 751-04:

AND THAT: the bylaws be referred to the following agencies:

- CSRD Operations Management
- CSRD Financial Services
- Agricultural Land Commission
- Interior Health Authority
- Ministry of Forests: Archaeology
- Ministry of Land, Water and Resource Stewardship: Lands
- Ministry of Transportation and Infrastructure
- City of Salmon Arm
- All applicable First Nations Bands and Councils.

These board highlights provide a general overview of discussion items and major decisions made at the Board of Directors meeting on **July 22/23, 2022**, which was held in-person in Cranbrook. It excludes confidential information such as business negotiations, personnel issues and legal matters.

- The Board approved the Statement of Financial Information Report 2021/22. This report includes financial statements, schedules of employee and Board remuneration and expenses, and payments to suppliers of goods and services over \$25,000 provided to the Trust and all its subsidiaries. The statement can be found on the Trust website at ourtrust.org/publications and is typically posted in September.
- The Board approved \$2 million for this fiscal year for the new one-year Basin Charge Up Program to be launched on August 2, 2022. The Program will provide funding and technical support to local governments and First Nations in the Basin for the following areas: energy generation, energy retrofits, electrifying transportation, and electric vehicle charging stations. The Program complements our Non-profit Sustainability Program to address the Trust's strategic and integrated priorities of Climate Resilience, Community Well-being and Working with Indigenous Peoples.

Learn more about our work in Climate Resilience here: ourtrust.org/climate-resilience.

- The Trust will be hosting its Annual General Meeting (AGM) on Thursday, September 22, 2022 at 4:00 pm (PT) in Valemount. The Trust will present its 2021/22 Annual Service Plan Report and highlights from the previous year, which will also be found in the upcoming Our Trust magazine distributed to all Basin residents and businesses. More details will be available soon at ourtrust.org/agm.
- The following is the 2022 meeting schedule for the Trust Board of Directors:
 - September 22 Valemount (Annual General Meeting)
 - September 23/24 Valemount
 - November 25/26 Rossland
- The following is the 2023 meeting schedule for the Trust Board of Directors:
 - January 27/28 Fairmont
 - March 24/25 Salmo
 - May 26/27 Revelstoke
 - July 21/22 Fernie
 - September 22/23 (AGM) Ainsworth/Kaslo
 - November 24/25 Nelson
- Board meeting minutes are posted to the Trust website after they have been approved by the Board at the following meeting. View minutes here: ourtrust.org/publications.

I, like a lot of other residents, am concerned about how the North Shuswap Health Center funding Bylaw has come about. Most people I have spoken to were not even aware of either of the petitions that were reported as the reasons for the CSRD having passed the funding through three readings. There are three main concerns for this Delegation Request. One is the process, or lack thereof, of the original petitions, how they were presented to the CSRD Board, and the highly questionable validity of the petitions; the fact that health care is a shared provincial and federal issue and it is overreach for the Regional District to get involved in Health Care taxation funding; and the AAP itself. I am asking that Bylaw No. 5848, 2022 be tabled before final reading because of the following:

1. The 4345 signature on-line petition. On-line petitions are almost never given any credence. They must have a verification process and a way to stop people from filling it out more than once. The number 4345 is totally suspect as according to the CSRD website, we only have a population of 3200. Even now, after the fact, we still have been given no info on the subject matter of the petition. How broad was it? Did it have any relevance at all? Why would the CSRD even consider it as pertinent?
2. The 1000+ signature local petition. (The word “local” here indicated that there were no geographic parameters to the on-line petition in #1. People world-wide could have signed it.) Did the same people sign both petitions? Again, what was the subject matter of the petition? Who could sign it? Was there a verification process to limit it to local electors? Once again, there appears to have been no integrity with this petition. In fact, it has come to my attention that they did indeed collect signatures from Chase.
3. The time given to do the AAP was too short, especially since most of us didn’t know anything about the questionable petitions used to push this matter forward and first heard about it in the Kicker. Now is when most residents are winding down from the summer and are not thinking about tax issues. The timing is questionable especially given that there is an election coming up and it could have been included as a referendum. All of the concerns included here would have come up if there hadn’t been such a

rush to push this through. As an aside, it is interesting the Director Simpson stated in the August 19, 2019 Kicker that he “didn’t like it (the AAP) as a private citizen and I don’t like it now.” Yet here he is utilizing said process to help push through a Bylaw based on invalid and/or incomplete information.

4. The NSHC apparently knew that their doctor was leaving. While she is highly respected among her patients, her husband’s job requires that they move closer to his medical work in Kelowna. It appears that they will be leaving sometime in mid-October. The NSHC knew their doctor was leaving when they put forward their request for funding. Can the NSHC be trusted with our tax dollars?
5. According to reports in the Kicker, the NSHC had over 4600 yearly patient visits. Since there are 2080 working hours in a year, that means that the average visit lasted just under half an hour. Given that most visits are booked at 15 minutes or less, why were so many residents not allowed to access the Center?
6. Why are potential patients asked if they are a member? Non-members are not admitted. This is not indicative of a public health system. It is more like a members only private club. Will this change if the funding goes through?
7. According to reports in the Kicker, the NSHC had about 3000 registered patients. If I, as a resident, couldn’t get in, who are the 3000? Remember we only have 3200 residents. If they were summer residents, then the hours/visit in #5 above would be drastically increased because they aren’t here most of the year. Even those of us who live here usually take a winter break somewhere further south. I have heard that a number of patients followed a previous doctor here from Chase and Sorrento. If that is the case, and the numbers certainly indicate that that is extremely likely, then why are we, North Shuswap residents being taxed to help non-residents take away our medical spots?
8. I notice that Director Simpson made no mention of any of this in his monthly “Kickin’ It Up With Jay”. Yes, some of it was covered elsewhere but isn’t it Director Simpson’s responsibility to give us the whole picture? He took full responsibility to convince the CSRD board and staff of this need

for funding but presented nothing to us, the people he is supposed to represent.

9. Who has audited the NSHC to verify their need for funding? When the doctor leaves, how will that effect the funding?
10. Why wasn't this, especially given all we know now, put to referendum on the upcoming ballot? That would also have allowed full disclosure to the rate payers.
11. If so many people, those who are able to use the clinic, want to support it more, why don't they do it through the related non-profit society?
12. This whole situation is premature since the province is giving more money to GP's to help with overhead costs and is negotiating with them to ensure their practices are more viable so more doctors will continue practicing and more will be enticed to enter family practice.

Answers to the delegation's points of concern:

Petition books were in circulation for 2 years; located at every store in the North Shuswap; at the clinic, which is still being signed; written about in the Kicker; petition forms in the Kicker for people to mail in; Health Society Board members were available in the NS Health Centre parking lot and store locations through out those two years to engage with people and explain that there are no Ministry of Health dollars attached to the clinic or to rural community health care centers in general.

Several written presentations were provided to the CSRD; a delegation which included the health centre, health society board members, community members, and other community groups attended a CSRD board meeting to present a request for funding; a 2nd delegation attended a CSRD board meeting along with Dr. Mistry to request Direct Taxation; the online petition and paper petition documentation were submitted to the CSRD for AAP.

The CSRD was approached because of the **AREA F Community Master Plan** that outlined Primary Health Care Services were to be provided to residents of the North Shuswap. The NSHC is an essential service which requested to receive funding as the North Shuswap First Responders do through taxation.

1. The online petition was run for a short period of time to avoid overlap of signatures or before it reached outside our area & catchment area. The reference of 3200 is permanent population; the NSHC serves also serves seasonal residents and emergency patients and the petition was a way to capture those seasonal residents.
2. The Petition states the following:
NSHC & NS Community Petition to the CSRD: "Petition to the CSRD to support health care funding for NSHC through a Contribution Agreement"
Petition to support NS Health Centre Funding: "We, the residents of Area F, want a contribution agreement with the CSRD to support paying towards health care funding of NSHC through an annual contribution tax."
Print name/sign/Area F -North Shuswap Address / phone / date

The wet signature petition was audited to ensure only residents living in the North Shuswap signed it and was audited to ensure we only received one signature from each person signing it. Signatures were not collected from people living in Chase.

4. The petition was never started to financially support a doctor and both petitions were started before Dr. Bucarelli was hired to work in the clinic. Our funding request was put forward in January of 2020, petitions were started May 2020, Dr. Bucarelli started in clinic October 2020. Dr. Bucarelli informed us of her full-time status change at the end of this August.

5. The 4600 patient visits referenced include: patients seeing the doctor, patients receiving lab services, Patients seeing the public health nurse, patients seeing the footcare nurse, and community people coming in for vaccine clinics.

Patient appointments times are not booked in just 15 minute or less intervals. The only people who we have not been able to serve are summer visitors and they are referred to Chase emergency and walk-in clinics as needed. Although we have still helped visitors who were experiencing heart attacks, cuts that needed stitches, etc. We call 911 for people so first responders and paramedics can assist on site too.

Patient visits are not limited to 15 minutes; the time frame is orientated to an individual patient's health care needs. A health center has various appointment types and appointment times for example, a 5-minute prescription renewal, a 15- minute phone or in clinic consult, a 30- minute physician consult, a 30 - 60-minute procedural visit, a 30 - 60-minute palliative care in clinic or a home visit, to list just a few.

Most of the patient panel consists of people above the age of sixty with an extremely high number of elderly and chronic care patients. N SHC is not a designated walk-in facility and therefore we do not simply set 10 to 15-minute appointments to fill the day up, we are engaged in primary health care services based on each patient's health care needs.

6. This is false information. People are asked if they are a patient at the health centre and whether they have a doctor elsewhere. This information needs to be confirmed for proper data management within the medical record program and for the clinic wait list. Patients can not have more than one doctor.
7. This is false information, there was not a previous full-time doctor at NSHC nor one that brought a case load of patients from those communities. There is not a 'medical spot' assigned for each resident or each seasonal resident; we accept patients from the North Shuswap who need a family physician. People also have chosen to have a doctor in Salmon Arm, Chase, Kamloops, Kelowna for a variety of reasons. These people still access the NSHC for other health & allied health services.
8. The CRSD is responsible for the AAP process, not Director Simpson. Although Director Simpson has participated in our presentation discussions.
9. NSHC is overseen by the NSHC Society, which is a Registered Canadian Charity, a Chartered Accountant completes the financials, and we report to the CRA as a Canadian Charity. We are a non-for-profit based community health care center. A doctor position is not attached to this funding; the funding is for operating the health centre. When Dr. Bucarelli changes her full-time status to contract, Dr. Mistry will be covering for her and the NSHC is currently in the process of recruiting a doctor and a second physician as a second position was recently approved by the Health Authority for NSHC. Even though we are not a health authority facility, we are still accountable under the health authority umbrella.
10. A petition process was chosen so we could participate in the Alternative Approval Process and to save approximately \$60,000.00 in referendum costs. Volunteer health society board members canvassed the North Shuswap residents seeking support for the process.
11. There is significant history of the community supporting the health society, starting with the society forming in 2011 when Interior Health pulled out of the medical center because rural funding was pulled from rural communities and people were left with no medical services. The

society raised community dollars to purchase the clinic and have worked diligently to fundraise to keep the clinic open. Fundraising needs to be supplemented for the clinic to stay operational and to provide medical & allied health care services in the North Shuswap.

The funding amount requested of approximately \$25.00 per household in the North Shuswap was determined by the average cost of gas for the average person to leave the North Shuswap for average health care needs which equated to \$400.00 a year per person.

12. The NSHC does not receive overhead costs now; but we are working with various groups such as the BC Association of Community Health Care Centres to lobby the Ministry of Health for change. The NSHC manages & operates the medical practice; the doctor is employed and does not manage the clinic.

Doctors are paid through a Fee for Service model, meaning they are paid a set amount of money for specific patient visits. This does not include the time it takes for charting; sending prescriptions, referring to specialists; filling several types of medical forms out; reviewing various medical test results, lab & x ray results, emergency, surgical & hospital reports.

The province is not simply giving money to doctors and medical practices; there is an application process for those who qualify and obvious parameters for any amount that may be received, not a set amount for every doctor.

The NSHC engaged in the AAP process with the CSRD and the community to ensure that medical & allied health care service will continue to be provided to the residents of the North Shuswap. The NSHC will continue to apply for pertinent grants to assist with program development and capital expenditures.

Gail McNeil Oliver
Executive Director
NSHC

Dear CSRD Board of Directors,

Thank you for taking the following responses into consideration. I have provided the correct information to address the concerns raised in numbers 4 through 7 in the provided document regarding Bylaw 5848.

4.

I can confirm the NSHC was not aware that I would be relocating to Kelowna when the AAP submission was put through. This was a recent unanticipated development.

5.

The concerns raised make assumptions and are underinformed.

- a. 2080 hours assumes 40 hours per week working 52 weeks per year. This also assumes the 8-hour workdays involves direct patient contact booked in consecutive 15-minute blocks.

I schedule 6.5 patient contact hours per day 4 days per week, 48 weeks per year.

4 weeks per year vacation time, not including statutory holiday closures.

The remaining 14 hours per week is dedicated to unpaid administration (paperwork) required to ensure proper patient care.

This calculates to an average of 15 minutes per patient seen. Many patients require 30-minute appointments due to the burden of chronic disease in our patient population. Some patients require less than 15 minutes, though all patients are booked a minimum of 15 minutes per appointment, excluding appointments solely for prescription refills.

- b. The 4600 yearly visits equates to individuals making one visit to the medical clinic per year.

The NSHC is not a designated walk-in clinic, nor is it a physician owned or privately owned clinic. It is also not owned or run by the Interior Health Service.

It is a community health clinic which functions to provide longitudinal primary care to a community. My position as the full-time primary care physician is to provide primary care to individuals registered as patients of the clinic. Appropriate longitudinal primary care necessitates more than one clinic visit per year per patient. Our patient population includes a significant number of elderly and chronic disease patients, and more visits are required for these individuals to provide an appropriate level of care.

- c. Residents were 'not allowed' to access the clinic.

Residents who are a registered patient of the clinic can book primary care visits with me. A registered patient of the clinic means the clinic physician (currently me) is the most responsible

physician for that patient's care. This also means that the patient is not registered under the care of another family physician. There are significant care implications that occur when an individual is seeking longitudinal primary care from two family physicians and as such this is discouraged by the College of Physicians and Surgeons BC.

Again, the NSHC is not designated as a walk-in clinic.

In many cases residents who were seeking to book an appointment with me were registered as a patient with another family physician and as such it is inappropriate to offer an appointment unless in an emergency and within the scope of what I can safely provide with the resources at the clinic.

Residents who do not have a family doctor and have new medical conditions requiring timely primary care, or are significantly elderly, or with significant medical conditions restricting their ability to travel are given special consideration and are/have been taken on as patients of the clinic.

Residents who are not registered patients of the clinic are able to access other services provided by the center including lab services, public health, footcare, mental health care, and massage. Again, residents do not have to be registered with the clinic to access these services.

6.

Residents are not asked if they are members of the clinic. They are asked if they are registered patients of the clinic. The reason for this question is:

- a. To review if a chart is already created in our medical software for the individual
- b. If they are not registered patients, do they have a family physician already

I suspect the individual has misinterpreted the requirement of a patient being registered with only one primary care physician, coupled with the misunderstanding that the NSHC is not a designated walk-in clinic has led to the perception of a 'members only club'.

Again, all residents can access other services provided by the center regardless of their registration status. I also provide emergent clinic care to non-registered residents when they present to the clinic within the scope of what I can safely provide.

7.

The majority of patients are current residents of the North Shuswap.

Some patients who I currently care for have relocated from the North Shuswap to other areas of the Interior and the Shuswap. They are long term patients of the clinic and have remained as such given the difficulty in securing a family physician in BC. No patients have followed any doctor from Chase and Sorrento to the clinic as claimed as I am the first permanent primary care physician at the clinic since it became a community health center and I have never worked in any other primary care clinic in Canada.

The recommended patient panel for a full-time family physician is 1500-1800 patients. I currently have 3000 patients for whom I am the most responsible physician. I mention this to highlight that in order to appropriately serve 3200+ permanent residents of the North Shuswap, 1 full-time and at least 1 part-time physician is required. To be able to provide service to the summer population at least 2 full time family physicians is required. Secure funding for the clinic to operate is an essential component to achieving the recommended patient to physician ratio. Secure funding of a Rural Community Health Care Center will also assist in recruitment of physicians to a stable environment.

Thank you again for allowing me the opportunity to address the concerns raised.

Sincerely,

Dr Domino Bucarelli



BOARD REPORT

TO: Chair and Directors

File No: 4001-6 PL2022-205

SUBJECT: Proposed Development Variance Permit (DVP) Procedure Amendments

DESCRIPTION: Report from Gerald Christie, Manager Development Services, dated September 20, 2022.
 Proposed bylaw amendments for the processing and delegation of minor Development Variance Permit (DVP) applications.

RECOMMENDATION #1: THAT: the Board review and provide comments to staff with regards to proposed changes to DVP application processes and delegation.

RECOMMENDATION #2: THAT: the Board direct staff to prepare amendments to Development Services Procedures Bylaw No. 4001-2, as amended, and Development Services Fees Bylaw No. 4000, as amended, for Board consideration at a future Board meeting.

SHORT SUMMARY:

Recent legislative changes to the Local Government Act now allow local governments to delegate approval of DVPs to staff in specific circumstances. This change follows significant provincial consultation with local governments throughout the province towards the goal of making land use application processes more efficient. The delegation of DVP approvals was one of the most requested changes by local governments, with support for such a change also being discussed by the CSR D Board on numerous occasions over the years. The procedural changes in this report are in line with the new legislation and propose a delegation of some setback variances to staff whilst all other variance approval requests would continue to remain with the CSR D Board.

VOTING:

Unweighted
Corporate ☐

LGA Part 14 ☒
(Unweighted)

Weighted
Corporate ☐

Stakeholder ☐
(Weighted)

BACKGROUND:

Legislation was recently passed by the Province of BC which, among other changes, allows for the delegation of DVPs to staff at the discretion of the local government Board or Council. These changes follow the *Development Approvals Process Review* completed by the Ministry of Municipal Affairs in 2019 that consulted with local governments and the development community with regard to identifying efficiencies in the processing of applications for land use change, e.g. rezoning, Development Permit (DP), and DVP. One of the most requested changes by local governments and developers was the delegation of minor DVPs to staff to reduce timelines in the application and development process for staff, builders, and landowners. The CSR D Board has discussed the desire for this delegation to staff on many occasions; this report therefore outlines an approach to the delegation of minor DVPs, i.e. some building setbacks, to staff while leaving the approval of more significant DVPs to the Board, e.g. height, parcel coverage, site area.

Since the enactment of the legislation to allow for DVP delegation, staff have been waiting for an associated provincial regulation to provide guidance to local governments to utilize these new legislative

powers; unfortunately, the provincial regulation is still not forthcoming in a timely manner, therefore staff are proposing to move forward with the proposed bylaw changes, given the significance of these legislative changes towards improving application timelines.

CSRD STRATEGIC PLAN:

The CSRD's 2019-2022 Strategic Plan was adopted in September 2019. The Plan lays out strategic themes of interest and identifies priorities within those themes to help guide staff and the Board in achieving the shared vision of a region that innovative, prosperous, and resilient in the face of change.

Responsible Governance

- ***Reviewing the Development Services Procedures Bylaw to streamline the CSRD's development application process.***

POLICY:

Bill 26 *Municipal Affairs Statutes Amendment Act* came into effect on November 21, 2021 which included amendments to the *Community Charter* with regard to Code of Conduct requirements and also included several amendments to the *Local Government Act* (LGA) with respect to public hearing requirements, public notices, and the authority for local governments to delegate decisions to staff for minor DVPs (LGA s.498.1).

Delegation of power to issue development variance permit

498.1 (1) A local government may, by bylaw, delegate to an officer or employee of the local government the power under section 498 to issue a development variance permit if the proposed variance

(a) is a minor variance, and

(b) varies the provisions of a bylaw under any of the following:

(i) section 479 (1) (c) (iii) *[zoning bylaws respecting siting, size and dimensions of buildings, structures and permitted uses];*

(ii) section 525 *[off-street parking and loading space requirements];*

(iii) section 526 *[regulation of signs];*

(iv) section 527 (1) (a) or (b) *[screening and landscaping to mask or separate uses or to preserve, protect, restore and enhance natural environment];*

(v) a provision of this Act prescribed by regulation of the Lieutenant Governor in Council.

(2) A bylaw delegating the power to issue a development variance permit under this section must include

(a) criteria for determining whether a proposed variance is minor for the purposes of subsection (1) (a), and

(b) guidelines the delegate must consider in deciding whether to issue a development variance permit.

(3) The bylaw may also include any terms and conditions the local government considers appropriate.

(4) If a local government delegates the power to issue a development variance permit, an owner of land that is subject to a decision of the delegate is entitled to have the local government reconsider the matter.

Of note, and similar to CSRD procedures for delegated Technical Development Permits, the LGA amendments for delegated minor variances do not require public notice of the application; however, CSRD staff are of the opinion that notification to neighbouring property owners within 100m of the subject property should continue per current procedures for such applications if delegation is given.

LGA amendments do not include provisions to delegate variances to Subdivision Servicing Bylaw regulations and as such these variances must go to the Board for consideration.

FINANCIAL:

Although a considerable amount of staff time still must be dedicated to reviewing DVP applications, liaising with applicants, preparing a report and completing permit documents, if the Board is supportive of DVP delegation, some cost savings may be incurred for the applications that do not require Board consideration. If the Board directs staff to proceed with delegation changes to the DS Procedures Bylaw, staff will also consider DS Fees Bylaw amendments for delegated DVP applications.

KEY ISSUES/CONCEPTS:

Prior to the most recent LGA amendments of Bill 26 there were only two ways for a landowner to seek a variance approval, either through the local government Board/Council, or through the Board of Variance (BOV). Local government Boards and Councils have the option to consider variances to land use regulations as long as they do not change the use, density or flood plain regulations as noted by bylaw. For all other variance requests the local government has an unfettered ability to approve, modify or deny a variance application based on its merits. The recent LGA amendments allowing for the delegation of 'minor' variances provides another option to local governments wishing to streamline development approval processes to the greatest extent possible; however, the new legislation does not provide guidance to local governments as to what is 'minor' and therefore the decision is at the discretion of the local government as to what 'minor' variances may be delegated.

A BOV on the other hand is restricted to adjudicating on three categories of variances as noted in s.540, s.543 and s.544 of the LGA, i.e. (1) Hardship and Minor Variances from various bylaws, (2) Hardship from Early Termination of Land Use Contracts, and (3) Extent of Damage Appeals of the Building Inspector.

In the absence of specific legislative or provincial regulation defining 'minor' variances, staff have reviewed the application of LGA requirements pertaining to BOV jurisdiction, and most notably BOV case law, as both help to provide some guidance as to how to consider and define what constitutes a 'minor' variance, what is 'undue hardship', and what guidelines should be considered when making such variance decisions. For example, per the LGA, a BOV must reach the following conclusions prior to granting a variance:

1. An "undue hardship" is present;
2. The variance or exemption would be a "minor variance"; and,

3. The BOV is of the opinion that the variance will not:
 - a. Result in inappropriate development of the site;
 - b. Adversely affect the natural environment;
 - c. Substantially affect the use and enjoyment of adjacent land;
 - d. Vary permitted uses and densities under the applicable bylaw; or,
 - e. Defeat the intent of the bylaw.

An “undue hardship”, could be one of several constraints related to the configuration of the land, topography, lot dimensions, property physical limitations (e.g. trees, rocks, watercourses, etc.), builder’s error, or legal property restrictions (e.g. roadways, rights of way). It must be noted that in case law, financial consideration alone is not considered undue hardship.

At a high-level, per case law, the determination of a “minor” variance primarily rests as a judgement call and on common sense after considering proper evidence (*Heading v. Delta*) and how it relates to the surrounding properties, is no more than what is required to relieve the undue hardship, and would not significantly impact on neighbouring properties.

Staff are of the opinion that similar criteria as noted above for BOVs can be used for providing the parameters upon which to delegate some minor DVPs to staff such as some building setbacks, including eaves, and retaining walls. Staff would utilize the same BOV undue hardship considerations as guidelines when determining if the delegated approval is appropriate. If, in the opinion of the Manager of Development Services, the criteria for undue hardship cannot be met the application may then be forwarded to the Board for consideration at the request of the applicant. Further, if staff receive a negative submission through the public notification process for the application, the application will also be forwarded to the Board for consideration. All other variance requests, i.e. other than those for some building setbacks and retaining walls, would be forwarded to the Board for consideration.

2021/2022 DVP Analysis

Staff undertook a review of all DVP applications for 2021 and 2022 year to date. The intent of the review was to determine the types of DVP applications being made, how many applications were made, number of public submissions received, what the staff recommendation was in each circumstance, and ultimately the decision of the Board to approve or not the application being considered.

By far the majority of applications received are for building and eave setback variances, e.g. house, shed, garage, followed by height variances, parcel size and floor area. Almost half (48%) of all variance requests are to reduce the setback to some variance greater than 2 metres (28%) or between 1 and 2 metres (20%). Such variance requests equate to an approximate 50% reduction in what is permitted by zoning regulation for a front, rear or side yard setback.

Staff are of the opinion that variance requests that result in a setback that is still greater than 1 metre are often “minor” given the limited impact such requests have on surrounding properties or the built environment. This opinion appears to be supported by the very limited number of public submissions received generally, i.e. 46 total submissions of which 32 were in favour and 14 received in opposition to the proposed variance; in addition, out of the 94 setback variances requested (buildings and eaves) there were only 7 submissions received that were specifically against the proposed variance. Further, staff have recommended, and the Board has approved, all setback variance applications that have been made in the last two years.

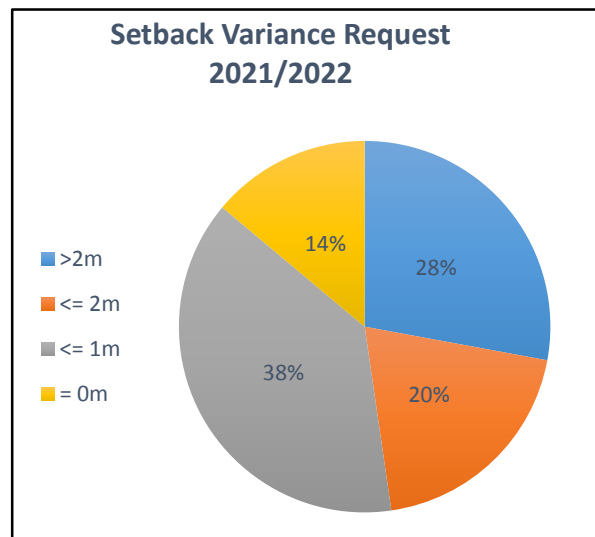
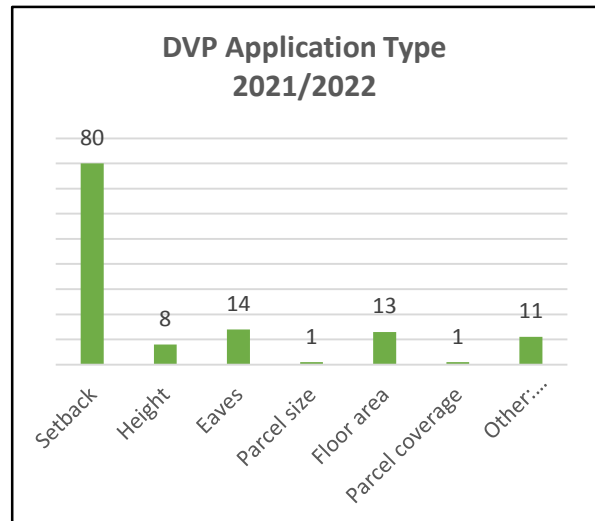
Of all the DVP applications made, the height, parcel coverage, parcel size and floor area variance requests incurred most of the additional concern of nearby residents and the Board, although all but one of the variances were ultimately approved.

Retaining wall setback variances were also requested in 9 instances, all of which were approved and with no submissions being made. In such cases retaining walls are often required to protect property from scour and erosion, are appropriately engineered and require provincial approval hence why there is often no concern with such requests.

There were only three Subdivision Servicing Bylaw No. 680 variance applications made in the last two years. At this time the delegation of these types of variances is not permitted by the legislation.

Proposed Delegation Criteria

In previous discussions with the Board, there has been a strong desire to look for ways to create efficiencies for applicants and staff in the planning process, most notably where requests for minor deviations from bylaw regulations can be accommodated by staff without having to incur the added expense and time for staff and the applicant to have the Board consider minor land use matters. Given the new provincial powers allowing local governments to delegate minor variances to staff, and in light of the analysis of DVP applications for the last two years, staff are proposing a conservative approach be taken and allow for the delegation of approval of DVPs to staff where the request would not exceed what is allowed under the bylaw by 50% or more. It is anticipated that this change would result in



approximately half of all building setback variances being delegated to staff going forward. For example, delegation staff would include variance requests:

Front setback 5 m to 2.5 m
 Interior side parcel line setback from 2 m to 1 m
 Eaves 1 m to .5

DVP Application/Criteria	Board Approval	Staff Delegated
Subdivision Servicing Bylaw	X	
"After the Fact" DVP	X	
Public submission(s) that do not support application	X	
No Hardship	X	
Major- Building Setback Variance \geq 50%	X	
Minor - Building Setback Variance $<$ 50%		X
Retaining Walls		X
All other DVPs (e.g. height, parcel coverage, site area, docks/buoys)	X	

As previously noted, for clarity and to reduce the possibility of receiving frivolous delegated variance requests, an applicant must still prove hardship even where such a variance may meet the criteria for delegated approval. Per the new legislative change, staff will utilize the BOV undue hardship criteria discussed previously and include such language within the amendments to be proposed for the DS Procedures Bylaw upon positive direction from the Board.

SUMMARY:

Bill 26 has provided a long requested legislative change by local governments to allow for the delegation of minor DVPs to staff in order to provide more timely decision-making on variance applications which would be considered to have only marginal land use impacts. As building setback variances are by far the most common DVP application made to the CSRD, staff believe that a delegation of these variances to a maximum of 50% of the bylaw setback regulation would provide for a more timely decision to applicants for such minor variances in hardship situations.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations. If the Board approves the recommendations, staff will draft amendments to the DS Procedures Bylaw No. 4001 and DS Fees Bylaw No. 4000 for consideration for approval at a future Board meeting.

BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2022-09-22_Board_DS_DVP_Procedures_Amendments.docx
Attachments:	
Final Approval Date:	Sep 21, 2022

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



Jennifer Sham



Jodi Pierce



BOARD REPORT

TO:

Chair and Directors

File No:	DVP851-10
	PL2022-163

SUBJECT:

Electoral Area B: Development Variance Permit No. 851-10

DESCRIPTION:

Report from Hayley Graham, Planner I, dated August 26, 2022.
7989 Arrowhead Road, Shelter Bay

RECOMMENDATION

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 851-10 for Lot 35 District Lot 811 Kootenay District Plan EPP107154, varying Electoral Area B Zoning Bylaw No. 851 as follows:

1. Section 5.10 (f) maximum height for a principal building from 10.5 meters to 12.3 meters only for the single family dwelling.

Be approved this 22nd day of September 2022.

SHORT SUMMARY:

The subject property is located at 7989 Arrowhead Road in Shelter Bay and is subject to the Electoral Area B Official Community Plan Bylaw. No. 850 and the Electoral Area B Zoning Bylaw No. 851. The property owners are proposing a new single family dwelling, which exceeds the maximum height for a principal building. As such, the property owners are requesting a variance to increase the maximum permitted height for the principal building from 10.5 meters to 12.3 meters.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

☐
BACKGROUND:

ELECTORAL AREA:
B (Shelter Bay)

LEGAL DESCRIPTION:

Lot 35 District Lot 811 Kootenay District Plan EPP107154

PID:

031-343-473

CIVIC ADDRESS:

7989 Arrowhead Road

SURROUNDING LAND USE PATTERN:

North = Arrowhead Road

South = Residential (Vacant)
East = Upper Arrow Lake
West = Residential (Vacant)

CURRENT USE:

Vacant

PROPOSED USE:

New single family dwelling

PARCEL SIZE:

3.76 ha (9.29 acres)

DESIGNATION:

[Electoral Area B Official Community Plan Bylaw No. 850](#)

CD - Comprehensive Cluster Development

ZONE:

[Electoral Area B Zoning Bylaw No. 851](#)

CDB2 - Comprehensive Development B2 (Shelter Bay)
Development Area 6

SITE COMMENTS:

The subject property is currently vacant with an area cleared for the construction of the single family dwelling.

BYLAW ENFORCEMENT:

No

POLICY:

[Electoral Area B Zoning Bylaw No. 851](#)

Part 1: Definitions

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

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

PRINCIPAL USE is the main purpose that land, buildings or structures on a parcel are ordinarily used

SINGLE FAMILY DWELLING is the use of land, structures and one detached building used exclusively for one dwelling unit, except where additional uses are specifically permitted in this Bylaw as a part of a single family dwelling

Part 5-Zones

3.1 HEIGHT EXCEPTIONS

(a) chimney

5.10 Comprehensive Development B2 (Shelter Bay)- CDB2- Development Area 6

Principal Uses

Residential

- (a) single family dwelling

Regulations

f) Maximum height for:

- Principal buildings and structures: 10.5 meters (34.4 feet)

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

Background

The subject property is currently vacant. The property owners are proposing to vary the maximum height for their single family dwelling from 10.5 meters to 12.3 meters. The building plans for the proposed single family dwelling show a height of approximately 12.2 meters, and an extra 0.1 meter is being requested as a precaution should the actual height be surveyed to be slightly higher post-construction.

The property is zoned CDB2 - Comprehensive Development B2 (Shelter Bay) *Development Area 6* in Electoral Area B Zoning Bylaw No. 851. Elevation plans and a floor plan of the proposed single family dwelling have been submitted with the application, see attached "DVP851-10_Maps_Plans_Photos.pdf". The proposed single family dwelling will meet the zoning regulations except for exceeding the maximum height for a principal building.

Height is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet. Localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m are excluded from the height calculation. Chimneys are also exempt from the height calculation, and therefore has not been included in the overall height calculation.

Analysis

The single family dwelling will be composed of three stories: the lower level, main floor and a loft. The north/ east elevations of the single family dwelling mainly require the height variance. Most of west

elevations of the proposed single family dwelling, complies with the permitted maximum height requirement for a principal building. (See DVP851-10_Maps_Plans_Photos.)

Development Area 6 Area in Shelter Bay features large lots approximately 2-4 hectares in size. The subject property is 3.76 hectares and the applicant is proposing the single family dwelling be located towards the center of the lot. The proposed single family dwelling will be approximately 60 meters away from Arrowhead road , and 20 meters away from the nearest property boundary to the southwest (7997 Arrowhead Road), which is also owned by the same property owners of the subject property.

Arrowhead Road is to the northwest and Upper Arrow Lake to the east of the subject property. The grade of the property slightly slopes down from the west to east, and therefore the proposed single family dwelling will be below the grade from any upland neighbouring properties. (See DVP851_51_Maps_Plans_Photos.pdf).

The subject property contains many large cedar, douglas fir, white pine and hemlock trees along the perimeter of the property which will provide screening for the proposed single family dwelling. The surrounding neighbouring properties are currently all vacant and the single family dwelling will not be visible from neighbouring properties. The property owners have also been in contact with the adjacent land owners to the south who have expressed that they have no concerns regarding this proposal (See DVP851-10_Applicant_Support_Redacted).

Staff considers the added height request of an additional 1.8 meters (6 feet) reasonable considering that the single family dwelling will not be seen by neighbouring properties and is screened by mature trees.

Additionally, as the total sum footprint on the subject property exceeds 300 m² of impervious surfaces, a Shelter Bay Environmental Development permit is required. The property owners have submitted this application and the related qualified professional report and is being processed concurrently with this Development Variance Permit application. Approval of technical development permits such as this have been delegated to the Manager of Development Services for review and issuance.

SUMMARY:

The property owners are requesting a variance to increase the maximum permitted height for the principal building from 10.5 meters to 12.3 meters. Staff recommend approval of DVP851-10 for the following reasons:

- The proposed single family dwelling will be screened from neighbouring properties as there are many large trees on the perimeter of the property and the grade naturally slopes down into the subject property from the road.
- The property owners own the closest property to the southwest and have received support from the neighbouring property to the south and should therefore have no impact to the closest adjacent neighbouring properties.

IMPLEMENTATION:

If Development Variance Permit No. 851-10 is approved by the Board, the Environmental Development Permit can be issued by the Manager of Development Services. The notice of permit will be registered to the Title of the property and the property owner can proceed with their building plans. If the Development Variance Permit is not approved by the Board, the property owner would need to change the design of the proposed single family dwelling, so it meets the maximum permitted height of 10.5 meters.

COMMUNICATIONS:

Notices of the proposed variances were sent out to property owners and tenants in occupation of properties within 100 m of the subject property. No written submissions have been received as of the date of this report. Any written submissions will be added to the late Board agenda.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation(s).

BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2022-09-22_Board_DS_ DVP851-10.docx
Attachments:	<ul style="list-style-type: none">- DVP851-10_Redacted.pdf- DVP851-10_Applicant_Rationale_Letter_Redacted.pdf- DVP851-10_Applicant_Support_Redacted.pdf- DVP851-10_Maps_Plans_Photos.pdf
Final Approval Date:	Sep 8, 2022

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



Corey Paiement



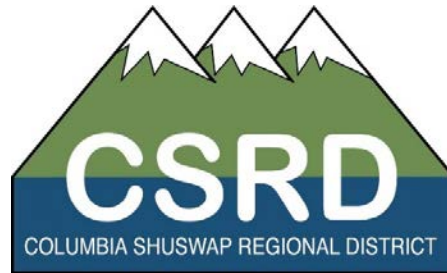
Gerald Christie



Jennifer Sham

No Signature - Task assigned to Jodi Pierce was completed by assistant Jennifer Sham

Jodi Pierce



DEVELOPMENT VARIANCE PERMIT NO. DVP851-10

OWNERS:

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

VOE 2S1

As joint tenants

1. This Development Variance 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:

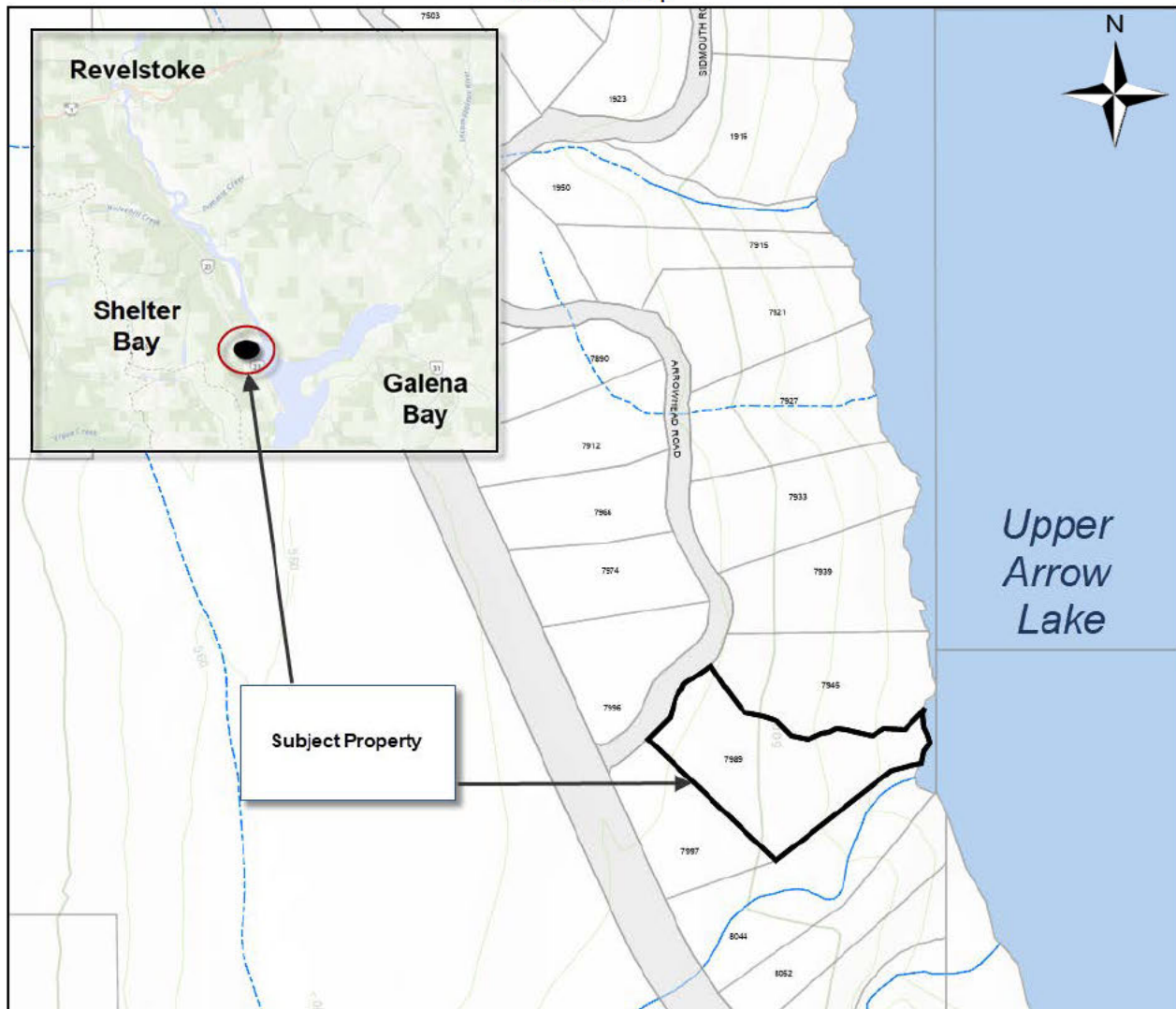
Lot 35 District Lot 811 Kootenay District Plan EPP107154 (PID: 031-343-473), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.
3. The Electoral Area B Zoning Bylaw No. 851, is hereby varied as follows:
 - a. Section 5.10. (f) the maximum height for a principal building is increased from 10.5 meters to 12.3 meters only for the single family dwelling as more particularly shown on the site plans attached hereto as Schedule B.
3. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY RESOLUTION of the Columbia Shuswap Regional District Board on the _____ day of _____, 2022.

CORPORATE OFFICER

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

Schedule A
Location Map



7989 ARROWHEAD ROAD
Site Design Plan

Proposed Single Family Dwelling

7989 ARROWHEAD ROAD
LOT 35 107154

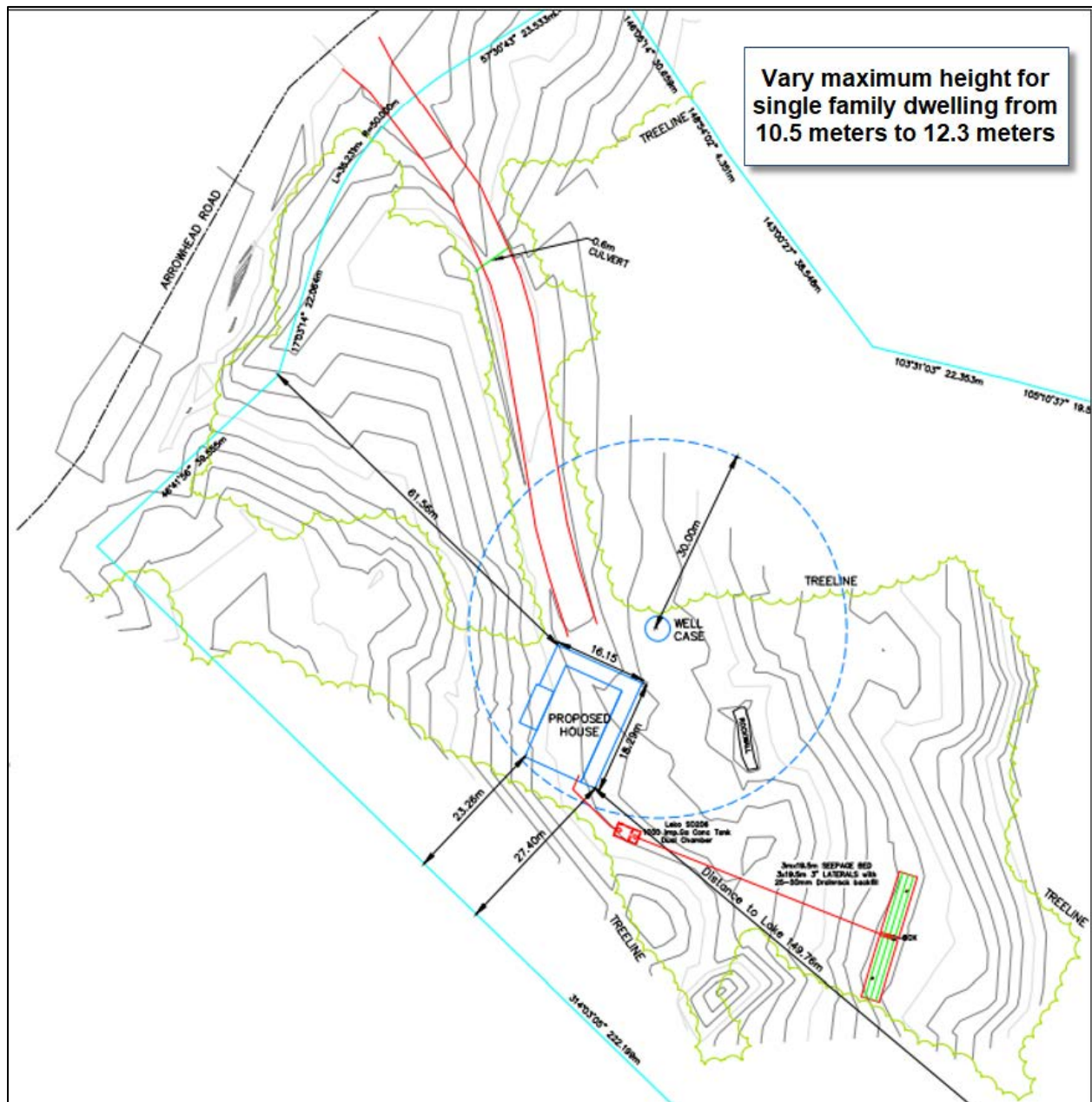
LEGEND

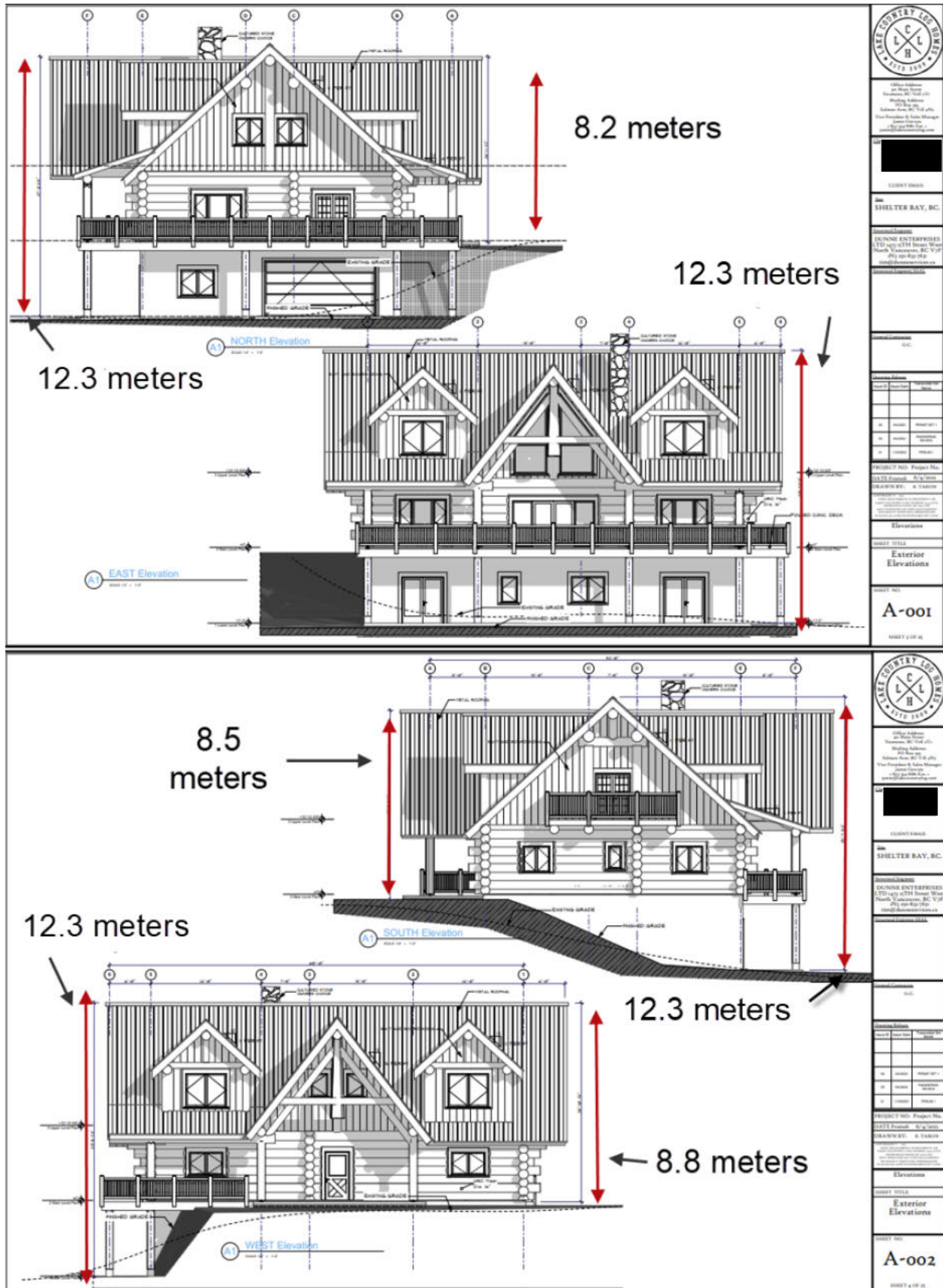
- ROADWAY (PAVED, GRAVEL, DIRT) - 473.00
- BOUNDARY
- EXISTING WATER (VALVE, HYDRANT, FIRE)
- EXISTING SANITARY (SEWER, STORM)
- EXISTING UTILITY (GAS, ELECTRIC, CABLE, FIBER)
- EXISTING TREE (VALVE, TREE)
- EXISTING LIGHT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED DRIVEWAY

ELITE SEPTIC & EXCAVATION
REVELSTOKE, BC 250-808-6973
elitesepcex.com

SCALE 1:1250

Inset of Site Plan





██████████ and ██████████
 1539 Mountain View Drive
 Revelstoke, BC
 V0E 2S1

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

August 14, 2022

Letter of Rationale for our Development Variance Request for PID # 031-343-473 / DVP # 851-10

Dear Board of Variance,

We are pleased to explain the rationale for our request for an exception to increase the maximum building height to 12.3 meters from the 10.5 meters under Bylaw 851 for this construction zone in respect of the residential log home we plan to build on our property at 7989 Arrowhead Road, Revelstoke (lot 35 in the Shelter Bay Creekside Development) as follows:

- This log home design is taller than a normal wood frame home to allow for the log beams under the upper floor and as well accommodates gable style dormers and an accompanying roof slope which addresses snow load for this area. A reduction to 10.5 meters in height from the 12.2 meters in our current design would require significant changes to the roofing design to be able to meet snow load specs, impose an uncomfortable level of headroom between the main floor and log beams overhead and generally disrupt the layout and character of this home.
- Our proposed build site is within a densely treed area on a large lot of approx. 9.5 acres in a location completely hidden from the view of all of neighboring properties such that an additional 1.7 meters of building height should not impact our neighbors in any way;
- We have already purchased several different quantities of building materials, windows and shingles for example, based on the current design and changes to the design needed to reduce the building height to 10.5 meters would make a large proportion of the materials redundant resulting in significant cost to us which we hope to avoid;

Our application to the CSRD for a building permit was based on the current design as, following consultations with our log home building contractor, we understood that common practice used in determining building height where construction is on sloped ground is to allow an "average grade" adjustment to establish the lowest point of the building. When the average grade adjustment is taken into account on our proposed building site the building height is within the 10.5 meters maximum allowed under bylaw 851 for the area.

We note that each of the building codes of Golden, Revelstoke, Salmon Arm and Sicamous, all of which are inside the geographical area covered by the CSRD, incorporate in their definition of building height the concept of average grade elevation consistent with BC Building Code's definition of "Grade" as *"the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions need not be considered in the determination of average levels of finished ground."*

However, the CSRD, in its initial review of our application for a building permit on June 22 of this year, did not apply an average grade adjustment and therefore determined that the building height in our design was over the 10.5 meters. Unfortunately, by that time we had already purchased windows, asphalt shingles and snow stops, and framing lumber based on the current design because our suppliers of these items had given us reason to be concerned with excessive lead times. We have consulted with our log home building contractor and the suppliers of materials we have so far purchased and we understand that introducing changes to the current design to reduce height by the 1.7 meters needed to reach 10.5 meters using the CSRD methodology for determining building height, would require large scale changes to the design and make redundant a large proportion of the materials we have already purchased which would impose a significant cost to us that we hope to avoid.

We wish to thank you for considering our request for a development variance permit.

Sincerely,

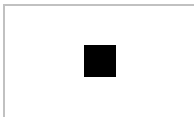
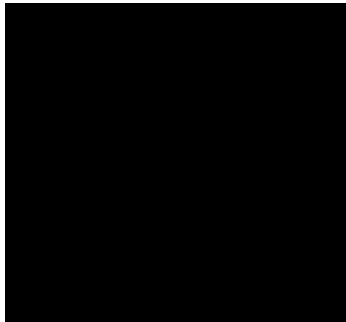
[REDACTED]
[REDACTED] and [REDACTED]
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Re: Request for your support re our building design
Date: August 11, 2022 1:10:34 PM

Hello [REDACTED] and [REDACTED]

As the owner of [REDACTED] I completely support your request for the variance to build the home you have imagined. The properties are situated perfectly for this and being so large I do not feel your changes will have any negative impact to the neighbours!

Anything else required, please let me know!



On Tue, Aug 9, 2022 at 11:49 PM [REDACTED] wrote:

Dear [REDACTED]

I am writing to follow up on our telephone discussion yesterday when I asked for your support for the design of the residential log home we wish to build on our property at 7989 Arrowhead Road, Revelstoke (lot 35 in the Shelter Bay Creekside Development) which is next to your property on [REDACTED] in the same development area.

We have applied to the CSRD for a building permit to build this log home based on a design which, through consultations with our building contractor, we understood was consistent with the BC Building code and therefore would be compliant with the CSRD's building bylaws for this area. However, the CSRD has recently pointed out to us that the building height in our design is approximately 1.5 meters in excess of the building height of 10.5 meters which is allowed for this area under their zoning bylaw 851. The CSRD have given us the option to either change our design to reduce the height to be 10.5 meters or less, or to request an exception to the maximum height rule under bylaw 851 by applying with them for a development variance permit. We have decided to apply to the CSRD for a development variance permit for an exception to allow us a maximum height of 12 meters instead of 10.5 meters for following reasons:

We love the design of our home and the additional 1.5 meters enhances our view of the lake, whereas the 10.5 meters maximum height restriction would limit the view;

- The land size of property is approx. 9.5 acres which allows lots of space for our home and the proposed home would be in a location hidden from the view of all of our neighbors and so we believe an additional 1.5 meter of height should not impact our neighbors in any way; and
- we have already purchased a significant quantity of building materials, windows for example, based on the current design and changing the design would make some of those materials redundant and therefore result in a cost to us which we hope to avoid.

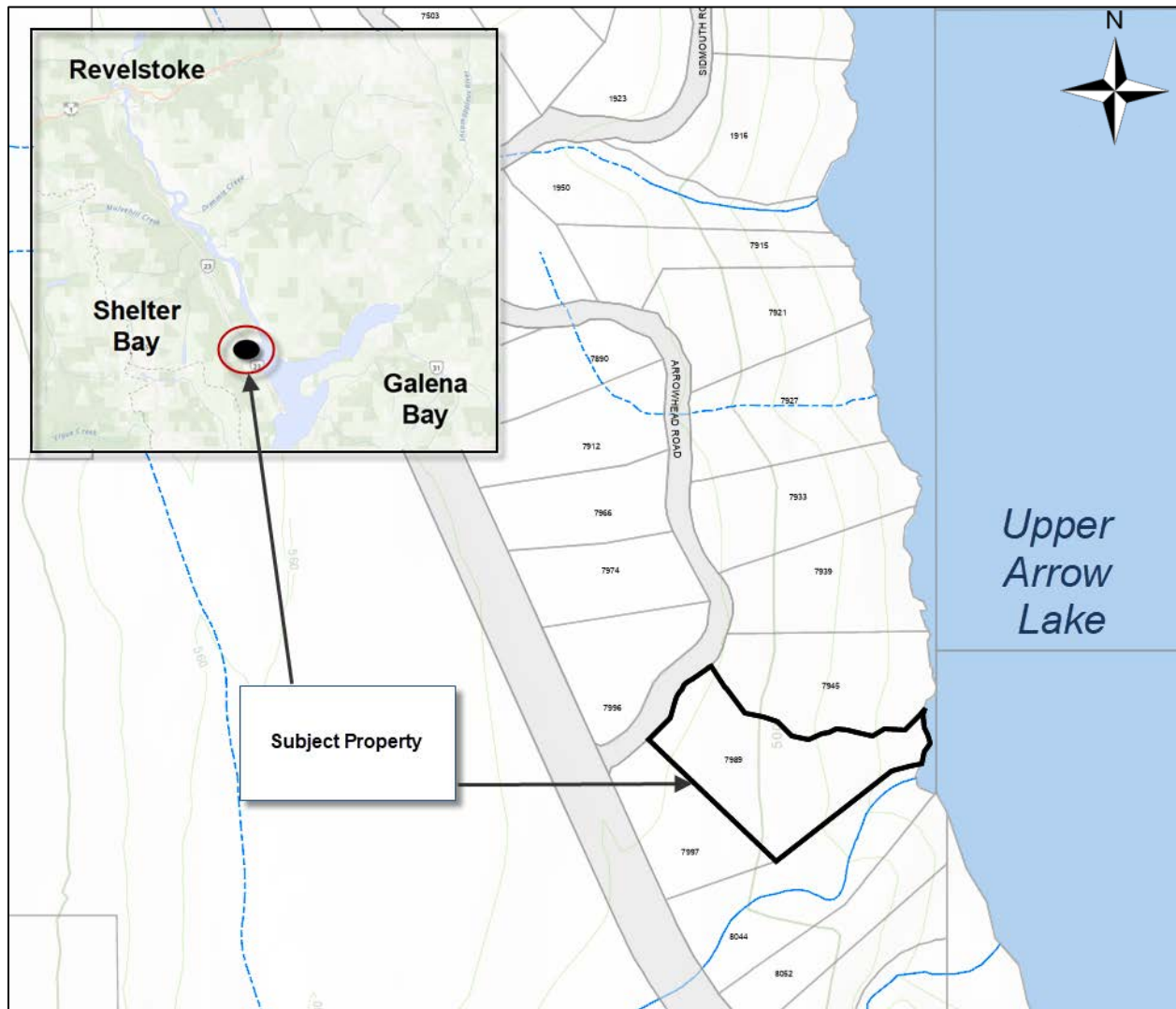
Having a healthy relationship with our neighbors is extremely important to us and we want to be sure you have all the information you need to understand the exception we are seeking. To help you to visualize our plan I have attached a PDF file showing the four facades of the home we are proposing to build and our site plan as well as a few photos of the prospective build location. If you feel it would help to see the building site location in person I would be more than happy to meet with you at our property and or answer any questions you might have or provide any further information you feel would be helpful.

At the end of our discussion with you on this subject we hope to be able to give comfort to the CSRD that you support the home we are proposing to build. To that end, if and when you feel comfortable with what we are proposing, we kindly request you respond to this email with your comments in support, so that we may share it with the CSRD.

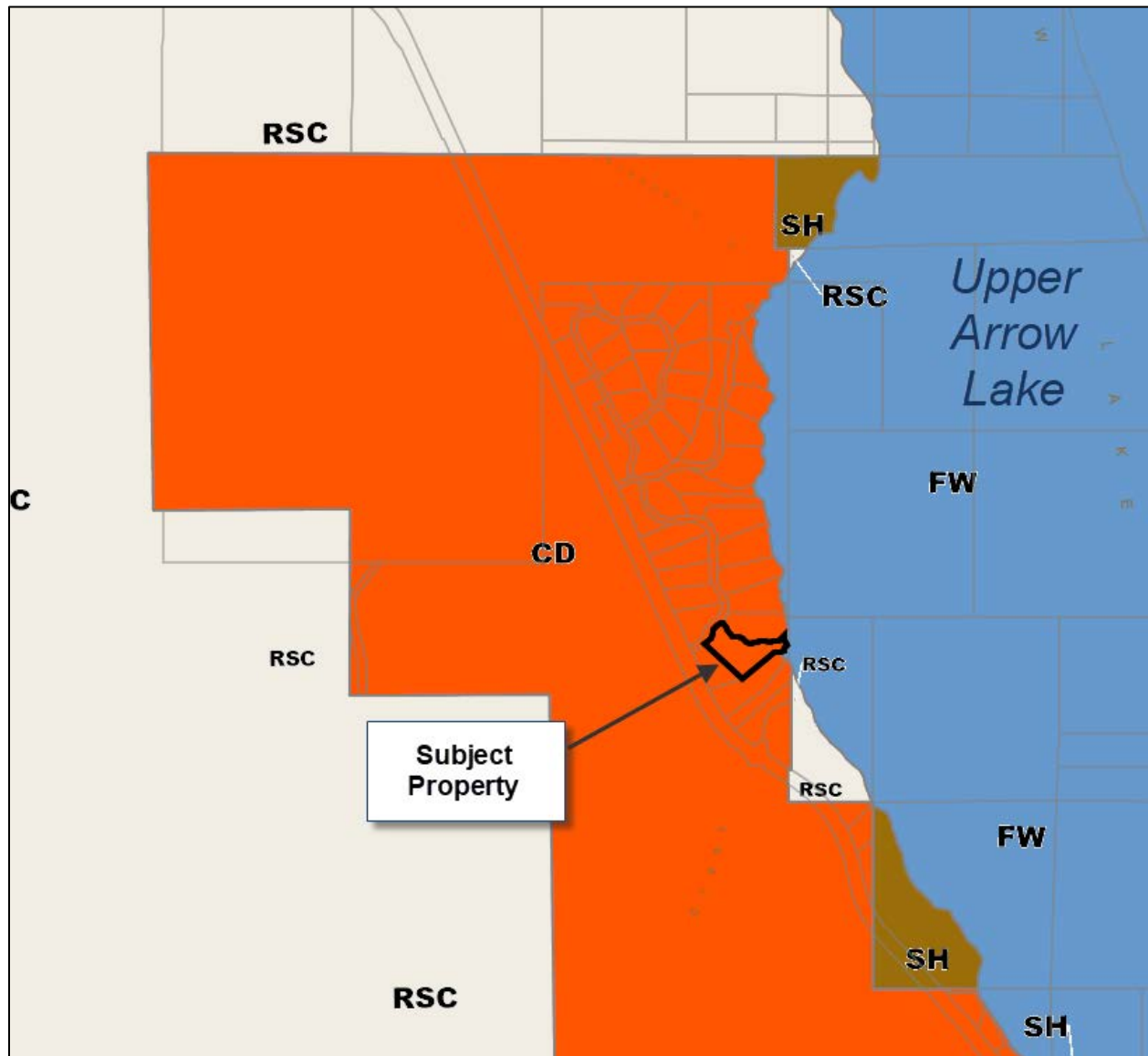
Sincerely,

██████████ and ██████████
██████████

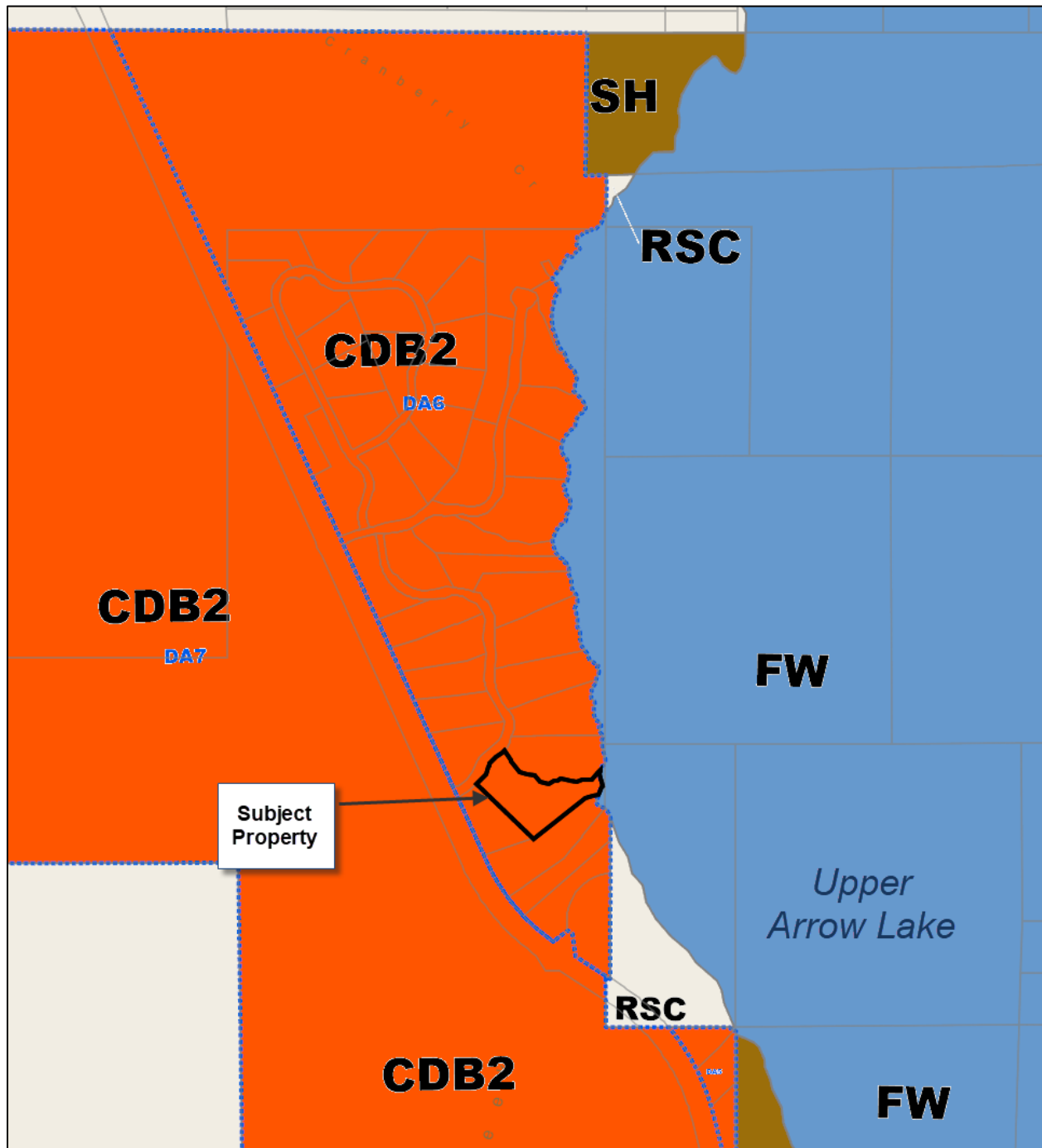
Location Map



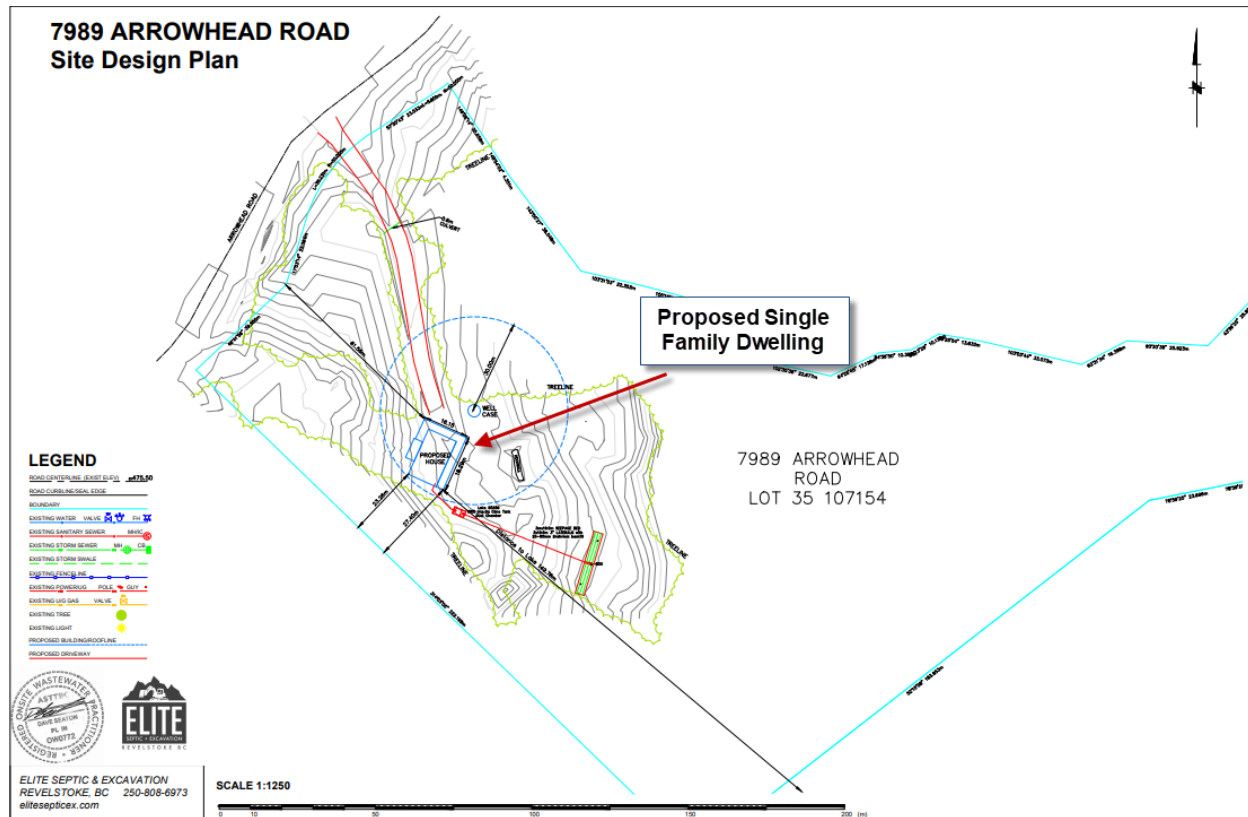
Electoral Area B Official Community Plan Bylaw No. 850



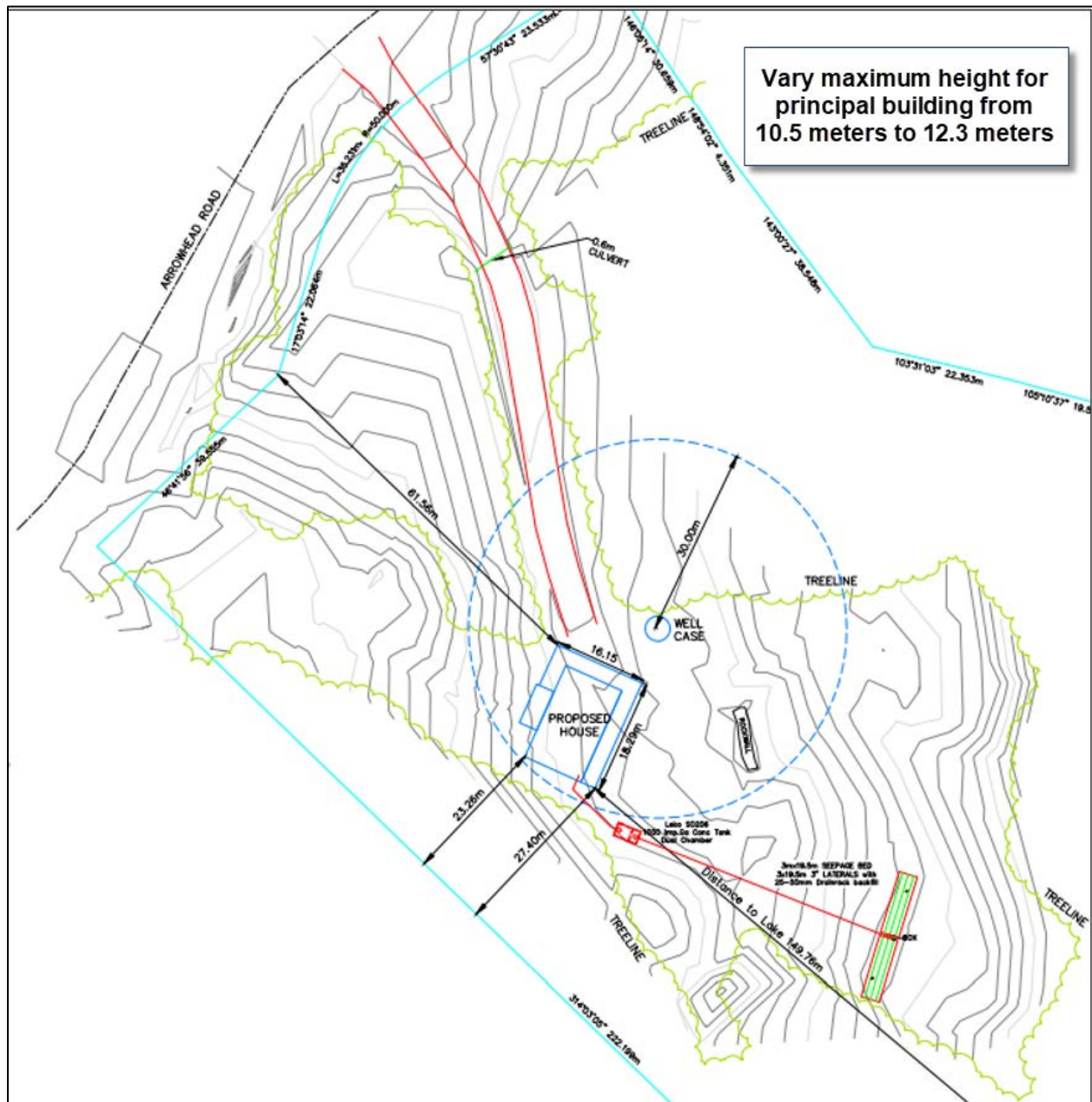
Electoral Area B Zoning Bylaw No. 851

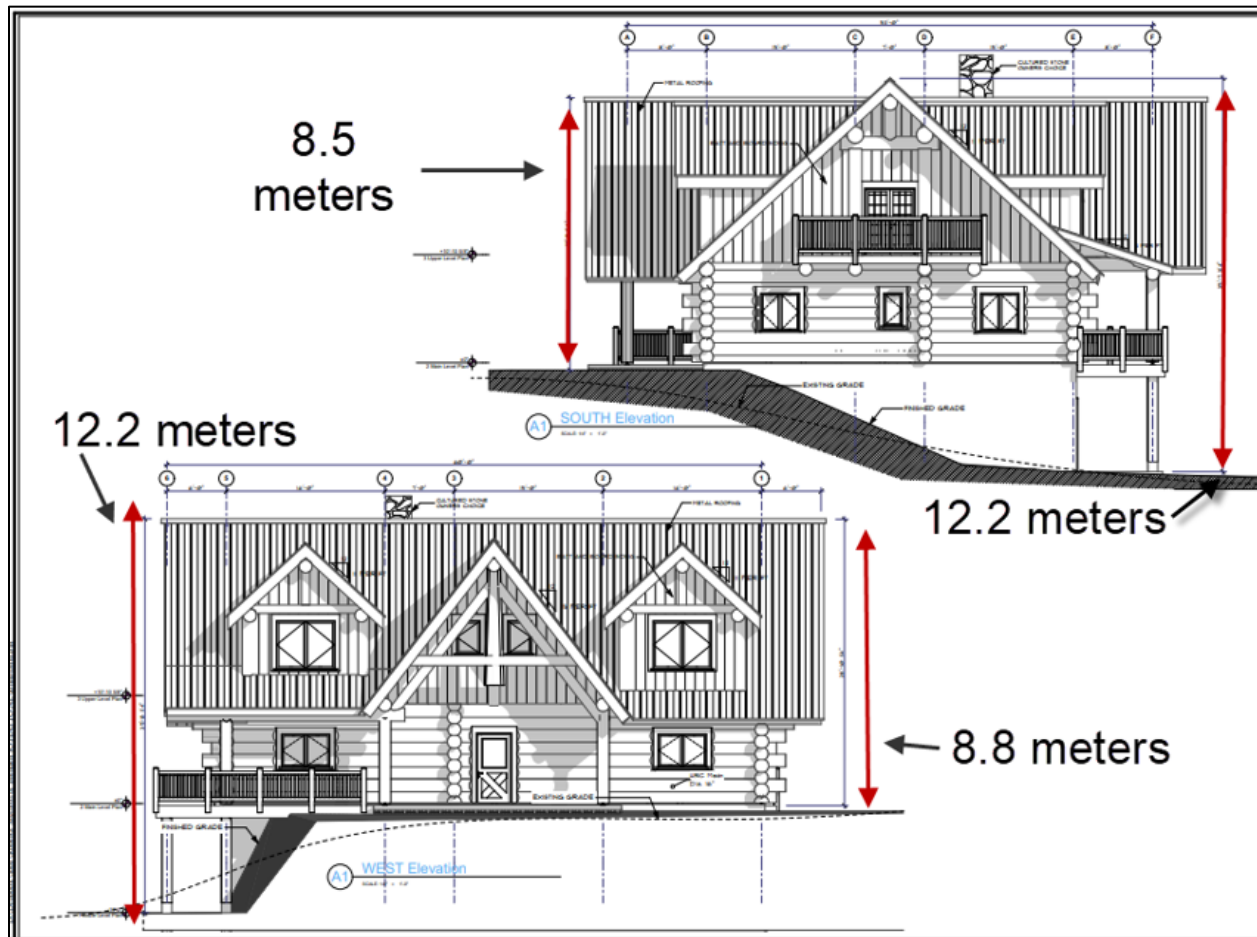


Site Plans



Inset of Site Plan

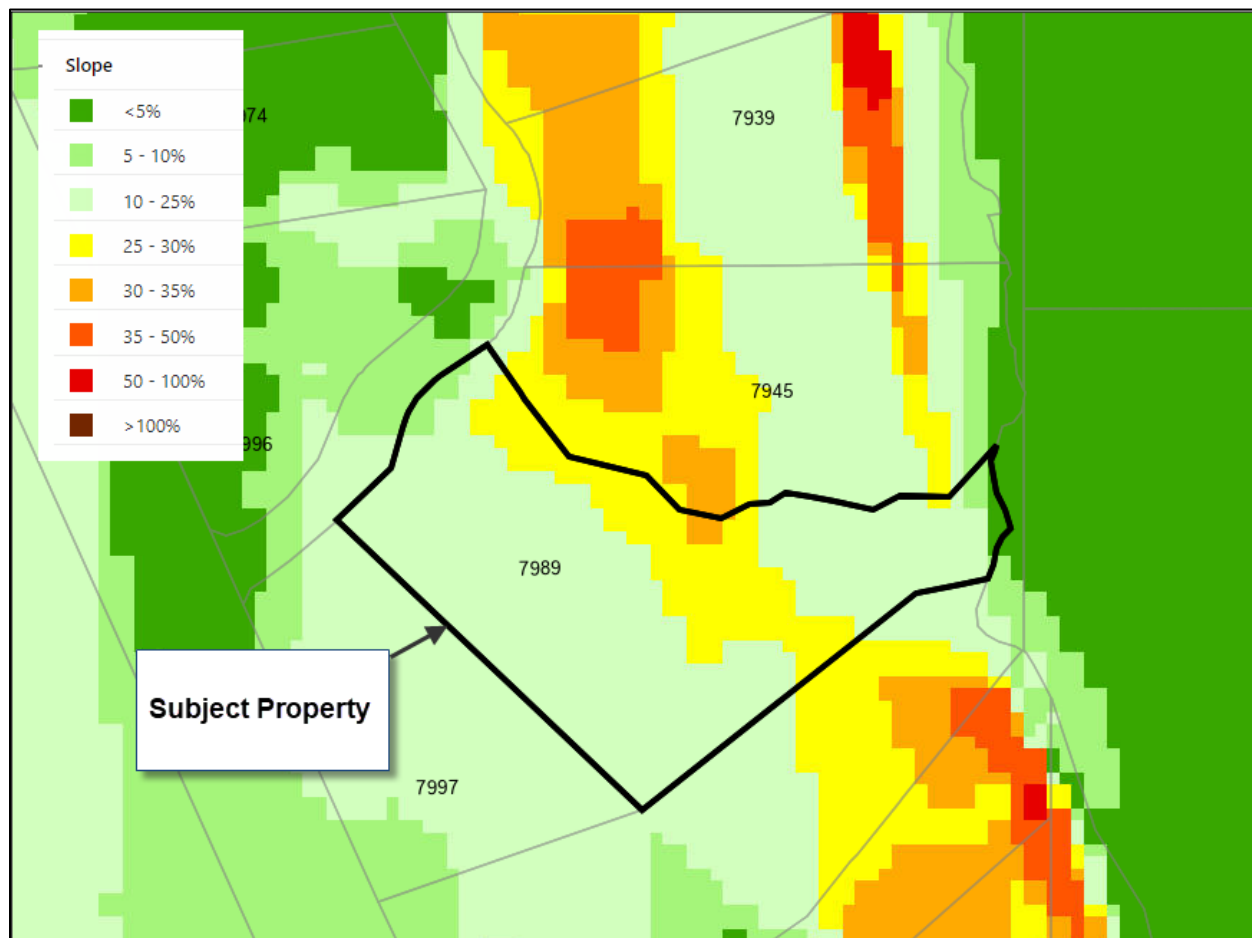




Satellite Imagery



Slopes



Photos



Photo of proposed building location facing southwest

Submitted by Applicant-Dated August 2022



Photo of proposed building location facing northeast

Submitted by Applicant- Dated August 2022



Photo of proposed building location facing southeast

Submitted by Applicant- Dated August 2022



Photo of proposed building location facing northwest

Submitted by Applicant-Dated August 2022

From: [Aaron Fedora](#)
To: [Planning Public Email address](#)
Subject: DVP Submission - DVP851-10
Date: Thursday, September 8, 2022 4:08:14 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Hayley and team,

Shelter Bay Lands Ltd. supports this DVP application on 7989 Arrowhead Rd. (Lot 35) at Creekside in Shelter Bay. The position of the house is placed on the lot in a position where it will not be visible from the road or impede any of the neighbours views.

Cheers,

Aaron
Shelter Bay Lands Ltd.

Aaron Fedora
VP, Development



Cedar Coast
Suite 3300 - 1021 West Hastings St. | Vancouver, BC | V6E 0C3
O: 604.515.5600 x115 | M: 778.892.1317
cedarcoast.com



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BOARD REPORT

TO: Chair and Directors

File No: BL750-05 PL2021_315
BL751-04 PL2020_316

SUBJECT: Electoral Area D: Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-05 and Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-04

DESCRIPTION: Report from Ken Gobeil, Senior Planner, dated August 29, 2022
6015 Shaw Rd, 6360 Auto Rd, Ranchero.

RECOMMENDATION #1: THAT: "Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-05" be read a first time, this 22nd day of September 2022.

RECOMMENDATION #2: THAT: "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-04 be read a first time, this 22nd day of September 2022.

RECOMMENDATION #3: THAT: The Board utilize the complex consultation process for Bylaw Nos. 750-05 and 751-04:

AND THAT: the bylaws be referred to the following agencies:

- CSR D Operations Management
- CSR D Financial Services
- Agricultural Land Commission
- Interior Health Authority
- Ministry of Forests: Archaeology
- Ministry of Land, Water and Resource Stewardship: Lands
- Ministry of Transportation and Infrastructure
- City of Salmon Arm
- All applicable First Nations Bands and Councils.

SHORT SUMMARY:

The owner of the Shuswap National Golf Course (6360 Auto Rd, 6015 Shaw Rd) formerly the Canoe Creek Golf Course, is applying to amend the Ranchero/Deep Creek Official Community Plan and Zoning Bylaw to operate a 100 unit campground for seasonal use by the travelling public on an approximately 7.66 ha portion of the southwestern corner of the property.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

☐

BACKGROUND:

ELECTORAL AREA:
D

LEGAL DESCRIPTIONS:

Lot 1 Section 32 Township 19 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan KAP47991 Excluding Plan KAP87174

PID:

017-896-215

CIVIC ADDRESSES:

6015 Shaw Rd; 6360 Auto Rd

SURROUNDING LAND USE PATTERN:

North = Industrial

South = Rural/Crown Forest

East = Agriculture

West = Crown Forest, Rural and Residential

CURRENT USE:

Golf Course

PROPOSED USE:

Campground (100 camping units on 7.66 ha)

PARCEL SIZE:

92.66 ha

PROPOSED PARCEL SIZE:

NA – No subdivision proposed

CURRENT DESIGNATION:

[Ranchero/Deep Creek Official Community Plan Bylaw No. 750](#)

Agriculture

CURRENT ZONING:

[Ranchero/Deep Creek Zoning Bylaw No. 751](#)

GC – Golf Course

PROPOSED DESIGNATION:

A site-specific policy to permit a campground.

PROPOSED ZONING:

A site-specific regulation to permit a campground.

AGRICULTURAL LAND RESERVE (ALR):

60%

Portions of the subject property in the ALR are on the east side of Shaw Rd, the proposed campground is on the west side of Shaw Rd and outside of the ALR.

SITE COMMENTS:

The property is one of two properties used as the Shuswap National Golf Course (formerly the Canoe Creek Golf Course). The subject property is bisected by Shaw Rd, with the eastern half of the property containing a golf course and the Agricultural Land Reserve (ALR). The western half is not in the ALR, undeveloped, heavily treed, with gentle slopes and one steep area. The proposed campground is approximately 7.66 ha in the south western corner of the property.

The property has frontage along Auto Rd, Magee Rd, and Shaw Rd. Magee Rd is an undeveloped road right of way; Shaw Rd is the road used to access the golf course and the proposed campground location. However, the right of way of Shaw Rd ends approximately 135 m into the property and turns into a forest service road after that. The forest service road bisects the rest of the property.

The property is adjacent (south) to the City of Salmon Arm with the boundary of Salmon Arm running along Auto Rd. This area of Salmon Arm is an industrial park.

BYLAW ENFORCEMENT:

No.

POLICY:

See "BL750-05_BL751-04_BL750_Excerpts.pdf" for relevant policies and regulations from the Rancho/Deep Creek Official Community Plan Bylaw No. 750.

- Section 2 – Planning Strategy
- Section 3 – The Development Strategy
 - 3.1 – Development Criteria
 - 3.2 – General Planning Policies
 - 3.4 – (RH) Rural Holdings
 - 3.5 – (AG) Agriculture
- Section 4 – The Natural Environment
 - 4.1 Environmentally Sensitive Resources
 - 4.3 – Natural Hazard Areas
- Section 5 – Natural Resource Management
 - 5.1 – Agriculture
- Section 7 – Riparian Areas Regulation (RAR) Development Permit Area

See "BL750-05_BL751-04_BL751_Excerpts.pdf" for excerpts of relevant policies and regulations from the Rancho/Deep Creek Zoning Bylaw No. 751.

- Part 2 – Definitions
- Part 3 – General Regulations
 - 3.18 Agricultural Land Reserve Land
- Part 4 – Zones
 - 4.15 GC Golf Course

FINANCIAL:

Section 477(3) of the Local Government Act requires local governments ensure an official community plan amendment is consistent with its financial plan and waste management plan.

If the amending bylaws are given first reading, the CSRD Finance and Operation Management Departments will review the application and comment on whether the application is consistent with the CSRD financial and waste management plans.

KEY ISSUES/CONCEPTS:

History

The property started operating as a golf course in 2007 (known as the Canoe Creek Golf Course). Prior to that the property was used for grazing as part of an operating cattle farm. At the time the golf course opened in 2007, the property was designated and zoned Rural in the Rancho/Deep Creek Land Use Bylaw No. 2100 (Bylaw No. 2100).

A golf course was a permitted use in Bylaw No. 2100. However, the previous owner had additional plans for the property. Before opening the golf course, the previous owner applied to Agricultural Land Commission (ALC) for a non-farm use application and to the CSRD for a bylaw amendment to authorize the construction of a recreational, residential, and commercial development focussed around a golf course, this included approximately 450 dwelling units in different forms of housing, a 50-unit hotel, and recreational vehicle (RV) and boat storage. The initial ALC applications were submitted in 2003, and the CSRD bylaw amendment application (Bylaw No. 2124) received first reading in in 2006 and on July 20, 2011 the Board decided that the amending bylaws receive no further readings. The July 20, 2011 staff report noted the following reasons for not supporting further readings to Bylaw No. 2124:

- It does not meet the intent of the Ranchero/Deep Creek Official Community Plan Bylaw No. 750 (which received third reading in the previous Board meeting (May 19, 2011));
- There was significant public opposition;
- There was insufficient evidence that adequate water is available;
- The environmental impact study regarding sewage disposal is insufficient and did not address full build out;
- The City of Salmon Arm did not support the proposal, and;
- The Electoral Area D APC did not support the proposal.

Change in Ownership and Current Proposal

In 2017, the subject property was sold and the new (current) owner changed the name of the golf course to Shuswap National Golf Course. The new owner has plans to utilize the property for uses in addition to a golf course. They do not intend to use the previous owner's development plans and would like to develop a seasonal campground for the travelling public.

Proposed Campground

The owner proposes to develop a 100-unit campground for the temporary use of tents or recreational vehicles by the general public, and a dwelling for a campground manager for a 24-hour presence in the campground. The owner's agent has included a description of the application, complete with concept drawings, and a drafted bylaw amendment (see, "BL750-05_BL751-04_Applicant_Report_2021-05-27.pdf" attached).

The campground is proposed to hold up to 100 units, composed of a combination of camping spaces designed for one- or two-units (see, "BL750-05_BL751-04_Applicant_Report_2021-05-27.pdf" and "BL750-05_BL751-04_Maps_Plans_Photos.pdf" attached). Each proposed camping space includes a separate area for a camping tent so that they are not placed on a RV pad.

The proposal submitted by the owner's agent includes a site-specific regulation in the Golf Course Zone which would permit a campground as defined in the Scotch Creek/Lee Creek Zoning Bylaw No. 825 (see "BL750-05_BL751-04_Applicant_Report_2021-05-27.pdf") a dwelling for a manager, and that the campground and dwelling be serviced by a community water and sewer system:

CAMPGROUND is the use of land, buildings and structures for temporary accommodation in tents or recreational vehicles on camping spaces

The proposed site plan (see "BL750-05_BL751-04_Maps_Plans_Photos.pdf" attached) confirms that each camping space will accommodate the required parking spaces in Bylaw No. 751. An area has been identified for visitor parking. However, it is not known how many parking spaces will be provided. There

are 85 camping spaces (72 spaces for single camping units and 13 camping spaces for containing two units for a total of 98 camping units) in the proposed site plan. Therefore nine visitor parking spaces are required. Staff note the area identified on the site plan is large enough to contain the nine required parking spaces.

Amending Bylaws

Staff have drafted corresponding bylaw amendments which would accommodate the owner's proposed development (see "BL750-05_First.pdf" and "BL751-04_First.pdf" attached).

Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-05 (Bylaw No. 750-05) is a site-specific regulation in the Agriculture Designation to permit a campground for the travelling public:

A new campground may be considered on the existing Shuswap National golf course property (Lot 1 Section 32, Township 19 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan KAP47991 Excluding Plan KAP87174) provided it is serviced by community water and sewer systems, and not in the ALR."

Bylaw No. 750-05 is drafted as a site specific regulation in order to ensure that a campground is only considered on this property. If there are other properties that want to develop a campground in the future, they will also require an official community plan amendment.

Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-04 (Bylaw No. 751-04) is a site-specific regulation in the GC Golf Course Zone to permit a campground only on a specific 7.66 ha portion of the property for the temporary use of the travelling public, and a dwelling for campground staff ("operator dwelling"):

OPERATOR DWELLING is the use of a dwelling occupied by the operator or employee of a commercial or industrial use or a caretaker of a non-residential property;

PUBLIC CAMPGROUND is the use of land, buildings and structures for the temporary accommodation of the travelling public in tents or recreational vehicles but not including park models or buildings. This use may include accessory facilities such as washrooms, bathing and laundry facilities, entrance kiosk and administrative office;

The site-specific regulation permits a maximum of 100 camping units and permits camping spaces to accommodate more than one camping unit. The regulations also require the campground and all accessory uses to be serviced by community water and sewer systems as noted in Bylaw No. 750-05.

Analysis

Ranchero/Deep Creek Official Community Plan Bylaw No. 750 (Bylaw No. 750)

In 2004, a working group was formed with members of the community to help work on a new Official Community Plan for the Ranchero/Deep Creek area. The working group was aware of the proposed residential development and had concerns with Bylaw No. 2124.

The subject property is designated as Agriculture and included specific language to only recognize the existing golf course and not allow any additional uses or the possibility of future expansion without a bylaw amendment (see "BL750-05_BL751-04_BL750_Excerpts.pdf").

The Ranchero/Deep Creek Official Community Plan Bylaw No. 750 (Bylaw No. 750) was adopted on November 17, 2011. Bylaw No. 750 does not support the development of new campgrounds, it only recognizes existing private camps (the Royal Canadian Legion Campground and the Gardom Lake Bible Camp).

Ranchero/Deep Creek Zoning Bylaw No. 751 (Bylaw No. 751)

The Ranchero/Deep Creek Zoning Bylaw No. 751 (Bylaw No. 751) was adopted on April 19, 2018 and the subject property is zoned GC Golf Course. The permitted uses in this zone are limited to agriculture (only in lands within the ALR) and golf course.

Currently Bylaw No. 751 only permits a "private campground" which corresponds with the private camps mentioned in Bylaw No. 750; the Legion Campground (for members of the Royal Canadian Legion) and the Gardom Lake Bible camp (Faith-based summer camps for children and faith-based camping/recreation for groups and families). These are booked by reservation through the ownership group and are not for the travelling public. Therefore a zoning bylaw amendment is required to permit a campground open to the travelling public.

PRIVATE CAMPGROUND is the use of land, buildings or structures for the purpose of providing seasonal temporary accommodation in cabins, tents or recreational vehicles on camping spaces, and is not intended for commercial lodging or use by the travelling public. This use may include accessory facilities for eating and assembly purposes, washrooms, bathing and laundry facilities, entrance kiosk, campground manager's accommodation and is open only to members and their guests for a membership fee;

CAMPING SPACE is the use of land in a private campground for one camping unit;

CAMPING UNIT is one recreational vehicle, yurt, or one camping tent. Park models are not considered camping units;

The site plan (see "BL750-05_BL751-04_Maps_Plans_Photos.pdf) includes camping spaces designed for two camping units. However, Bylaw No. 751 does not permit a camping space to contain more than one camping unit.

Families and friends often camp together with multiple tents or recreational vehicles, permitting a campsite to contain multiple camping units will permit families to camp together. Although group sites have potential to create more noise or disturbances to other campers, the application includes an operator dwelling to ensure that there is a 24-hour presence in the campground to monitor each campsite to keep disturbances to a minimum.

It is proposed that the definition of public campground and site specific regulation in Bylaw No. 751-04 include a regulation on the total camping units not camping spaces to ensure the owner has flexibility in creating single or group campsites. The site specific regulations also include clarification that a camping unit tent space can be a separate area from an RV area in a campsite, and that campsites can contain more than one camping unit.

Bylaw Amendment Criteria

Section 3.1 of Bylaw No. 750 outlines nine criteria for reviewing bylaw amendments:

Criteria No. 1	<i>reflects the Community Values Statement (Section 1.4) and objectives and policies of the Official Community Plan;</i>
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Criteria Met?	Yes
Staff Comment:	<p>There are 22 vision statements for the Ranchero/Deep Creek Plan Area, most of these vision statements are reflected in the other development criteria except for opportunities for economic development visions statements.</p> <p>A campground provides a new type of business not currently operating in the Ranchero/Deep Creek Area.</p>
Supplemental Information Required:	None.
Criteria No. 2	<i>preserves and protects the rural character of the area and directs higher density development to the Ranchero and Shaw Road areas;</i>
Criteria Met?	Yes, additional information is required to confirm.
Staff Comment:	<p>The location of the campground is further south of the residential properties on Shaw Rd, there are only two other dwellings on rural properties further south on Shaw Rd. CSRD orthophotos indicate the nearest dwelling is over 600 m away from the proposed campground. Staff do not anticipate the campground to have a significant effect on nearby residents.</p> <p>Campgrounds are typically only busy during the spring to fall seasons, and would not have a year-round impact on the area limiting the impact on rural character of the area.</p> <p>The definition of "seasonal" in Bylaw No. 751 is 26 weeks. In another bylaw amendment for recreational development in a golf course property (Bylaw No. 841-01 for a RV development at the Mara Heights (formerly Hyde Mtn) golf course in Electoral Area E) the CSRD included site specific regulations for consistent dates for accommodation. If the amending bylaws are given first reading, staff will consult with the owner's agent on the intended duration for operating the campground and if specific dates of operation are appropriate for this development.</p> <p>The surrounding properties to the west and south are crown lands, and east of Shaw Rd is the golf course. Campgrounds are best suited in rural areas, and the proposed campground is in a rural area.</p> <p>The campground is adjacent to a forest service road which is actively used for forestry operations (which includes harvesting trees and their transport), and the general public for recreation on Mount Ida. The campers may take advantage of this location adjacent to crown lands. However, the campground may be negatively affected by the commercial vehicles, heavy equipment and logging activity regularly using Shaw Rd.</p> <p>The proposed development area is large enough to ensure campsites are screened from Shaw Rd and the campground can be separated from the rural traffic. Staff recommend additional details be included in site plans or supporting written documents be provided which can confirm the development will not conflict with the rural uses adjacent to the subject property.</p>

Supplemental Information Required:	1. Updated site plans of the campsite with supporting documents of the proposed campground confirming that the proposed development will be set back from Shaw Rd and adequately sufficiently screened to avoid negative impacts on the surrounding rural land uses.
Criteria No. 3	<i>protects watersheds and aquifers from degradation and pollution;</i>
Criteria Met?	Yes, additional information is required to confirm.
Staff Comment	<p>The proposed campground must be served by a community water system, and community sewer system. Staff are requesting additional information on the proposed servicing.</p> <p>The effects of development on the available water supply for existing residents was a main concern identified during the review of Bylaw No. 2124. Staff recommend the owner submit a report on the proposed water needs, and potential drawdown impacts on surrounding wells.</p> <p>A separate report is required outlining the proposed sewer treatment which will confirm the system can meet the applicable provincial regulations (further discussed in Criteria No. 6).</p>
Supplemental Information Required:	<p>2. An evaluation of the water needs of the proposed development 100 unit campground and operator dwelling including, the water volumes required, and potential impacts on the surrounding property owners) and confirmation the water supply can be treated to meet the Canadian Drinking Water Guidelines;</p> <p>The report should include a site plan indicating the location of the water source, and preliminary location of water lines, and water system facilities.</p>
Criteria No. 4	<i>protects and promotes natural, environmental, and geographic features;</i>
Criteria Met?	Yes, through a development permit.
Staff Comment:	<p>The site plan submitted by the owner (see, "BL750-05_BL751-014_Applicant_Report_2021-05-27.pdf" and "BL750-05_BL751-04_Maps_Plans_Photos.pdf") identified a watercourse adjacent to the proposed campground. A Riparian Areas Regulation (RAR) Development Permit is required prior to development within 30 m of the natural boundary of a water boundary to ensure sensitive riparian areas are protected (see "BL750-05_BL751-04_BL750_Excerpts.pdf" attached).</p> <p>The proposed campground is on one of the flattest portions of the property (see "BL750-05_BL751-04_Maps_Plans_Photos.pdf" attached) and impacts to geographic features should be minimal. There is a steep portion of property to the north of the proposed campground which is further discussed in Criteria No. 7.</p>
Supplemental Information Required:	A development permit will be required prior to any ground disturbances within 30 m of a watercourse.
Criteria No. 5	<i>preserves, enhances, and provides useable parkland that provides access and linkages to public lands where appropriate;</i>

Criteria Met?	Yes
Staff Comment:	<p>Park land dedication will not be triggered by the development of a campground, and the owner does not propose any parkland dedication on the subject property.</p> <p>The campground is located on the same property as a golf course and is surrounded by crown land which will offer another option for recreation.</p> <p>If the amending bylaws are given first reading:</p> <ul style="list-style-type: none"> • The Ministry Lands, Water and Natural Resource Stewardship: Lands will receive a referral and be given an opportunity to comment on potential impacts to the adjacent crown properties. • The CSRD Operation Management Department will be able to comment on the park needs for the area.
Supplemental Information Required:	No.
Criteria No. 6	<i>proposes a comprehensive approach to the management and disposal of sewage and septage;</i>
Criteria Met?	Yes, additional information is required to confirm.
Staff Comment:	<p>Specific details regarding sewage disposal were not included with this application.</p> <p>The campground must be serviced by a community sewer system which meets the applicable provincial legislation.</p>
Supplemental Information Required:	<p>3. An evaluation of the sewer needs of the proposed development. Including the potential treatment location and confirmation that the development can be adequately serviced.</p> <p>The report should include a site plan of the proposed sewer system and written confirmation from a registered professional that potential impacts from a sewer system will be mitigated to best engineering practices.</p>
Criteria No. 7	<i>proposes a comprehensive approach to drainage including management of storm water, and prevention of slope instability – in accordance with Provincial best management practices;</i>
Criteria Met?	Yes, additional information is required to confirm.
Staff Comment:	<p>Information on drainage was not included in the application. The proposed campground is a relatively flat area near a watercourse. Additional information on the proposed drainage is required.</p> <p>There is a steeply sloped area to the north of the proposed campground area. Staff recommend a geohazard assessment prepared by a Qualified Professional with experience in geotechnical and hydrotechnical engineering providing an opinion on whether the subject property is safe for the intended use, and what measures, if any, are required to mitigate the potential risk associated with the identified hazard area.</p>

Supplemental Information Required:	4. A drainage plan which includes management of storm water and prevention of slope instability in accordance with provincial best management practices. 5. A geohazard assessment prepared by a Qualified Professional with experience in geotechnical and hydrotechnical engineering.
Criteria No. 8	<i>preserves archaeological areas through adherence to the Provincial Heritage and Conservation Act, and;</i>
Criteria Met?	Possibly, the Archaeology Branch and First Nations governments will have the opportunity to confirm.
Staff Comment:	If the amending bylaws are given first reading the Archaeology branch of the Ministry of Forests Lands Natural Resources and Rural Development; and the applicable First Nations bands and councils will receive a referral and be given an opportunity to comment on the proposed development.
Supplemental Information Required:	The Archaeology Branch or a First Nation government may require additional information from the applicant. The CSRD will connect the owner with the applicable agency where required.
Criteria No. 9	<i>includes best practice interface forest fire mitigation techniques for building and landscaping.</i>
Criteria Met?	Yes, additional information is required to confirm.
Staff Comment:	The proposed campground is in a forested area of the subject property and is surrounded by forested Crown Lands.
Supplemental Information Required:	6. A wildfire risk assessment prepared by a professional forester licensed in BC specializing in forest wildfire assessment and recommendations on wildfire mitigation measures.

As noted above, additional information is required to confirm bylaw amendment criteria in Bylaw No. 750 have been met. If these bylaw amendments are given first reading, staff recommend that the owner provide the following before consideration of second reading or delegation of a public hearing:

1. Updated site plans of the campsite with supporting documents of the proposed campground confirming that the proposed development will be set back from Shaw Rd and adequately sufficiently screened to avoid negative impact on the surrounding rural properties.
2. An evaluation of the water needs of the campground and operator dwelling including, the water volumes required, and potential impacts on the surrounding property owners and water supply source with confirmation the water supply can be treated to meet the Canadian Drinking Water Guidelines;
3. An evaluation of the sewer needs of the proposed development, including the potential treatment location and confirmation that the campground and operator dwelling can be adequately served.
4. A drainage plan which includes management of storm water and prevention of slope instability in accordance with provincial best management practices.
5. A geohazard assessment prepared by a Qualified Professional with experience in geotechnical and hydrotechnical engineering

6. A wildfire risk assessment prepared by a professional forester licensed in BC specializing in forest wildfire assessment and recommendations on wildfire mitigation measures.

These documents would be reviewed by staff and included in a future board report for consideration of second reading for the amending bylaws and possible delegation of a public hearing.

Specific recommendations or details from the additional information above that may be necessary to meet the criteria in Bylaw No. 750 can be incorporated into a Section 219 Restrictive Covenant registered in favour of the CSRD as a condition of adoption of the amending bylaws. If the bylaws are given third reading, staff would work with the owner on the specific contents and details of a Section 219 Restrictive Covenant prior to adoption of the amending bylaws.

Agricultural Land Reserve

As noted above, portions of the property are in the ALR however, the proposed campground location is not in the ALR (see, "BL750-05_BL751-04_Maps_Plans_Photos.pdf"), and the amending bylaws are site specific to ensure that proposed campground is only permitted outside of the ALR.

If these bylaws are given first reading, the ALC will receive a referral and have an opportunity to provide comment for the Board's consideration.

City of Salmon Arm

The subject property is adjacent to the City of Salmon Arm, and south of the Salmon Arm industrial Park. The City of Salmon Arm had many concerns regarding proposed Bylaw No. 2124 and did not authorize connection to the city's water utility system.

The owner's agent has noted the owner does not intend to utilize Salmon Arm's utilities, and the land use is considerably different than what was proposed in Bylaw No. 2124. If the amending bylaws are given first reading the City of Salmon Arm will receive a referral and have an opportunity to provide comment.

SUMMARY:

The owner of the Shuswap National Golf Course is applying to amend the Ranchero/Deep Creek Official Community Plan and Zoning Bylaw to permit a 100-unit campground. Staff support first reading of Bylaw No. 750-05 and 751-04 for the following reasons:

- A seasonal campground meets most of the criteria listed in the Ranchero/Deep Creek Official Community Plan and additional information is requested to confirm the development will meet all official community plan policies.
- The proposed development is a smaller scale than the development proposed by previous owner in proposed Bylaw No. 2124, and the concerns raised through Bylaw No. 2124 should be able to be addressed through the submission of more detailed plans and technical reports.
- The proposed development is outside of the Agricultural Land Reserve.
- The campground is in a location that will not negatively impact the adjacent golf course and surrounding rural crown land and rural properties.

The site plan and technical reports required prior to consideration of second reading include:

1. Separation from and mitigation of potential conflicts with the surrounding rural land uses;
2. An evaluation of the water needs of the proposed campground and operator dwelling;
3. An evaluation of the sewer needs of the proposed campground and operator dwelling;

4. A drainage plan;
5. A geohazard assessment; and
6. A wildfire risk assessment.

IMPLEMENTATION:

If the proposed bylaw amendments are given first reading staff will meet with the owner and owner's agents to discuss the next steps in the bylaw amendment process; the additional information required in order for the bylaws to be considered for second reading and delegation of a public hearing; and details for a potential Section 219 Restrictive Covenant.

Pursuant to CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommends the complex consultation process be used for this application which includes a public information meeting for the public to have an opportunity to learn the details of the application directly with the property owner or their agents. Neighbouring property owners will first become aware of the application for the bylaw amendments when the notice of development signs are posted after first reading.

The subject property has frontage along Auto Road, Shaw Road, and Magee Road and Section 8.2 of the Development Services Procedures Bylaw No. 4001, requires one sign for every 400 m of street frontage. Two notice of development signs must therefore be posted on the property.

- One sign along Auto Road (approximately 325 m frontage)
- One sign along Shaw Road (approximately 135 m frontage)

Shaw Road changes from a Ministry of Transportation and Infrastructure (MoTI) road-right of way, to a Forest Services Road approximately 135 m into the property; therefore only one sign is required. Staff recommend one sign be posted across the road from the entrance driveway for the clubhouse of the golf course. In addition to the signage requirements of Bylaw No. 4001, staff recommend the proposed campground location farther south be demarcated with stakes and flagging tape.

Staff have no location preference for where the sign is placed on Auto Road.

Ministry of Transportation and Infrastructure

As per Section 52 of the Transportation Act, the Ministry of Transportation and Infrastructure must approve all zoning bylaw amendments within 800 m of a controlled access highway. The subject property is within 800 m of Highway 97B therefore, the Ministry of Transportation and Infrastructure must approve Bylaw No. 751-04 before it can be adopted.

COMMUNICATIONS:

Referrals

If the bylaw is given first reading, it will be forwarded to the referral agencies. Agency comments will be provided with a future board report when second reading is considered by the Board. The following list of referral agencies is recommended:

- CSRD Operations Management
- CSRD Financial Services
- Agricultural Land Commission
- Interior Health Authority
- Ministry of Forests: Archaeology
- Ministry Lands, Water and Natural Resource Stewardship: Lands
- City of Salmon Arm

- Ministry of Transportation and Infrastructure
- All applicable First Nations Bands and Councils
 - Adams Lake Indian Band;
 - Little Shuswap Lake Band;
 - Lower Similkameen Indian Band;
 - Neskonlith Indian Band;
 - Okanagan Indian Band;
 - Okanagan Nation Alliance;
 - Penticton Indian Band;

Complex Consultation

CSRD Policy P-18 – Consultation Processes – Bylaws, suggests that the Complex Consultation process be used in situations where applications require both an Official Community Plan and a zoning change, would result in a large development project, or has significant potential to adversely affect surrounding properties. Staff recommend this process be used for the following reasons:

- An official community plan amendment is required to permit a new campground which is currently not a permitted use in Bylaw No. 750.
- A new site specific zone is proposed to permit the proposed campground.
- The development will require community water and sewer servicing.
- The previous bylaw amendment application (Bylaw No. 2124 from 2006-2011), had public concerns regarding the availability of a water supply (albeit at a much larger scale and density).

If approved by the Board, the owner would be required to hold a public information meeting in the community to explain the proposal and answer questions. Coordinating, advertising and hosting this meeting would be the responsibility of the owner. The CSRD is not involved in the public information meeting.

- Staff note that there are no legal requirements for this type of meeting although staff would typically liaise with the owner or their agents as to the appropriate advertising, timing and location of such a meeting.

The owner must provide a summary of the meeting proceedings and comments. All of which will be included with referral responses in a future board report prior to the Board considering second reading of these amending bylaws and delegation of a public hearing.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation(s).

BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2022-09-22_Board_DS_BL750-05_BL751-04_First.docx
Attachments:	<ul style="list-style-type: none">- BL750-05_First.pdf- BL751-04_First.pdf- BL750-05_BL751-04_Applicant_Report_2021-05-27.pdf- BL750-05_BL751-04_BL750_Excerpts.pdf- BL750-05_BL751-04_BL751_Excerpts.pdf- BL750-05_BL751-04_Maps_Plans_Photos.pdf
Final Approval Date:	Sep 13, 2022

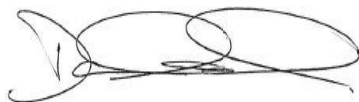
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



Gerald Christie



Darcy Mooney



Sheena Haines

A handwritten signature in black ink, appearing to read "Jennifer Sham". The signature is fluid and cursive, with the first name "Jennifer" and last name "Sham" clearly distinguishable.

Jennifer Sham

No Signature - Task assigned to Jodi Pierce was completed by assistant Jennifer Sham

Jodi Pierce

COLUMBIA SHUSWAP REGIONAL DISTRICT
RANCHERO/DEEP CREEK OFFICIAL COMMUNITY PLAN AMENDMENT
BYLAW NO. 750-05

A bylaw to amend the "Ranchero/Deep Creek Official Community Plan Bylaw No. 750"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 750;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 750;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in an open meeting assembled, HEREBY ENACTS as follows:

Bylaw No. 750 "Ranchero/Deep Creek Official Community Plan Bylaw No. 750", is hereby amended as follows:

1. TEXT AMENDMENT

- i. Schedule A, Official Community Plan Text, Section 3.5 AGRICULTURE (AG) is amended by deleting Policy No. 6 and replacing it with the following:

“6. Recognize the existing Shuswap National Golf Course (formerly Canoe Creek Golf Course) in the current zoning bylaw.

- a. A new campground may be considered on the existing Shuswap National golf course property (Lot 1 Section 32, Township 19 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan KAP47991 Excluding Plan KAP87174) provided it is serviced by community water and sewer system and not in the ALR.”

2. This bylaw may be cited as "Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-05".

READ a first time this _____ day of _____, 2022.

READ a second time this _____ day of _____, 2022.

PUBLIC HEARING held this _____ day of _____, 2022.

READ a third time this _____ day of _____, 2022.

ADOPTED this _____ day of _____, 2022.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 750-05
as read a third time.

CERTIFIED a true copy of Bylaw No. 750-05
as adopted.

Corporate Officer

Corporate Officer

**COLUMBIA SHUSWAP REGIONAL DISTRICT
RANCHERO/DEEP CREEK ZONING AMENDMENT
BYLAW NO. 751-04**

A bylaw to amend the "Ranchero/Deep Creek Zoning Bylaw No. 751"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 751;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 751;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in an open meeting assembled, HEREBY ENACTS as follows:

Bylaw No. 751 "Ranchero/Deep Creek Zoning Bylaw No. 751", is hereby amended as follows:

1. TEXT AMENDMENT

- i. Schedule A, Zoning Text, Table of Contents is amended by updating page numbers accordingly for the new section inserted to the table of contents.
- ii. Schedule A, Zoning Text, Part 2. Definitions is hereby amended by adding the following definition in alphabetical order:

"OPERATOR DWELLING is the use of a dwelling occupied by the operator of a commercial use conducted on the property, or a caretaker of a non-residential property;"

"PUBLIC CAMPGROUND is the use of land, buildings and structures for the temporary accommodation of the travelling public in tents or recreational vehicles but not including park models. This use may include accessory facilities such as washrooms, bathing and laundry facilities, entrance kiosk and administrative office;"

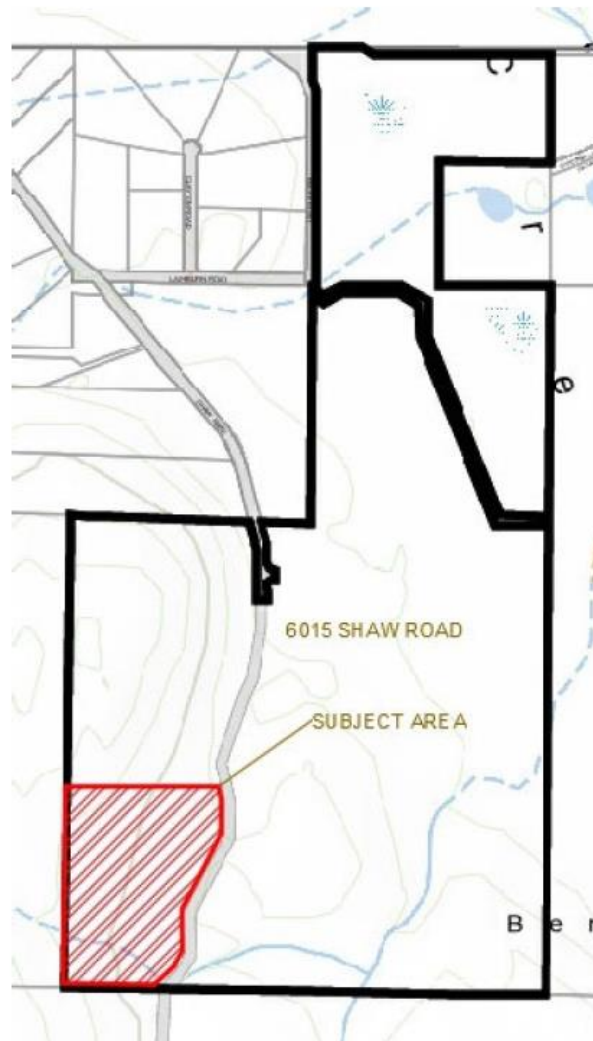
- iii. Schedule A, Zoning Text, Part 4. Zones Section 4.15 GC Golf Course Zone is amended by adding the following text following Section 4.15.5:

“.6 Site Specific Regulations

In this subsection, lands are described below by legal descriptions(s) and by map. In the event of any discrepancy between the legal; descriptions of the lands and the map, the map governs.

- (a) In addition to the principal uses in subsection 4.15.2 of this Bylaw, the principal uses on Lot 1 Section 32 Township 19 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan KAP47991 Excluding Plan KAP87174 shall include *public campground* on the subject property shown in red hatching on the map below. The following regulations also apply as shown in bold in the map below.

- (b) The maximum number of camping units is 100;
- (c) Notwithstanding the definition of "camping space", camping spaces may:
 - i. include a separate area for a recreational vehicle and camping tent; and
 - ii. contain two camping units;
- (d) All camping spaces and accessory buildings or structures must be serviced by a community sewer system and community water system.



2. This bylaw may be cited as "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-04".

READ a first time this _____ day of _____, 2022.

READ a second time this _____ day of _____, 2022.

PUBLIC HEARING held this _____ day of _____, 2022.

READ a third time this _____ day of _____, 2022.

Approved pursuant to Section 52(3)(a) of the Transportation Act this _____ day of _____, 2022.

for: Ministry of Transportation and Infrastructure

ADOPTED this _____ day of _____, 2022.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 751-04
as read a third time.

CERTIFIED a true copy of Bylaw No. 751-04
as adopted.

Corporate Officer

Corporate Officer



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— ENGINEERING LTD. —

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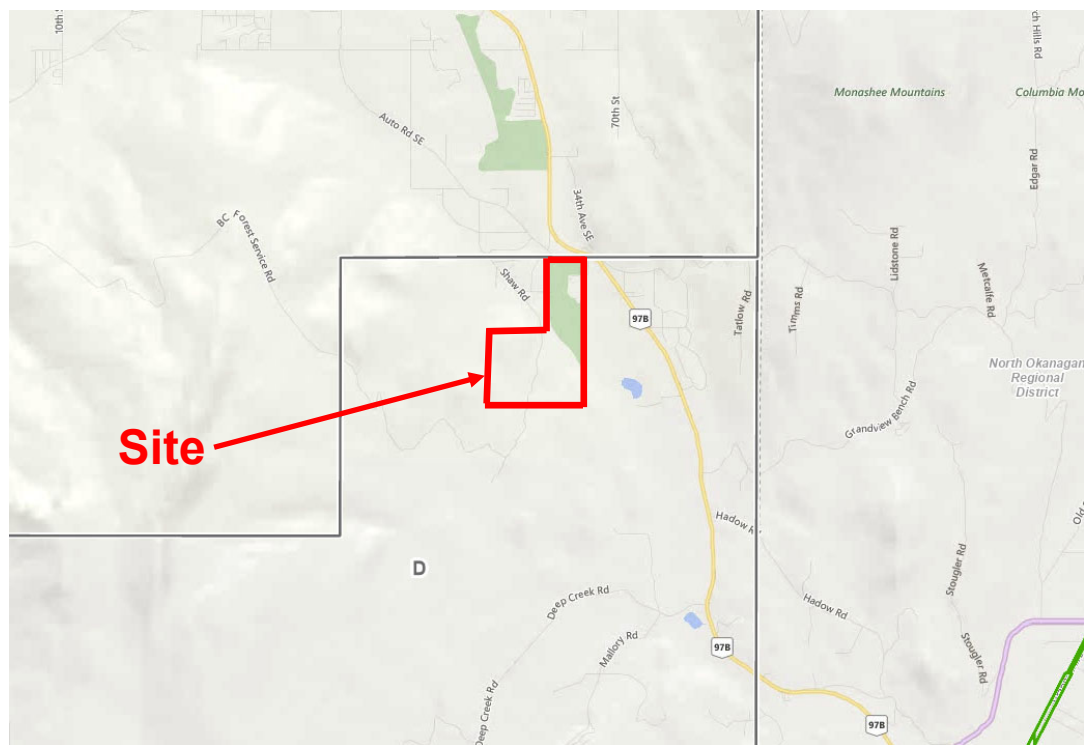
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May 27, 2021

PROJECT OUTLINE FOR ZONING BYLAW AMENDMENT APPLICATION

**PREPARED FOR: JGS GOLF GROUP LTD. &
COLUMBIA SHUSWAP REGIONAL DISTRICT**



LAWSON ENGINEERING LTD.
825C Lakeshore Drive W PO Box 106 Salmon Arm, BC V1E 4N2
www.lawsonengineering.ca

EXECUTIVE SUMMARY

This report outlines the proposed plans to amend Zoning Bylaw 751 as it relates to the property located at 6015 Shaw Road. The subject property is currently zoned Golf Course (GC) in the Electoral Area D, Zoning Bylaw 751.

In accordance with the current zoning, there is an existing golf course, clubhouse / restaurant and parking area onsite. The proposed zoning bylaw amendment would create a “Site Specific Regulation” within the GC zoning typical to Bylaw 751 Section 4.5.5. There is no current definition provided within Bylaw 751 that addresses short term *Seasonal Campsite* rental with no membership requirements. To address this deficiency, the proposed zoning bylaw amendment would adopt the existing definition of *Campgrounds*, as seen in section 1.0 of Zoning Bylaw 825, to be included within the Site Specific Regulation as a secondary use. *Community Water System* and *Community Sewer System* have been included in the zoning amendment as secondary uses within Lot PID 017-896-215 in order to provide servicing to the proposed *Campground*.

Site access is anticipated to be from Shaw Road and will be designed to meet all shared access driveway requirements for the Ministry of Transportation (MoT) and the Columbia Shuswap Regional District (CSRD).

The existing Agriculture (AG) Land Use Designation found in Bylaw 750 “Ranchero / Deep Creek Official Community Plan” (OCP) allows for development which does not affect the lands long term agricultural capability. It is in Lawson Engineering’s opinion that the proposed *Campground* development meets these requirements by way of minimizing removal of vegetative cover and adhering closely to the BC Parks facility standards for *campsite* layout.

We recommend that the Columbia Shuswap Regional District consider this proposal to amend Zoning Bylaw No. 751 to allow a Site Specific Regulation within the southwest portion of 6015 Shaw Road and the addition of *Community Water System* and *Community Sewer System* as secondary uses throughout the subject property.

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1. INTRODUCTION

Lawson Engineering Ltd. (LEL) has reviewed the Columbia Shuswap Regional District Ranchero / Deep Creek Zoning Bylaw No. 751, the Ranchero / Deep Creek Official Community Plan Bylaw No. 750, and the Scotch Creek / Lee Creek Zoning Bylaw No. 825 in regards to the subject property at 6015 Shaw Road. In accordance with the respective bylaws the parcel falls within the Golf Course (GC) zoning and has a Land Use Designation of Agriculture (AG) in the OCP.

This report outlines a proposed amendment to Zoning Bylaw No. 751 which includes a Site Specific Regulation allowing development of a 100 unit *Campground* in the southwestern corner of the site, as well as the inclusion of *Community Water System* and *Community Sewer System* as secondary uses throughout site.

A review of the Official Community Plan Bylaw 750 has been included within this report and outlines the proposed *Campground's* adherence to the existing agriculture (AG) Land Use Designation.

The proposed development site has a total area of 92.66 Ha. The legal description and general information for the property is shown below:

	Legal Description	Parcel Area	Zoning	OCP Designation	PID
Parcel #1	Lot 1, Section 32, Township 19, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP47991 Except Plan KAP87174	92.66 (ha)	GC	AG	017-896-215

2. PROPOSED ZONING BYLAW AMENDMENTS

Following consultation with the CSRD, it is proposed that a Site Specific Regulation in Section 4.15 (Golf Course Zone) of Bylaw 751 allowing for *Campground* use within a defined area, as well as the addition of *Community Water System* and *Community Sewer System* as secondary uses throughout site, be considered for adoption. The proposed Site Specific Regulation would allow *Campgrounds* in the Subject Area as shown on Figure 1 below. For further details on location and preliminary lot layout, see Appendix A: Existing & Proposed Land Use Sketch Plan, and Appendix B: Preliminary Subject Area Sketch Plan.

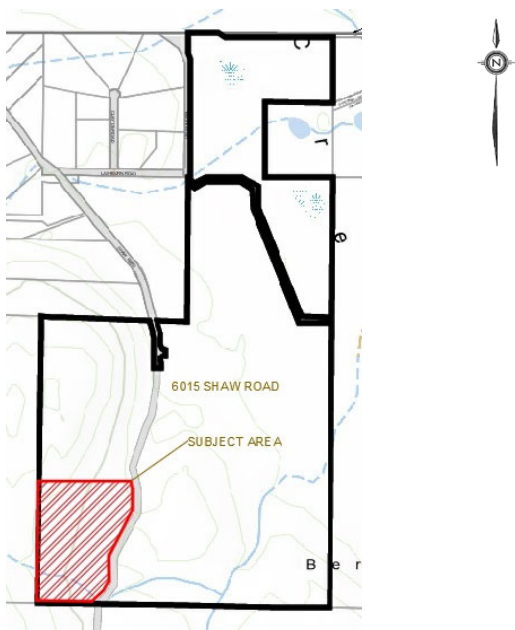


Figure 1. Site Specific Regulation Area

Private Campgrounds are defined as follows in Bylaw No. 751:

“Private Campground is the use of land, buildings or structures for the purpose of providing seasonal temporary accommodation in cabins, tents or recreational vehicles on camping spaces, and is not intended for commercial lodging or use by the travelling public. This use may include accessory facilities for eating and assembly purposes, washrooms, bathing and laundry facilities, entrance kiosk, campground manager’s accommodation and is open only to members and their guests for a membership fee;”

Campgrounds are defined as follows in Bylaw No. 825:

“Campground is the use of land, buildings, and structures for temporary accommodation in tents or recreational vehicles on camping spaces”

Private Campground, as currently defined in Bylaw 751, allows for *seasonal* use by way of membership only. It is the owners intent to allow paid access to the *Campground* facilities to the general public without any membership requirements. To this end, it is proposed that *Campground*, as defined in the Lee Creek Scotch Creek Zoning Bylaw No. 825, be included as a secondary use within the existing Golf Course Zoning by way of a Site Specific Regulation. Additional secondary uses to be included for the purpose of supporting the proposed *Campground* are *Community Water System*, and *Community Sewer System*.

The intent of the zoning bylaw amendment would be to adopt the definition of *Campground* and to adhere to existing regulations found in Bylaw 751 & 825 such as the following:

- Temporary usage (less than 4 consecutive weeks);
- Maximum number of *campsites* to be implemented;
- No cabins included in zoning amendment;
- *Campground* shall only be used on a *seasonal* basis, no residential use is permitted with exception of the *Campground* manager's accommodation; and
- All *Campground* facilities must be serviced by a water and septic system which meet the relevant regulatory requirements.

The proposed Site Specific Regulation would include the definition of *Campground* as per Bylaw 825 which deviates from the existing definition of *Private Campground* as defined in Bylaw 751 in the following ways;

- *Campground* sites are intended to be available to the travelling public at a daily or weekly rate;
- No membership fees required.

It is the opinion of Lawson Engineering that implementation of the above zoning amendments along with the inherently *seasonal* nature of the existing golf course, will help to promote short term *seasonal* use. Additional measures that may be implemented to reduce or eliminate the risk of overstay would include providing gated access to the *Campground* facilities and offseason shutdown of community water and sanitary services. For further information regarding the proposed Golf Course (GC) zoning amendment, see Appendix C: Proposed Zoning Amendment Bylaw 751.

3. OFFICIAL COMMUNITY PLAN

The Ranchero / Deep Creek Official Community Plan Bylaw No. 750 designates the subject property land use as Agriculture (AG). The portion of land proposed to accommodate the *Campground* is outside the ALR. Within the Agriculture (AG) Land Use Designation *Campgrounds* are not referenced however, the proposed *Campground* use is inline with the objectives and policies laid out in section 3.5 of the Ranchero / Deep Creek Official Community Plan in the following ways:

Objective 1) "Maintain the agricultural land base and protect it from activities that may diminish agricultural value and potential."

- *Campgrounds* support Agriculture land use Objective 1 as they are minimally invasive to the agricultural land base. The proposed *Campground* would be *seasonal*, open for a total of no more than 26 weeks per year, during the golfing season only, and with no storage of recreational vehicles permitted during the off-season. The intent of these regulations would be to reduce any foreseeable impact on the existing land base.

Objective 2) "Encourage suitable agritourism opportunities and value-added agriculture."

- The proposed *Campground* will provide opportunity for increased patronage to existing local agritourism sites.

Objective 3) "Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1)."

- The proposed *Campground* adheres to the community values and development criteria laid out in sections 1.4 and 3.1 of Bylaw 750 in the following ways:

- The proposed *Campground* development will require minimal clearing and ground disturbance and maintaining existing vegetative cover and green space by adhering closely to BC Parks standard *campsite* layouts. All topsoil stripping will be stockpiled and respread onsite allowing for ease of future reclamation if required. See Appendix D: BC Parks SDG-T1 & SDG-T2 for further details on individual *campsite* layout.
- A riparian area assessment will be conducted prior to construction and any recommended setbacks from existing water courses adhered to. Current design assumes a 15 meter riparian setback.
- Treated wastewater will meet or exceed all regulatory requirements for water quality, quantity, ground disposal, and setbacks in an effort to protect existing water courses and aquifers.
- The proposed *Campground* development will include a comprehensive drainage plan that will adhere to relevant best management practices including but not limited to the provision of settlement prior to reintroduction to existing waterways.

Objective 4) “Encourage farmers in the Plan Area to follow the measures described in the Farm Practices Guidelines as outlined by the Ministry of Agriculture.”

- Objective 4 is not applicable to the subject properties current or proposed land use.

Policy 1) “Lands within the Agriculture designation are shown as "AG" on Schedule ‘B’.”

- Policy 1 is administrative and not applicable to the proposed development.

Policy 2) “Lands within the Agriculture designation shall be maintained as parcels of at least 60 ha.”

- As the proposed *Campground* shall operate on a *seasonal* short term rental basis and remain under current ownership, subdivision of the subject property will not be required.

Policy 3) “One secondary dwelling unit may be considered in the Agriculture designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.”

- The proposed *Campground* zoning will not include more than the allowable 2 dwellings on the subject parcel. *Campground* development will be for short term, *seasonal* use only. No park model trailers, cabins, or other permanent dwellings shall be permitted within the *Campground*.

Policy 4) “For lands within the ALR, the regulations and policies of the Agricultural Land Commission (ALC) apply. Approval must first be obtained from the ALC where land in the ALR is proposed for subdivision, a second dwelling unit, or a non-farm use.”

- The proposed *Campground* location is situated entirely outside of ALR lands and therefore not subject to ALC approval.

Policy 5) “The Agriculture land use designations encompass agricultural uses, and uses accessory to agriculture. Subject to the guidelines of the Agricultural Land Commission and the zoning bylaw, the following uses are appropriate in lands designated Agriculture: agri-tourism operations, and uses which will not affect the long-term agricultural capability of the land.”

- The proposed *Campground* layout utilizes existing tree cover thereby minimizing clearing and grubbing requirements. all topsoil is to remain onsite for respread or stockpile for future use facilitating any potential future reclamation requirements. the affect of development on long term agricultural capability of the land will be minimized by maintaining existing vegetative cover within the individual *campsites* with the exclusion of minor brush removal and grading.

Policy 6) “Recognize the existing Canoe Creek Golf Course in the current zoning bylaw.”

- Policy 6 is administrative and not applicable to the proposed development.

4. SITE DESCRIPTION

The site is located at 6015 Shaw Road. It is bounded to the North by Auto Road SE and City of Salmon Arm residential lands; on the West by Rural and Resource and Rural Residential land; on the East by Agriculture land and a Mobile Home park, and the South by Rural Resource land.

The proposed development includes one legal parcel that is 92.66 Ha. The parcel is divided by Shaw Road. To the east of Shaw Road exists the golf course, clubhouse / restaurant and parking area. To the west of Shaw Road is bare land. The bare land to the west of Shaw Road has varied land characteristics. The land to the south is moderately flat and potentially accommodates a water course. The land to the north sees steep slope conditions (20-30% slopes) before it plateaus at an elevation of 660m.

5. PROPOSED LAYOUT

Upon zoning approval, the proponent’s plan is to create a *Campground* in the southwest corner of the site. *The Campground* would measure approximately ± 7.6 ha, include amenity, and green space areas, and be serviced by community water and septic services to be installed by the owner.

The Preliminary Proposed *Campground* Site Plan outlines 93 *campsites*. Individual *campsites* have been designed to BC Parks standard SDG-T1 & SDG-T2. The proposed zoning amendment will allow for up to 100 *campsites* in order to accommodate potential changes to the proposed *Campground* site plan. Final *Campground* site plan to be determined upon completion of detailed design.

The standard single *campsite* measures approximately 17m wide by 21m long, and the standard double *campsite* measures approximately 28m wide by 27m long, with some sites measuring slightly larger. The site plan identifies a potential watercourse through the *Campground* and delineates a 15m setback from the existing water course.

6. SITE ACCESS

Access to the proposed *Campground* development will be off Shaw Road and meet all relevant MoT and CSRD requirements for shared access driveways as listed in section 1420.08 of the 2019 supplement to TAC geometric design guide, and section 7.2 of the CSRD Subdivision Servicing Bylaw No. 641. Individual *campsites* will not have direct access to Shaw Road. A shared access tying in to Shaw Road will provide access to each individual *campsite*. Originally a gravel surfaced road, Shaw Road was upgraded to a paved surface structure at the developer’s expense in 2020.

7. SITE SERVICES

The proposed *Campground* area is not currently serviced by water or septic and will therefore require the establishment of a new onsite septic disposal system as well as a new domestic water service. It is anticipated that water will be sourced from new wells to be located within the property and septic treatment to Class C or better for ground disposal onsite.

It is understood that during third reading of the 2011 rezoning proposal, water use was of primary concern. The 2011 proposed development was of a significantly greater scale, including 444 mixed residential units and one, 50 unit hotel for a total of 494 habitable units designated for year round use. The current proposal includes 100 campsites with RV hookups for seasonal use only. Based on the scale of the current proposed project and the restricted seasonal use, water demand is anticipated to be between 5% and 10% of the 2011 proposed usage. A similar reduction in sanitary treatment and

disposal requirements is anticipated.

Onsite storm water management is anticipated to rely largely on overland flow within ditches. All storm water design shall be performed to Ministry of Transportation standards including, but not limited to, the provision of settlement prior to reintroduction into existing surface drainage routes. The design of new water and sanitary services will comply with all relevant regulatory requirements.

8. CONCLUSION

This report outlines the proposed development of a 100 site *Campground* located on property PID# 017-896-215, within CSRD Area D, and the proposed zoning amendments required for development to meet CSRD Area D Zoning Bylaw 751. Bylaw amendments required prior to development include a Site Specific Regulation for the southwest portion of 6015 Shaw Road to include *Campground* as a secondary use, as well as the addition of *Community water system* and *Community sewer system* as secondary uses throughout the site.

No reference is made within the OCP prohibiting *Campground* use under the existing Agriculture (AG) Land Use Designation. The proposed *Campground* layout (see Appendix B: Preliminary Subject Area Sketch Plan) minimizes removal of vegetative cover and maintains stripped topsoil onsite in an effort to minimize the effect on the long term agricultural capability of the property. It is in the opinion of Lawson Engineering that the proposed *Campground* development adheres to the objectives and policies listed in section 3.5 of the Official Community Plan for Area D, reiterated in section 3 of this report, and that no OCP amendment is required.

The proposed *Campground* will have minimal long term effect on the potential agricultural value of the lands, and is anticipated to promote tourism to agricultural and golf course lands.

This report shows that besides the further design and studies required at the development stage, there are no concerns to inhibit this development. We therefore request that the Columbia Shuswap Regional District consider this proposal to amend Zoning Bylaw 751 as per Appendix C to allow for development of a *Campground* within a portion of the Shuswap National Golf Course located at 6015 Shaw Road.

We trust that this report addresses any concerns the CSRD may have with the proposed rezoning of lot PID# 017-896-215 to allow for *Campground* development. Should you have any questions or comments, please contact our office at your earliest convenience.

Sincerely;

Lawson Engineering Ltd.

Prepared by:

Reviewed by:

David Sonmor, P.Eng
 Project Manager

Blake Lawson, P. Eng., Principal
 Project Engineer

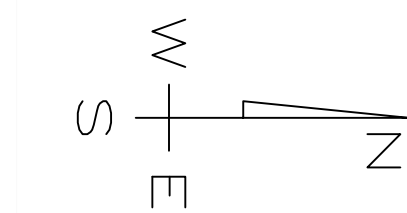


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APPENDIX A: EXISTING & PROPOSED LAND USE SKETCH PLAN



PROPOSED
SEASONAL
CAMPGROUND

VACANT LAND

CLUBHOUSE/
RESTAURANT

ACCESS/
PARKING AREA

GOLF COURSE

PID 017-896-215
LOT 1, SEC 32, TP, 19, R 9, W6M, KDYD
PL KAP47991 EXC PL KAP87174

POTENTIAL WATERCOURSE (TYP.)

EXISTING PROPERTY LINE

EXISTING PAVED ROAD

SHAW ROAD

LEGEND

EXISTING

HYDRO/TELEPHONE POLE C/W DAVIT

TELEPHONE POLE

HYDRO POLE

HYDRO POLE C/W TRANS

POST TOP STREET LIGHT

GUY

SANITARY MANHOLE

STORM MANHOLE

CATCH BASIN

FIRE HYDRANT

GATE VALVE

SANITARY SEWER

STORM MAIN

WATER MAIN

GAS

UNDERGROUND TELEPHONE

FENCE

DECIDUOUS/EVERGREEN

HEDGE

PROPOSED

SANITARY MANHOLE

STORM MANHOLE

CATCH BASIN

GATE VALVE

FIRE HYDRANT

SANITARY SEWER

STORM SEWER

WATER MAIN

DITCH LINE

INLET/OUTLET HEADWALL

END CAP

WHEEL CHAIR RAMP

DRIVEWAY LETDOWN

NOTES:

1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.

2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.

3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLUMBIA SHUSWAP REGIONAL DISTRICT DEVELOPMENT BYLAW N. 641

2	2021/05/26	ISSUED FOR APPLICATION	FDS	BTL
1	2021/05/12	ISSUED FOR INTERNAL REVIEW	FDS	BTL
0	2019/09/23	ISSUED FOR REVIEW	JSJ	BTL

NO.	DATE YEAR/MO/DD	DESCRIPTION	BY	APPD
REVISIONS				
DRAFT	DESIGN	FDS		
	DRAWN	FDS		
	DATE	2021-05-26		
	CHECKED	BTL		

P.ENG

BLAKE LAWSON

SEAL

SCALES 0 75 150

HORIZ. = 1:2500

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SHUSWAP NATIONAL
GOLF COURSE

6015 SHAW ROAD
SALMON ARM, BC

EXISTING &
PROPOSED LAND
USE SKETCH PLAN

PROJECT No. 81-2

SHEET 1 OF 2

DWG. No. S-1

REV. No. 2

PLOT May 28, 2021 COMPUTER-12\PROJECTS\81-2 - RV PARK1 - CIVIL ENGINEERING\DRAWINGS\1 - DESIGN\81-2 - SHUSWAP NATIONAL CAMPGROUND - DESIGN - 2021-05-12.DWG (REF.DWG-NAMES)

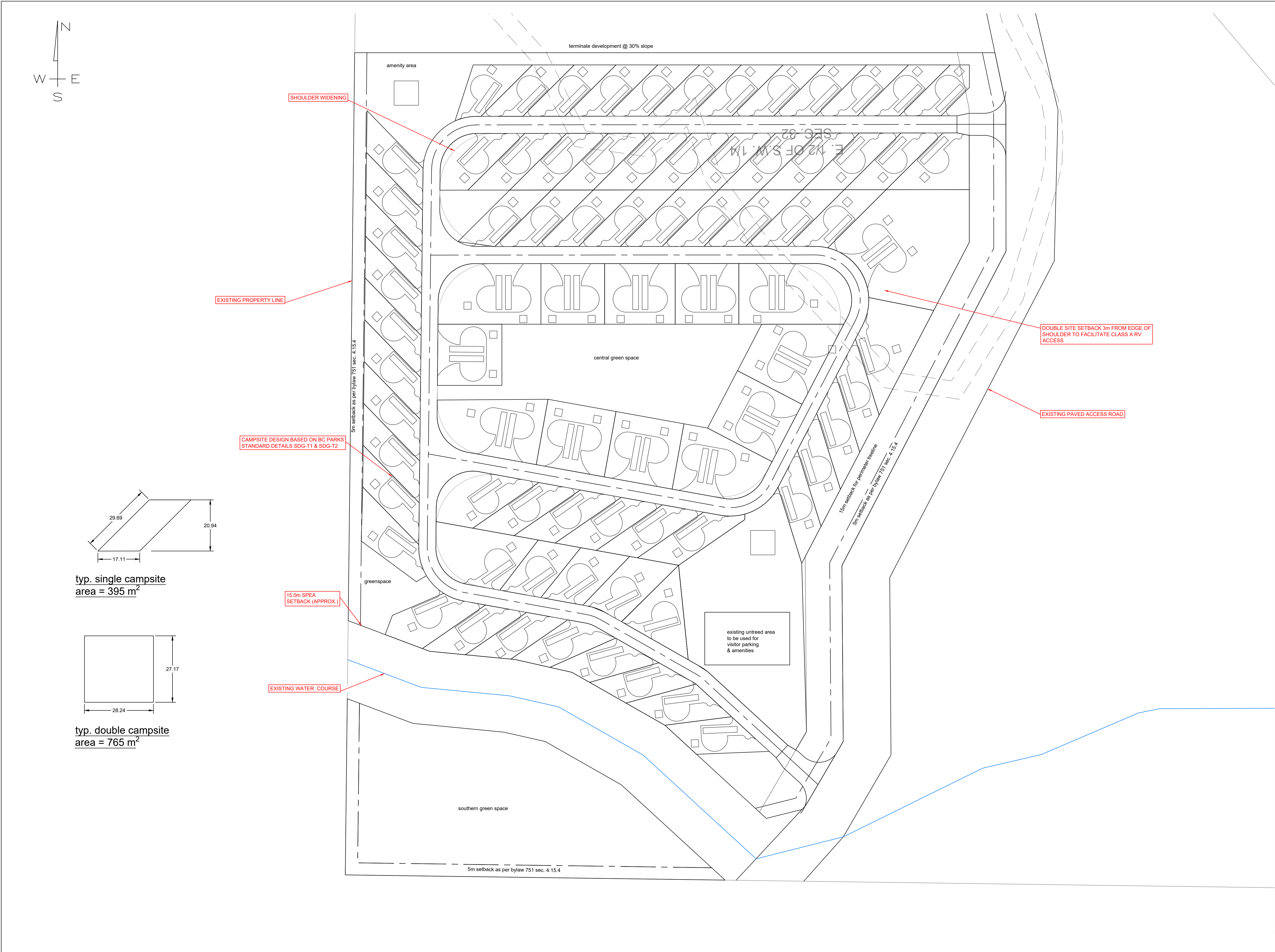


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APPENDIX B: PRELIMINARY SUBJECT AREA SKETCH PLAN



LEGEND

- EXISTING**
- HYDRO/TELEPHONE POLE
 - HYDRO/TELEPHONE POLE C/W DAVIT
 - TELEPHONE POLE
 - HYDRO POLE
 - HYDRO POLE C/W TRANS
 - POST TOP STREET LIGHT
 - GUY
 - SANITARY MANHOLE
 - STORM MANHOLE
 - CATCHBASIN
 - FIRE HYDRANT
 - GATE VALVE
 - SANITARY SEWER
 - STORM MAIN
 - WATER MAIN
 - GAS
 - UNDERGROUND TELEPHONE
 - FENCE
 - DECIDUOUS/EVERGREEN
 - HEDGE
- PROPOSED**
- SANITARY MANHOLE
 - STORM MANHOLE
 - CATCHBASIN
 - GATE VALVE
 - FIRE HYDRANT
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - DITCHLINE
 - INLET/OUTLET HEADWALL
 - END CAP
 - WHEEL CHAIR RAMP
 - DRIVEWAY LETDOWN

NOTES:
1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLUMBIA SHUSWAP REGIONAL DISTRICT DEVELOPMENT BYLAW N. 641

NO.	DATE YEAR/MO/DD	DESCRIPTION	BY	APPD
2	2021/05/26	ISSUED FOR APPLICATION	FDS	BTL
1	2021/05/12	ISSUED FOR INTERNAL REVIEW	FDS	BTL
0	2019/09/23	ISSUED FOR REVIEW	JSJ	BTL

REVISIONS

DRAFT	DESIGN	FDS
	DRAWN	FDS
	DATE	2021-05-26
	CHECKED	BTL

P.ENG	BLAKE LAWSON
SCALES 0	HORIZ. = 1:750 22.5 45 Meter



SHUSWAP NATIONAL GOLF COURSE

6015 SHAW ROAD
SALMON ARM, BC

PRELIMINARY
SUBJECT AREA
SKETCH PLAN

PROJECT No.	81-2
SHEET	2 OF 2
DWG. No.	S-2
REV. No.	2



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Revelstoke Office
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 Revelstoke, BC V0E

APPENDIX C: PROPOSED ZONING AMENDMENT BYLAW 751

.1 Intent

To accommodate private commercial golf courses and associated uses such as driving range and clubhouse.

.2 Principal Uses

The *uses* stated in this subsection and no others are permitted in the GC zone as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *agriculture*, permitted only on those *parcels* within the *Agricultural Land Reserve*
- (b) *golf course*

.3 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the GC zone as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *agri-tourism* (permitted only on those *parcels* within the *Agricultural Land Reserve*)
- (c) *clubhouse*
- (d) *community water system*
- (e) *community sewer system*

.4 Regulations

On a *parcel* zoned GC, 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, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum parcel size created by subdivision	60ha
(b) Minimum parcel width created by subdivision	20 m
(c) Maximum parcel coverage	25%
(d) Maximum height for: <ul style="list-style-type: none"> • principle buildings and structures • Accessory buildings 	<ul style="list-style-type: none"> • 11.5 m • 10 m
(e) minimum setback from all parcel boundaries	<ul style="list-style-type: none"> • 5 m

.5 Screening

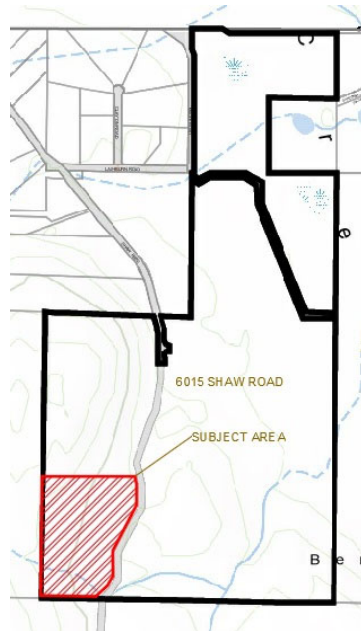
All outside industrial storage, including the storage of garbage, shall be completely contained within a *landscape screen* of not less than 2 m in height.

.6 Site Specific Regulation

In this subsection, lands are described by legal description and by map. In the event of any discrepancy between the legal; description of the lands and the map, the map governs.

(a) In addition to the *secondary uses* in subsection 4.15(3) of this Bylaw, the *secondary uses* on Lot 1, Section 32, Township 19, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP47991 Except Plan KAP87174 {Shuswap National Golf Course} shall include *Campground* on the portion the subject property shown shaded on the map below. The following regulations also apply:

- (i) *Campground* to be defined as per Bylaw 825 as follows; *Campground* is the use of land
 - buildings and structures for temporary accommodation in tents or recreational vehicles
 - on camping spaces
- (ii) maximum number of *camping spaces* is 100;
- (iii) *Campground* shall only be used on a *seasonal* basis, no *residential use* is permitted with exception of the *Campground* manager's accommodation; and
- (iv) all *Campground* facilities must be serviced by a water and septic system which meet the relevant regulatory requirements.





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 Salmon Arm, BC V1E 4N2

Kamloops Office
 1648 Valleyview Drive
 Kamloops, BC V2C 4B5

Revelstoke Office
 209 1st Street
 Suite 200
 Revelstoke, BC V0E

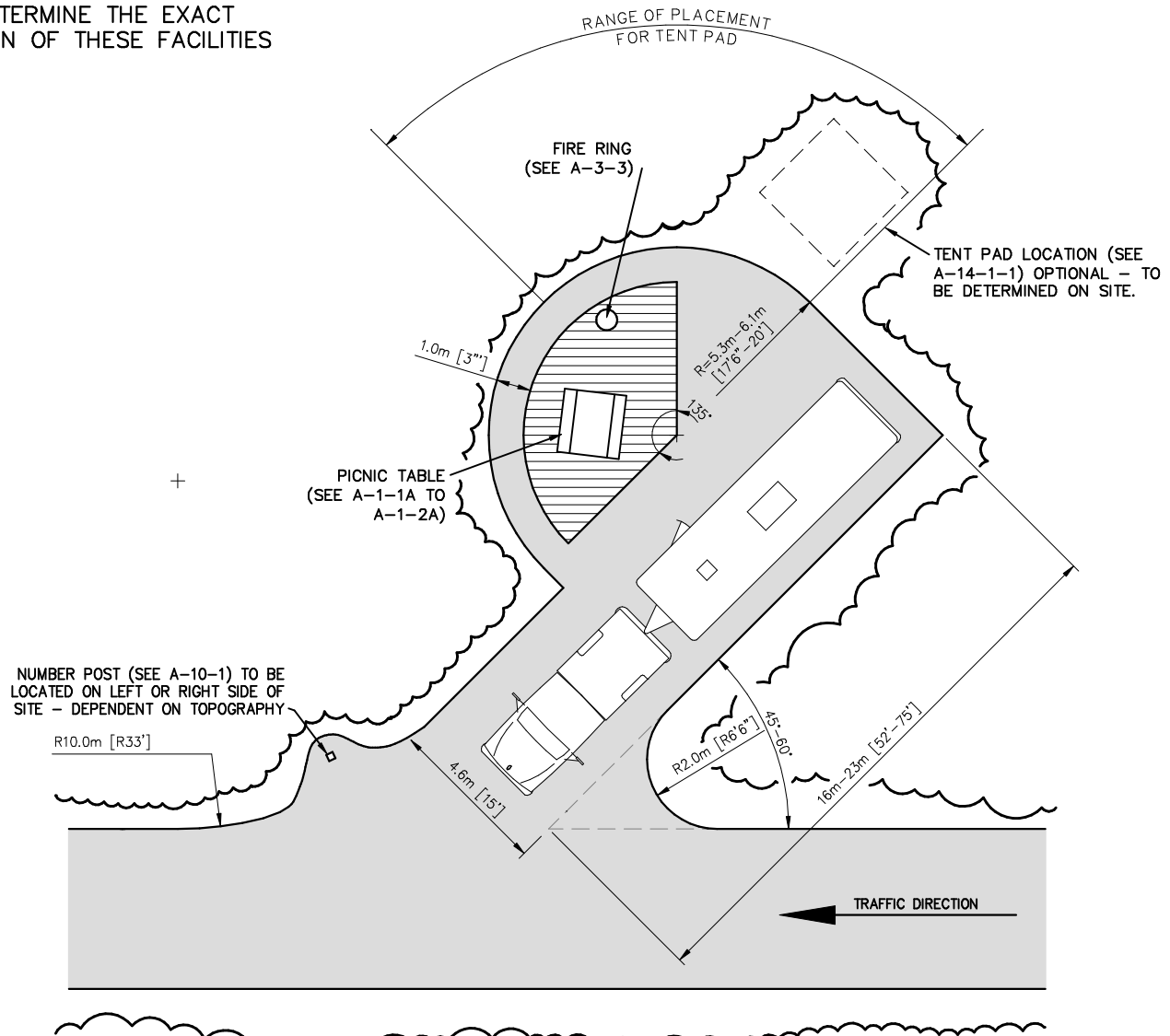
APPENDIX D: BC PARKS SDG-T1 & SDG-T2

NOTES:

HATCHED AREA REPRESENTS THE 'ACTIVITY AREA', WITHIN WHICH THE PICNIC TABLE AND FIRE RING ARE TO BE LOCATED. SITE SPECIFIC FACTORS INCLUDING:

- VIEWS
- PREVAILING WINDS
- SAFETY

WILL DETERMINE THE EXACT LOCATION OF THESE FACILITIES



PROVINCE OF BRITISH COLUMBIA - PROVINCIAL PARKS - FACILITY STANDARDS

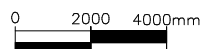
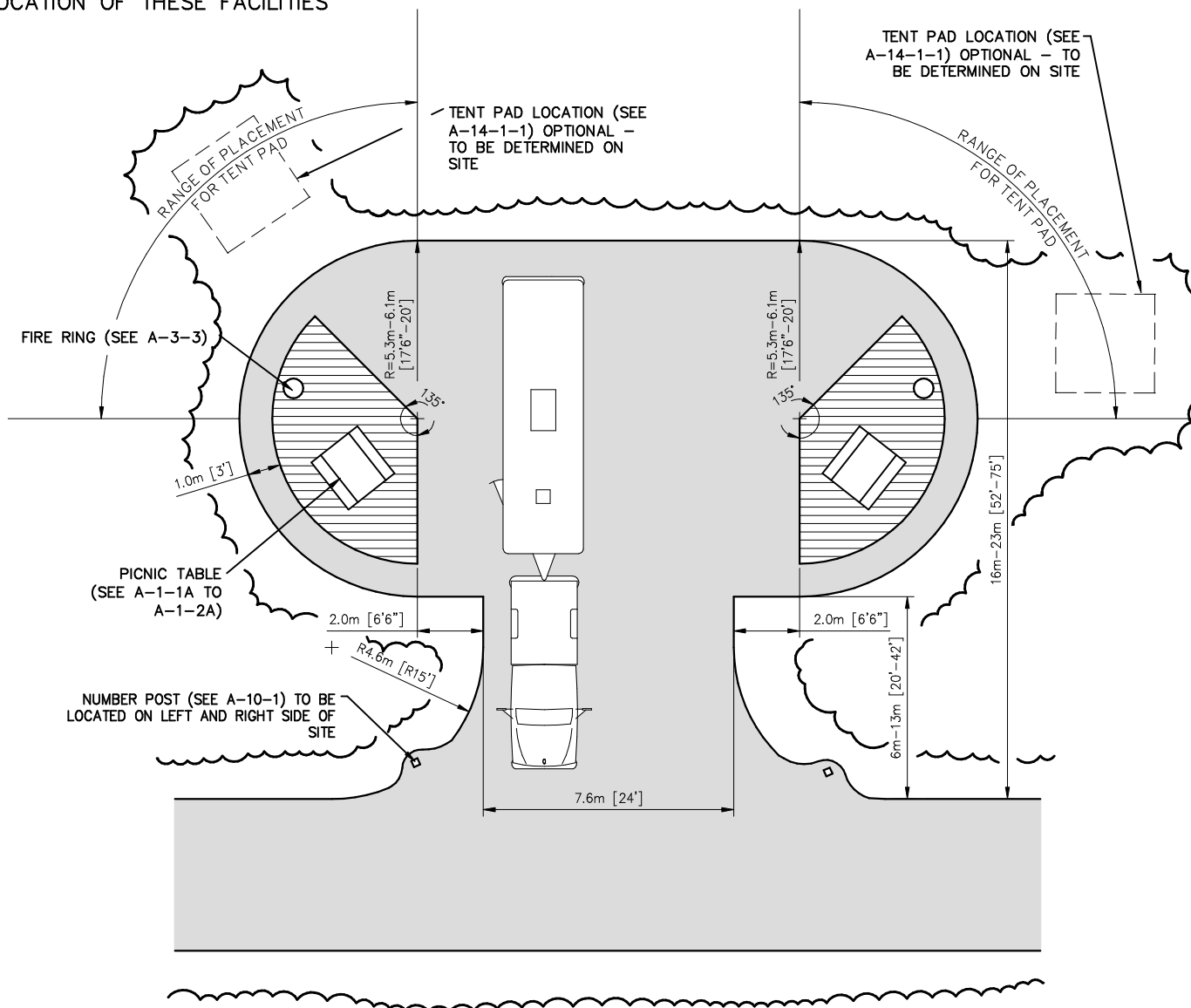
DATE	REVISED BY	REVISION	SECTION: GROUNDS & LAYOUT - 82100-20 SINGLE SITE - TYPE 1		
MAR., 99	USL	DRAWING UPDATE			
			DESIGN BY:	SHEET 1 of 1	DRAWING No. SDG-T1
			DESIGN DATE:		

NOTES:

HATCHED AREA REPRESENTS THE 'ACTIVITY AREA', WITHIN WHICH THE PICNIC TABLE AND FIRE RING ARE TO BE LOCATED. SITE SPECIFIC FACTORS INCLUDING:

- VIEWS
- PREVAILING WINDS
- SAFETY

WILL DETERMINE THE EXACT LOCATION OF THESE FACILITIES



PROVINCE OF BRITISH COLUMBIA - PROVINCIAL PARKS - FACILITY STANDARDS

DATE	REVISED BY	REVISION	SECTION: GROUNDS & LAYOUT - 82100-20 DOUBLE SITE - TYPE 2		
MAR., 99	USL	DRAWING UPDATE			
			DESIGN BY:	SHEET 1 of 1	DRAWING No. SDG-T2
			DESIGN DATE:		

Relevant Excerpts from Ranchero/Deep Creek Official Community Plan Bylaw No. 750

(See [Bylaw No. 750](#) for all policies and designations)

SECTION 1- INTRODUCTION

1.4 COMMUNITY VALUES

Ranchero/Deep Creek is made up of distinct neighbourhoods that have a diverse range of activities and interests but share many common values. The combination of temperate climate, spectacular natural environment, outdoor recreation opportunities, water resources, entrepreneurial spirit, and the progressive attitude of residents has resulted in a highly desirable and vibrant community. The area accommodates a broad mix of: agricultural, rural, residential, recreational, limited tourism, small scale commercial, small scale industrial, home businesses and resource uses with an emphasis on mutual respect and diversity.

The residents of Ranchero/Deep Creek recognize that there will be pressure for change and development in their neighbourhoods. Residents are seeking to define a level of compatible development, while at the same time maintaining the values that are fundamental to the health and prosperity of the community.

These following values have been generated from the input and priorities of the residents who make up the neighbourhoods of Ranchero/Deep Creek and will be used to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development for the community, by the CSRD and senior government agencies. These values include:

1. Protection of the Plan Area's rural character and containment of urban development;
2. Identification and protection of watersheds and aquifers from degradation, inappropriate development and pollution to ensure a continued safe water supply;
3. Recognition that the sustainable development of the Plan Area must be linked to groundwater quality and quantity for all residents;
4. Protection of environmentally sensitive areas, natural hazard lands, aquifer recharge areas and natural, environmental and geographic features;
5. Recognition that a comprehensive approach to managing sewage is required;
6. Recognition of the benefits afforded to the community through the continued existence of agriculture and rural lifestyles;
7. Recognition of the importance of agriculture in the local economy;
8. Support for economic diversity in new and existing small scale developments that complement the rural integrity of Ranchero/Deep Creek;

9. Recognition of the importance of small scale commercial and home-site or home-based businesses in the growth and diversification of the Plan Area;
10. Consultation with First Nations, in accordance with statutory requirements, to develop approaches to issues of mutual interest;
11. Protection of resource lands for suitable resource uses;
12. Minimization of encroachment of land uses that are incompatible with these community values;
13. Recognition of Gardom Lake as a unique environmental resource;
14. Recognition of Gardom Lake area parks and the Benches identified on Schedule 'E' as the primary recreational resources in the Plan Area;
15. Support for environmentally responsible recreational and silvicultural uses;
16. Preservation and enhancement of green space, access to public lands and integrated trails;
17. Recognition of the need and continued support for local schools and community centres;
18. Support for bylaw recognition of existing and legal manufactured home parks, multiple housing units, and suites;
19. Support for more affordable housing;
20. Recognition and support for efficient and safe rural local transportation;
21. Recognition that storm water management should be initiated;
22. A requirement for comprehensive public consultation with respect to decisions about the future development of all lands, including Crown land and services within our communities.

SECTION 2- PLANNING STRATEGY

2.2 SETTLEMENT AREAS

Ranchero/Deep Creek consists of a large agricultural base and a number of unique neighbourhoods. The compositions of these neighbourhoods differ in terms of geographic characteristics, relationship to adjacent municipalities and parcel sizes, but share a similar history and socio-economic profile.

The identification of neighbourhoods has been provided by participants in the planning process, and it is understood that these areas are only generally defined. These neighbourhoods, as shown on Schedule 'E', within the Plan Area are:

- Rancho
- Shaw Road
- Deep Creek Valley Floor
- Mountain Benches
- Gardom Lake
- Mallory Road
- Wolfgang and Pyott Roads

Shaw Road

Shaw Road is accessible only through the City of Salmon Arm's Industrial Park. The majority of residential lots are between 0.6 and 2.02 ha, while some are as large as 8 ha. There is one manufactured home park. A golf course and driving range exist southeast of Shaw Road.

SECTION 3 - THE DEVELOPMENT STRATEGY

3.1 DEVELOPMENT CRITERIA

In the Rancho/Deep Creek plan area, when considering an application to amend the OCP, rezone or subdivide land to accommodate a development, an applicant must show that the proposal:

1. reflects the Community Values Statement (Section 1.4) and objectives and policies of the Official Community Plan;
2. preserves and protects the rural character of the area and directs higher density development to the Rancho and Shaw Road areas;
3. protects watersheds and aquifers from degradation and pollution;
4. protects and promotes natural, environmental, and geographic features;
5. preserves, enhances, and provides useable parkland that provides access and linkages to public lands where appropriate;
6. proposes a comprehensive approach to the management and disposal of sewage and septage;
7. proposes a comprehensive approach to drainage including management of storm water, and prevention of slope instability – in accordance with Provincial best management practices;
8. preserves archaeological areas through adherence to the Provincial Heritage and Conservation Act, and;
9. includes best practice interface forest fire mitigation techniques for building and landscaping.

3.2 GENERAL PLANNING POLICIES

1. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.
2. On land outside the ALR, zoning will establish the minimum size for parcels that may be subdivided pursuant to LGA section 514. Any new parcels created by subdivision under this section, and the remainder, be at least 1 ha or larger in size, unless approved by the Environmental Health Officer.
3. All development will be strongly encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.
4. All new development will be required to include provisions for surface water runoff management and the collection and treatment of domestic wastewater in accordance with all Provincial requirements and best management practices.
5. Agricultural uses are supported in all designations within the ALR. Outside ALR lands, agricultural uses are supported to an intensity compatible with surrounding uses. On ALR lands, agricultural uses are subject to the Agricultural Land Commission Act and Regulations.
6. Home occupations are permitted as an accessory use in the Rural Holdings, Agriculture, Medium Holdings, and Rural Residential designations, provided that these uses are compatible with the character of the area, do not present a potential conflict with surrounding properties, and comply with pertinent bylaws and Acts. Home occupations generally refer to any occupation, profession or craft where either the occupation, profession or craft is accessory to the use of the single detached dwelling. Regulations regarding home occupations will be specified in the Zoning Bylaw.
7. One dwelling unit shall be permitted per lot and one secondary dwelling unit may be considered in the Rural Holdings, Agriculture, Medium Holdings, and Rural Residential designations subject to zoning. The size of the parcel and size of the secondary dwelling unit will be subject to zoning restrictions. The secondary dwelling unit will be subject to special provisions, including but not limited to:
 - (a) setbacks from buildings and property lines;
 - (b) the provision of required parking and access; and
 - (c) the provision of adequate servicing that meets Provincial water and sewer regulations.

8. Vacation Rentals allow the use of dwelling units for temporary accommodation in residential areas on a commercial basis and are regulated either by a temporary use permit or through the zoning bylaw. Vacation Rentals may be considered in the Rural Holdings, Agriculture, Medium Holdings, and Rural Residential designations but would be subject to a re-zoning. Although not required, it is recommended that Vacations Rentals first be considered on a three year trail basis by the use of a Temporary Use Permit. Vacations Rentals shall:
 - (a) not create an unacceptable level of negative impact on surrounding residential uses;
 - (b) comply with all applicable regulations of the Provincial Agricultural Land Commission when located within the Agricultural Land Reserve;
 - (c) be subject to local health authority requirements; and
 - (d) be subject to all Ministry of Transportation and Infrastructure permit requirements.
9. Bed and Breakfast residential operations are permitted in residential areas, and are regulated through the zoning bylaw. Bed and Breakfasts are subject to special provisions, including but not limited to:
 - (a) should be limited to a maximum of three (3) let rooms accommodating up to two (2) persons per room per single detached dwelling;
 - (b) the residential character of the site is maintained;
 - (c) subject to the local health authority requirements;
 - (d) located in the principal structure only; and
 - (e) when located within the Agricultural Land Reserve shall comply within all applicable regulations of the Provincial Agricultural Land Commission.
10. Any proposed cannabis production facility will only be permitted on ALR land and regulated under the current zoning bylaw. Cannabis production facilities must be properly licenced and meet all federal and provincial health and safety requirements. Such facilities are expected to fit within the character of the area and not create any, security risks, nuisance odours, or excessive lighting or noise.

3.4 RURAL HOLDINGS (RH)

This land use designation applies to private land that may have some use and value for agriculture, forestry, natural resource extraction, or environmental conservation opportunities, as shown on schedule 'B'.

OBJECTIVES

1. Maintain the rural land base and protect it from activities that may diminish rural values and character.
2. Protect the environment and encourage comprehensive management of the rural land base.
3. Encourage and protect farm activities on productive or potential agricultural land including suitable agritourism opportunities and value-added agriculture.
4. Encourage and protect responsible outdoor recreational opportunities in accordance with the Electoral Area 'D' Parks Plan.

5. Direct development to be compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands within the Rural Holdings designation are shown on Schedule 'B' as "RH".
2. Lands within the Rural Holdings designation shall be maintained as parcels of at least 60 ha minimum.
3. One secondary dwelling unit may be considered in the Medium Holdings designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.
4. Zoning regulations shall provide for a mix of residential lot sizes based upon the level of servicing available and character of the neighbourhood.
5. Recognize the existing two private camps located on the south side of Gardom Lake in the current zoning bylaw.

3.5 AGRICULTURE (AG)

This land use designation applies to lands that are used and valued for agriculture. All lands within the ALR are in this land use designation. The objectives and policies relating to these matters are intended to serve as indicators of community preference and assist senior levels of government in planning and decision making.

OBJECTIVES

1. Maintain the agricultural land base and protect it from activities that may diminish agricultural value and potential.
2. Encourage suitable agritourism opportunities and value-added agriculture.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
4. Encourage farmers in the Plan Area to follow the measures described in the Farm Practices Guidelines as outlined by the Ministry of Agriculture.

POLICIES

1. Lands within the Agriculture designation are shown as "AG" on Schedule 'B'.
2. Lands within the Agriculture designation shall be maintained as parcels of at least 60 ha.
3. One secondary dwelling unit may be considered in the Agriculture designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.
4. For lands within the ALR, the regulations and policies of the Agricultural Land Commission (ALC) apply. Approval must first be obtained from the ALC where land in the ALR is proposed for subdivision, a second dwelling unit, or a non-farm use.
5. The Agriculture land use designations encompass agricultural uses, and uses accessory to agriculture. Subject to the guidelines of the Agricultural Land Commission and the zoning bylaw, the following uses are appropriate in lands designated Agriculture: agri-tourism operations, and uses which will not affect the long-term agricultural capability of

- the land.
6. Recognize the existing Canoe Creek Golf Course in the current zoning bylaw.

SECTION 4 - THE NATURAL ENVIRONMENT

4.1 ENVIRONMENTALLY SENSITIVE RESOURCES

The Plan Area is split between the South Thompson Watershed and Okanagan Watershed. Water in the north-eastern portion of the plan area flows into the Shuswap River system, Shuswap Lake, and eventually the Fraser River. In the south-west, water flows from Deep Creek into the Okanagan watershed. Water resources in the Plan Area include the Deep Creek system, the Canoe Creek system and underground aquifers all of which are important for drainage and domestic consumption. The East slope of Mount Ida is a significant source of water.

Gardom Lake's surface and groundwater resources are particularly unique and important to the Plan Area, as residents rely on these resources for domestic water and agricultural irrigation. Gardom Lake is part of an enclosed drainage system with limited surface outflow and is unique in the Plan Area for both its environmental assets and its recreational opportunities. The enclosed nature of the drainage system makes this lake susceptible to potential negative impacts caused by contaminated runoff, septic infiltration and increased erosion. Best practice septic and storm water management is essential to ensure that runoff and infiltration do not impact the environmental integrity as well as the recreational appeal of this lake.

Other small lakes and ponds in the Plan Area are also recognized as environmental assets and protected accordingly.

Ensuring that sufficient water quantity and quality is available for new subdivisions is a critical requirement when reviewing subdivision applications. Meeting the service requirements under the CSRD's Subdivision Servicing Bylaw No. 641 is mandatory prior to any subdivision approval.

GOAL

To protect the sustainability of groundwater, and surface water supplies.

OBJECTIVES

1. Identify environmentally sensitive resources and protect all freshwater resources to maintain their natural habitat, environmental quality, quantity, aesthetic appeal, and recreational value.

2. Conserve and enhance the quality and quantity of freshwater sources for all agricultural and domestic uses.
3. Plan development in a manner that minimizes impact on surface water and groundwater sources.
4. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. In consultation with current land owners the CSRD will use the environmental guidelines contained in the Ministry of Environment document, "Develop with Care: Guidelines for Urban and Rural Land Development in British Columbia" (2014), to identify lands and waters that deserve to be recognized as environmentally sensitive resources (see section 7 of this Plan).
2. All watercourses as defined in the Riparian Areas Regulation (RAR) and the *Fisheries Act* are designated as Development Permit Areas and will be protected in accordance with the Federal *Fisheries Act* and the Provincial *Fish Protection Act* requirements.
3. The CSRD shall not support development on potential environmentally sensitive resource lands unless a proper environmental study has been undertaken which proves the proposed development will not adversely affect these areas. The Development Approval Information Bylaw gives the CSRD the authority to require an applicant to provide information on the impact of the activity or development that is subject to the application.
4. The CSRD recommends that the Approving Officer require subdivisions to be designed to maintain the hydrologic regime of streams and wetlands while providing sufficient drainage in a manner which does not interfere with groundwater recharge, destabilize the ground or allow the intrusion of sediment into natural watercourses, streams, lakes, and wetlands.
5. All new subdivisions, prior to approval, will be required to meet the servicing requirements in CSRD Subdivision Servicing Bylaw No. 641
6. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact assessment on the quantity and quality of water resources. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must certify, provide a written statement through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify there will be no significant negative impacts on other water supplies and properties.

7. The CSRD shall not positively consider development proposals in an area serviced by an existing or proposed water utility, unless written confirmation is provided from the water utility supplying the potential development ensuring it will provide sufficient quantity and quality of potable water for the development with no significant impacts on other water supplies and properties.
8. The CSRD shall not approve any OCP redesignation, rezoning or development permit, near potential environmentally sensitive resources unless a suitable storm water management plan is presented to the CSRD ensuring that storm water drainage from development does not increase the peak flow run off into adjacent areas nor disrupt natural drainage patterns.
9. The CSRD will catalogue environmental sensitive areas (ESAs) as they become identified through the development approval information process.
10. The CSRD will begin a public education program about water conservation, watershed protection and proper septic system care for the plan area.
11. In recognition of the environmental significance of Gardom Lake, the CSRD will work with residents around the lake, Interior Health and the Ministry of Environment towards zero effluent seepage to the lake from septic systems and agriculture as soon as possible. The CSRD will also raise concerns about ditching practices in the immediate vicinity of Gardom Lake with the Ministry of Transportation and Infrastructure.

4.3 NATURAL HAZARD AREAS

Natural hazard areas are sources of potentially dangerous chance events. Examples of natural hazards are: fires, floods, mass movement of land, landslides and earthquakes.

Due to the vast forested areas in Ranchero/Deep Creek, there exists the potential for interface forest fires. It is important that best practice interface fire protection building and landscaping techniques be strongly encouraged to mitigate the potential for loss of life, property and the environment as a result of forest fires.

Flood potential on lands adjoining watercourses, lakes, creeks and wetlands is also a reality for lands in the Plan area.

Steep areas are more susceptible to mass movements of land, such as rock falls and landslides. The diversion of water and the removal of vegetation may destabilize slopes

or adjacent slopes and consequently result in failure. The threat of landslides is a concern where development may occur near or below potentially unstable slopes. Landslides can also be triggered by inappropriate details of construction and location.

Significant seismic activity is a remote possibility within the Plan Area. The majority of the CSRD is classified as a Zone 1 area according to the Provincial Seismic Zoning Map. This indicates that the area is at low risk for seismic activity.

Other areas, locations and conditions may exist but have so far not been identified. Mapping of hazardous areas will be developed and continued to be refined as mapping data and other information becomes available.

GOAL

To reduce the potential for loss of property and personal injury.

OBJECTIVES

1. Protect existing and new development from potentially hazardous conditions.
2. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. All areas with slopes in excess of 30% within the Plan Area shall be considered as potentially hazardous areas until detailed terrain hazard assessments (site specific or general mapping) have been undertaken.
2. The CSRD shall not support any rezoning or issuance of a Temporary Use Permit in the Plan Area on or near potentially hazardous areas unless the applicant provides evidence that measures can and will be taken to remediate the hazard, or render the development capable of withstanding the effects of the hazard and to protect adjacent properties from possible impacts.
3. For rezoning and Temporary Use Permit applications which apply to lands on or near potentially hazardous areas, the CSRD will require that a geotechnical report be prepared and a covenant be registered under Section 219 of the Land Title Act where a geotechnical report indicates that the land may only be used safely subject to the conditions contained in the report.
4. Strongly encourage best practice interface forest fire mitigation techniques for development to protect life, property and the environment.
5. Provide education on fire safety through a Coordinated Public Fire Safety Program.

SECTION 5 – NATURAL RESOURCE MANAGEMENT

5.1 AGRICULTURE

Existing productive farming areas and most of the undeveloped lands, with some agricultural capability within Ranchero/Deep Creek plan area, are designated Agriculture. Lands within the Agricultural Land Reserve (ALR), shown on Schedule 'C', are subject to the *Agricultural Land Commission Act*. The mandate of the Provincial Agricultural Land Commission (ALC) is to preserve agricultural land and encourage farming. Non-agricultural development, including subdivision or non-farm use of these lands is not permitted without ALC approval. Therefore, lands designated in the ALR should be retained for agricultural purposes.

While regulations governing the ALR largely ensure that the land base is protected, problems may still develop at the interface between urbanizing areas and agricultural communities. *The Farm Practices Protection (Right to Farm) Act* ensures that bona fide agricultural operations, operating under normal farm practices, cannot be limited through zoning bylaws. This OCP supports agriculture and provides for buffer lands (designated Rural Holdings and Medium Holdings) to enhance land use compatibility in the Plan Area.

GOAL

To protect agricultural land both within and outside the ALR for agricultural based activities.

OBJECTIVES

1. Protect the agricultural land resources of the Plan Area for present and future food production and other agricultural purposes.
2. Recognize and protect the needs and activities of agricultural operations when considering development on adjacent lands.
3. Support farming practices that protect soil and water resources.
4. Encourage protection of the quantity and quality of the water supply, seek to improve water availability for irrigation purposes, and encourage the use of current best practices with

respect to irrigation.

5. Encourage non-agricultural development away from agricultural lands.
6. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
7. Encourage farmers in the Plan Area to follow the measures described in the British Columbia Farm Practices Guidelines as outlined by the Ministry of Agriculture.

POLICIES

1. This Plan supports the Agricultural Land Commission's mandate of preserving and encouraging the development of lands for agricultural purposes.
2. The CSRD encourages the retention of large land holdings within the Plan Area, including the ALR, to maintain future opportunities for farm use.
3. The CSRD discourages encroachment and fragmentation of farmland by non-farm related uses.
4. The location and construction of new roads, trails, utility or communication rights-of-way should be sited to avoid Agricultural lands wherever possible. Where unavoidable, these rights-of-way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments should be established in consultation with affected landowners and the ALC.
5. Encourage adjacent property owners to cooperate in the establishment of fencing or buffers.
6. In the case of new developments adjacent to Agriculture lands, the CSRD strongly encourages the provision of adequate vegetative buffers to protect agricultural values and prevent encroachment.

SECTION 7- RIPARIAN AREAS REGULATION (RAR) DEVELOPMENT PERMIT AREA

PURPOSE

The Riparian Areas Regulation Development Permit Area (RAR DPA) is designated under the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

AREA

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.

As illustrated in Figure 7.1, the area comprises land:

- 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; and
- Within 10 m of the top of a ravine bank for ravines 60 m or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse.

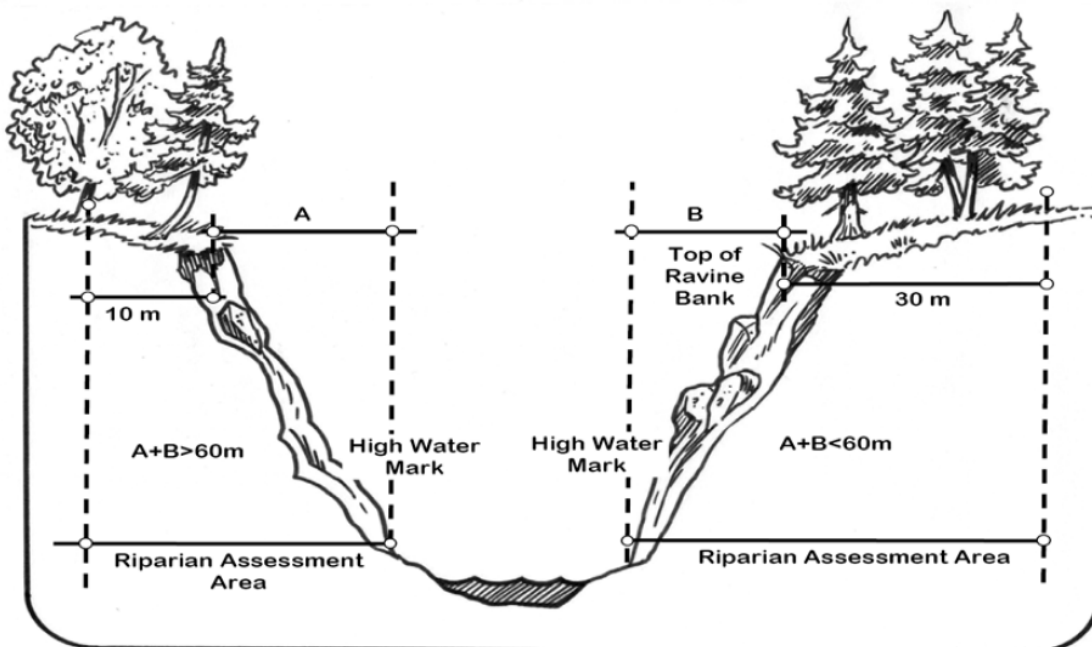


Figure 7.1

Unless the proposed development 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.

The CSRD shall consider creating a policy to address information requirements for proposed developments that are not clearly shown to be outside of the Riparian Assessment Area.

JUSTIFICATION

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 (spawning, nursery, rearing, food supply and migration). Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

GUIDELINES

A Development Permit must be obtained from the CSRD for any development on land or subdivision identified as a riparian assessment area within the RAR DPA except where exempted. Development requiring a 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 30m of a watercourse.
- Disturbance of soils, within 30 m of a watercourse;
- Construction or erection of buildings and structures within 30m of a watercourse;
- Creation of nonstructural impervious or semi-impervious surfaces within 30m of a watercourse.
- Flood protection works within 30 m of a watercourse;
- Construction of roads, trails, docks, wharves and bridges within 30m of a watercourse;
- Provision and maintenance of sewer and water services within 30m 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 two or more parcels any part of which is within 30 m of a watercourse.

A Development Permit may be issued once the following guidelines have been met:

- Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and Federal Governments; and
- Provincial notification that a QEP 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;

Exemptions: The RAR DPA does not apply to the following:

- Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- Farming activities;
- Institutional development containing no residential, commercial or industrial aspect;
- Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the *Local Government Act*. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
- An area where the applicant can demonstrate that the conditions of the RAR DPA have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected;
- A letter is provided by a QEP confirming that there is no visible channel or a water course to be identified;
- Mining activities, hydroelectric facilities and forestry (logging) activities; and
- Land classified as Private Managed Forest Land

Relevant Excerpts from Ranchero/Deep Creek Zoning Bylaw No. 751

(See [Bylaw No. 751](#) for all policies and zones)

Part 2. Definitions

2.1 Definitions

The following words and phrases wherever they occur in this *Bylaw*, shall have the meaning assigned to them as follows:

ALR means Agricultural Land Reserve;

CAMPING SPACE is the *use* of land in a *private campground* for one *camping unit*;

CAMPING UNIT is one *recreational vehicle*, yurt, or one camping tent. *Park models* are not considered *camping units*;

COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more connections, or *parcels*. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge or re-use or both of treated effluent wastewater and biosolids;

COMMUNITY WATER SYSTEM is a waterworks system serving 50 or more connections, or *parcels*. Facilities may include water treatment plants and ancillary, works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water;

GOLF COURSE is the *use* of land, *buildings* or *structures* for playing golf and may include an administration *office*, *driving range*, clubhouse, *eating and drinking establishment*, pro shop, and other accessory facilities necessary for the operation of the golf course;

PRIVATE CAMPGROUND is the *use* of land, *buildings* or *structures* for the purpose of providing *seasonal temporary* accommodation in cabins, tents or *recreational vehicles* on *camping spaces*, and is not intended for *commercial lodging* or *use* by the travelling public. This *use* may include accessory facilities for eating and assembly purposes, washrooms, bathing and laundry facilities, entrance kiosk, campground manager's accommodation and is open only to members and their guests for a membership fee;

PRIVATE EDUCATIONAL CAMP FACILITY means lands, *buildings*, or *structures* used for recreation, eating, sleeping, religious, philanthropic, and education activities serving the needs of

organizations or large groups and not intended for *commercial lodging or use* by the travelling public;

SEASONAL means no more than 26 weeks in a calendar year;

TEMPORARY means less than four (4) consecutive weeks;

Part 3. General Regulations

3.18 Agricultural Land Reserve Land

- .1 In addition to the regulations established in this *Bylaw*, all lands within the Agricultural Land Reserve are also subject to the provisions of the Agricultural Land Commission Act, regulations and orders of the Agricultural Land Commission (thereby not permitting the *subdivision* of land or the development of non-farm *uses* unless approved by the Agricultural Land Commission).
- .1 Screening vegetation, fencing and *building setbacks* on the non ALR side of the residential/ALR interface shall be provided in accordance with the “Landscaped Buffer Specifications” prepared by the Agricultural Land Commission in 1993. Buffering requirements shall be considered as a condition of *subdivision* approval.

Part 4. Zones

4.1 Establishment of Zones

The Ranchero / Deep Creek Zoning Bylaw area is divided into *zones* with the titles and symbols stated in Table 1. Column 1 lists the title of each *zone* and Column 2 states a descriptive symbol for each *zone* that is for convenience only.

Table 1. Zone Titles and Zone Symbols

COLUMN 1 ZONE TITLE	COLUMN 2 ZONE SYMBOL
Rural and Resource	RSC
Rural Holdings	RH
Agriculture 1	AG1
Medium Holdings	MH

Rural Residential 1	RR1
Manufactured Home Park 1	MHP1
Multiple-Dwelling 1	RM1
Vacation Rental	VR
Comprehensive Development Zone D1	CDD1
Highway Commercial	HC
Industrial 1	ID1
Golf Course	GC
Public and Institutional	PI
Park and Protected Area	PK
Foreshore and Water	FW
Foreshore Park	FP
Foreshore Residential 1	FR1
Foreshore Multiple-Dwelling 1	FM1
Foreshore General 1	FG1

4.2 Location and Extent of Zones

The location and extent of each *zone* is shown in **Schedule B** and **Schedule C**.

4.3 Zone Boundaries

- .2 The *zone* boundaries on the maps in **Schedule B** and **Schedule C** shall be interpreted as follows:
- (a) where a *zone* boundary is shown following a *highway*, the centerline of the *highway* is the *zone* boundary;
 - (b) where a *zone* boundary does not follow a legally defined line, and where distances are not specifically stated, the *zone* boundary shall be determined by scaling to the centre of the *zone* boundary line as shown on the maps in Schedule B and Schedule C.

4.15 GC

Golf Course Zone

.1 Intent

To accommodate private commercial golf courses and associated uses such as driving range and clubhouse.

.2 Principal Uses

The *uses* stated in this subsection and no others are permitted in the GC *zone* as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *agriculture*, permitted only on those *parcels* within the *Agricultural Land Reserve*
- (b) *golf course*

.3 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the GC *zone* as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *agri-tourism* (permitted only on those *parcels* within the *Agricultural Land Reserve*)
- (c) *clubhouse*

.4 Regulations

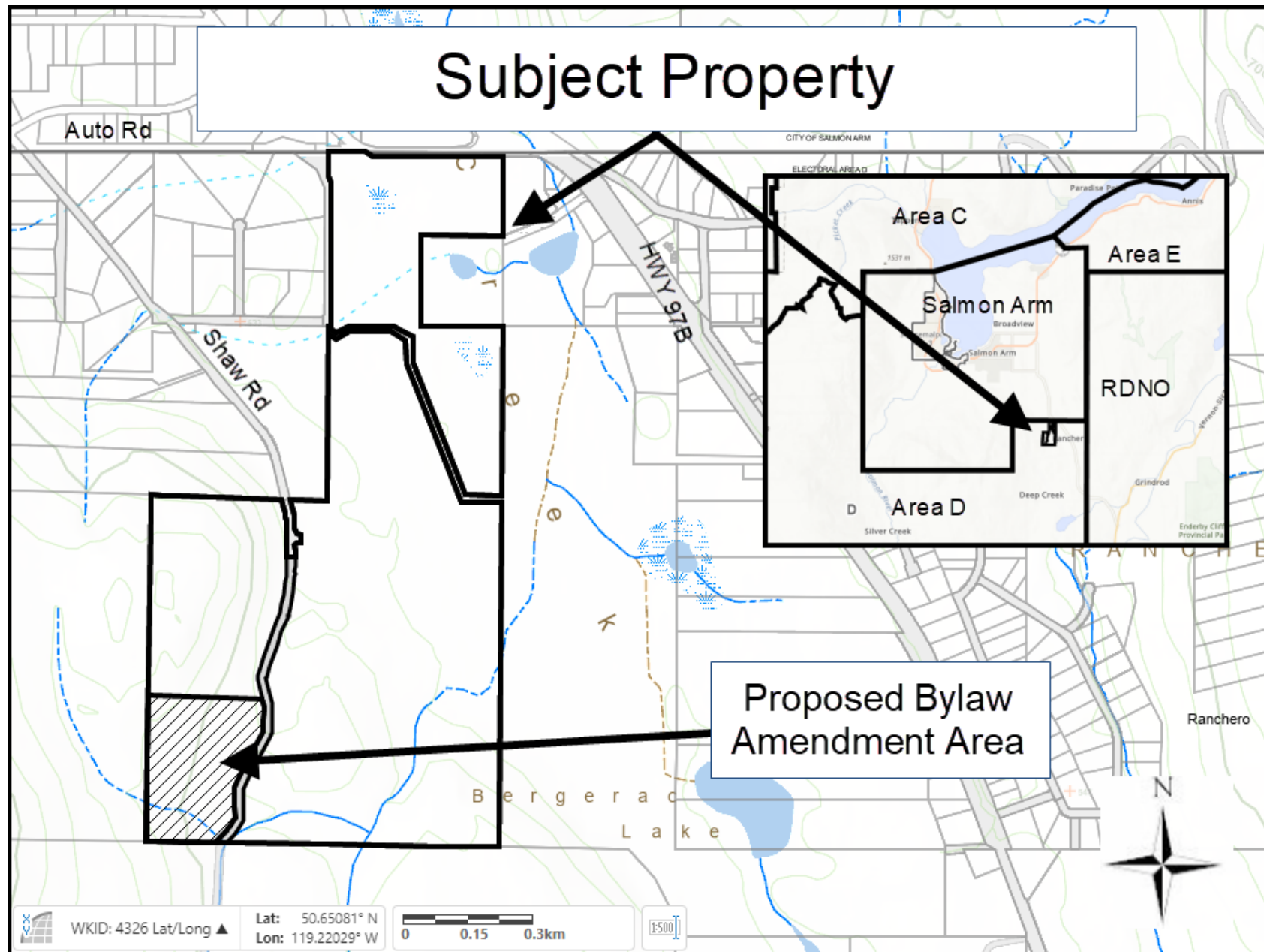
On a *parcel* zoned GC, no land shall be *used*; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	60 ha
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel</i> coverage	25%
(d) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(e) Minimum <i>setback</i> from all <i>parcel</i> boundaries:	<ul style="list-style-type: none"> ▪ 5 m

.5 Screening

All outside industrial storage, including the storage of garbage, shall be completely contained within a *landscape screen* of not less than 2 m in height.

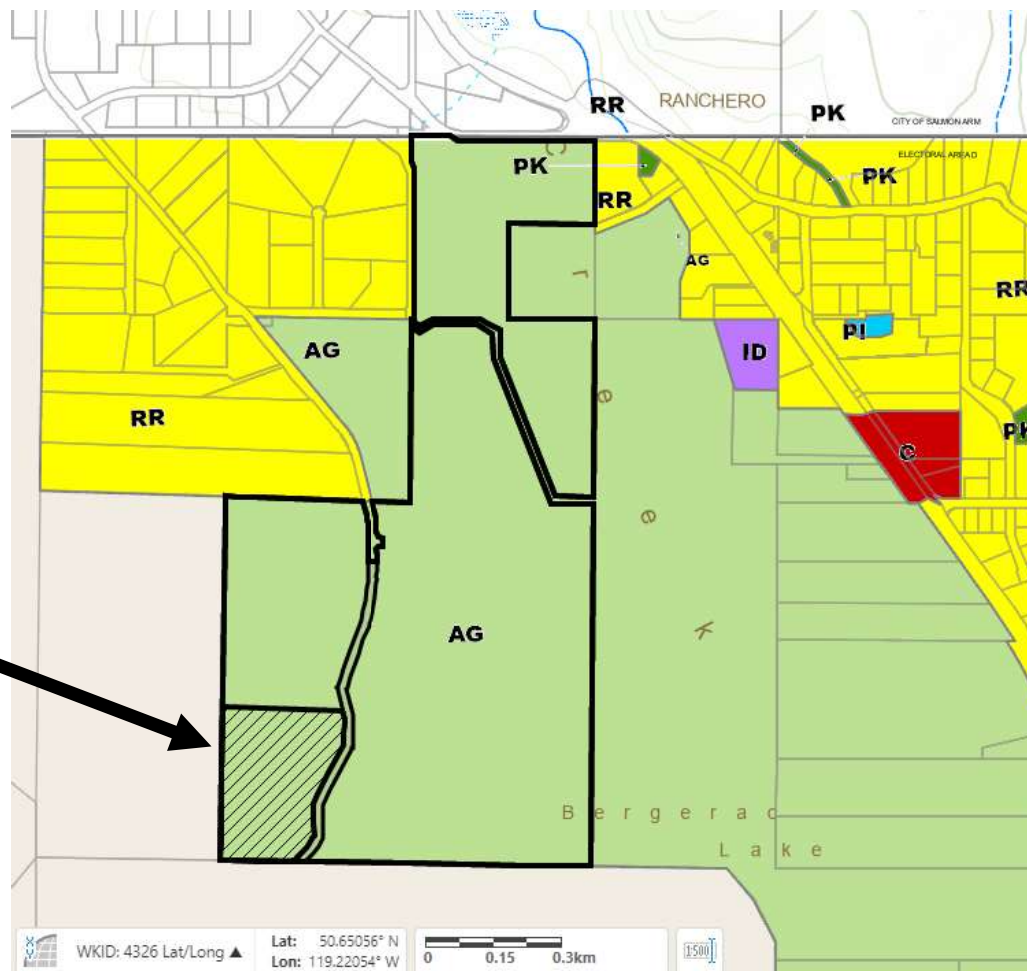
Location



Ranchero/Deep Creek Official Community Plan Bylaw No. 750

AG - Agriculture

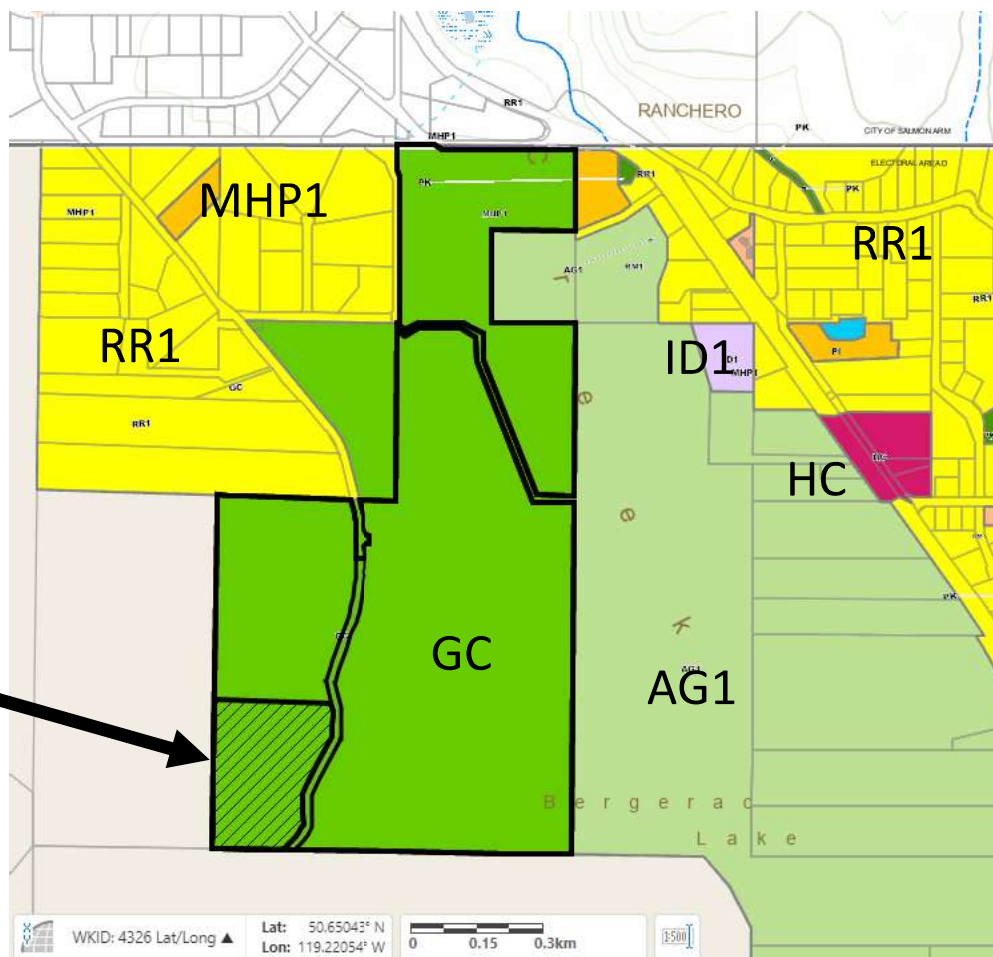
Proposed
Campground



Ranchero/Deep Creek Zoning Bylaw No. 751

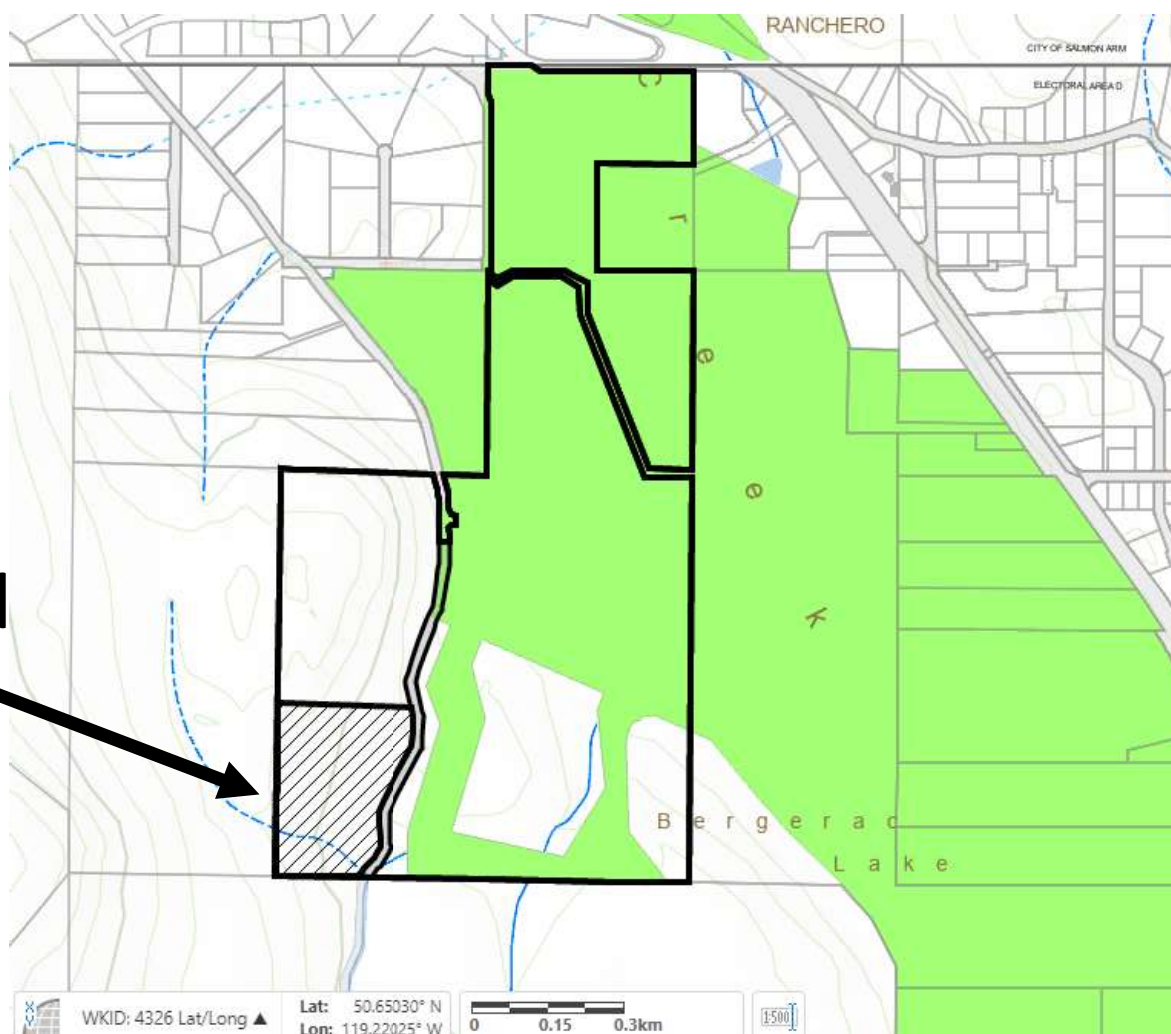
GC – Golf Course

Proposed
Campground



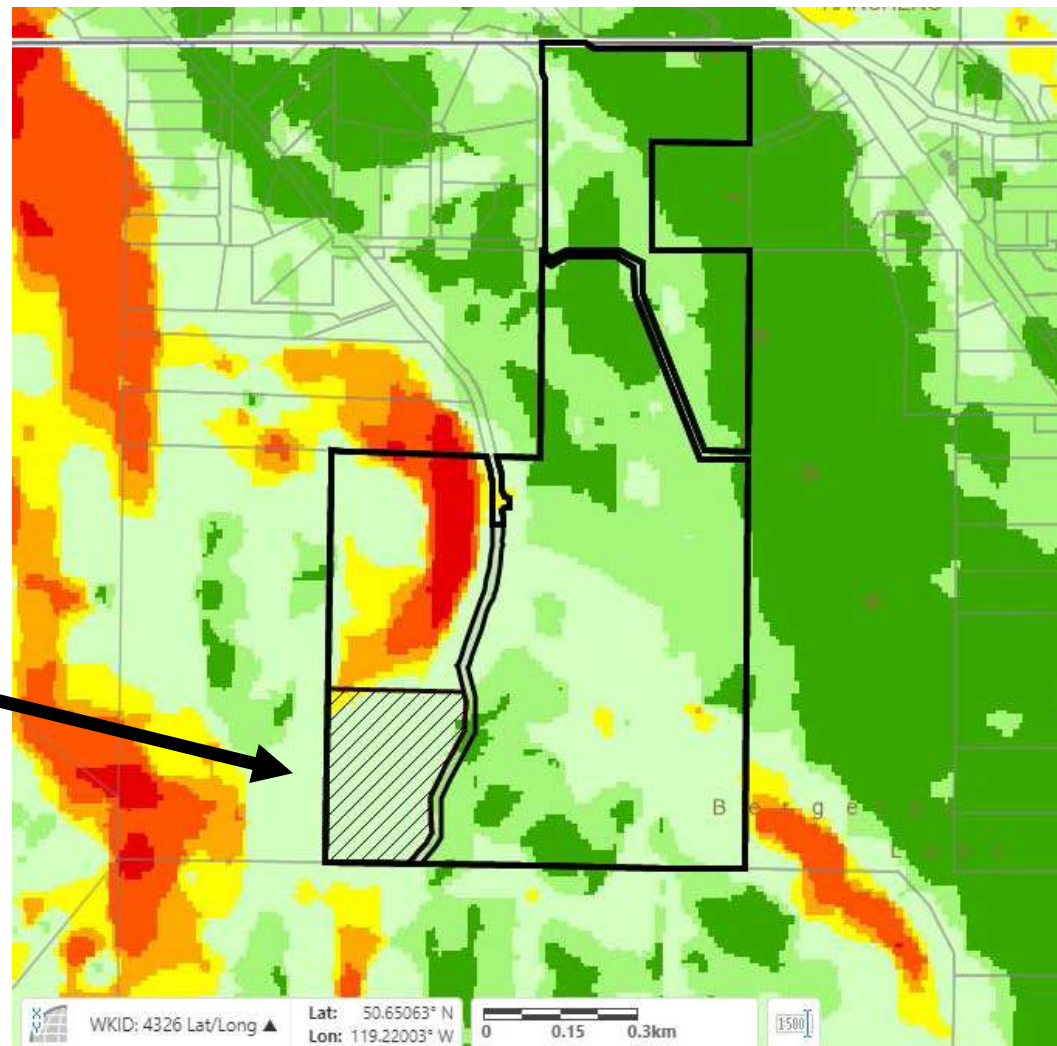
Agricultural Land Reserve (ALR)

Proposed
Campground











Slopes

Proposed
Campground



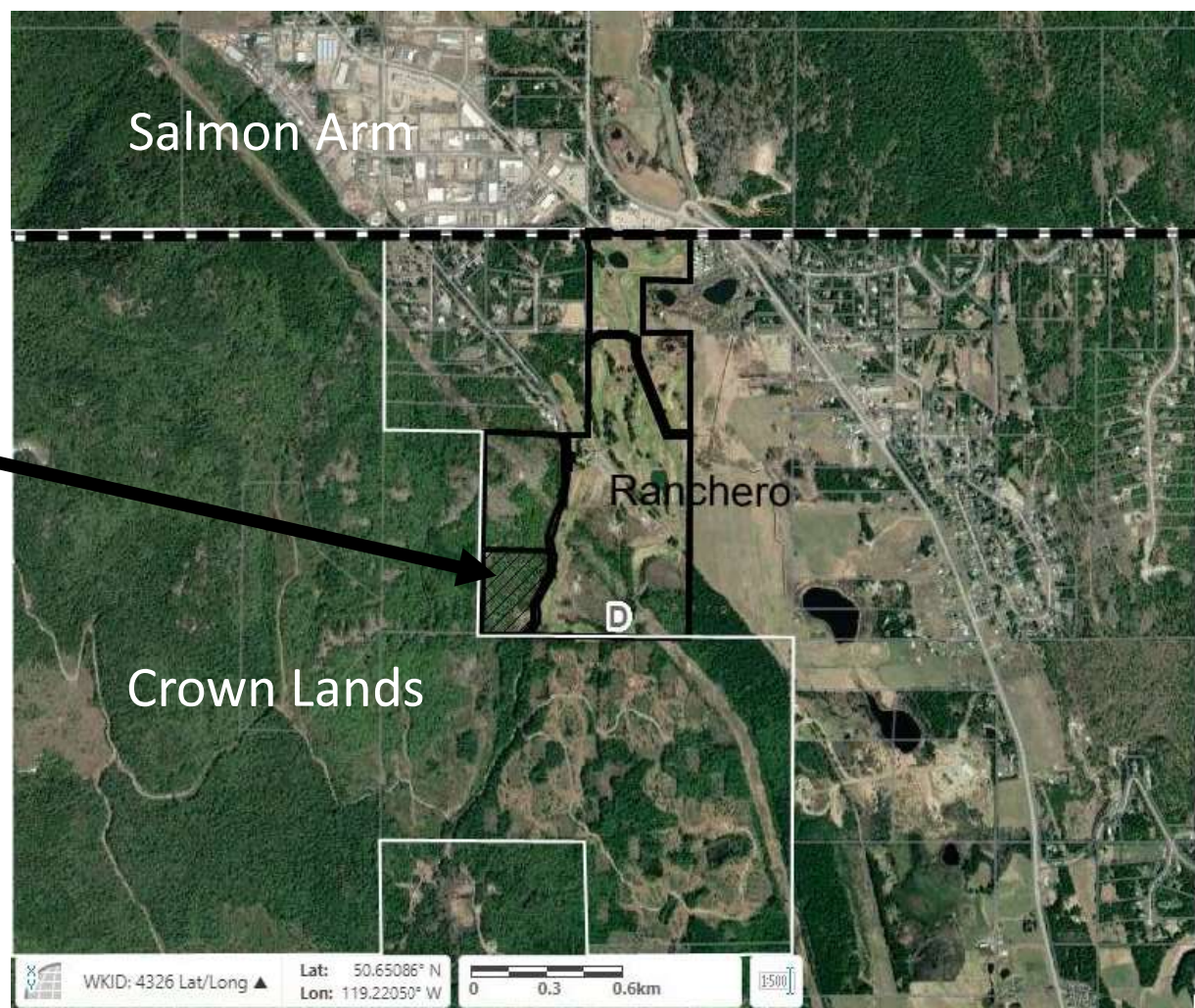
Slope

	<5%
	5 - 10%
	10 - 25%
	25 - 30%
	30 - 35%
	35 - 50%
	50 - 100%
	>100%



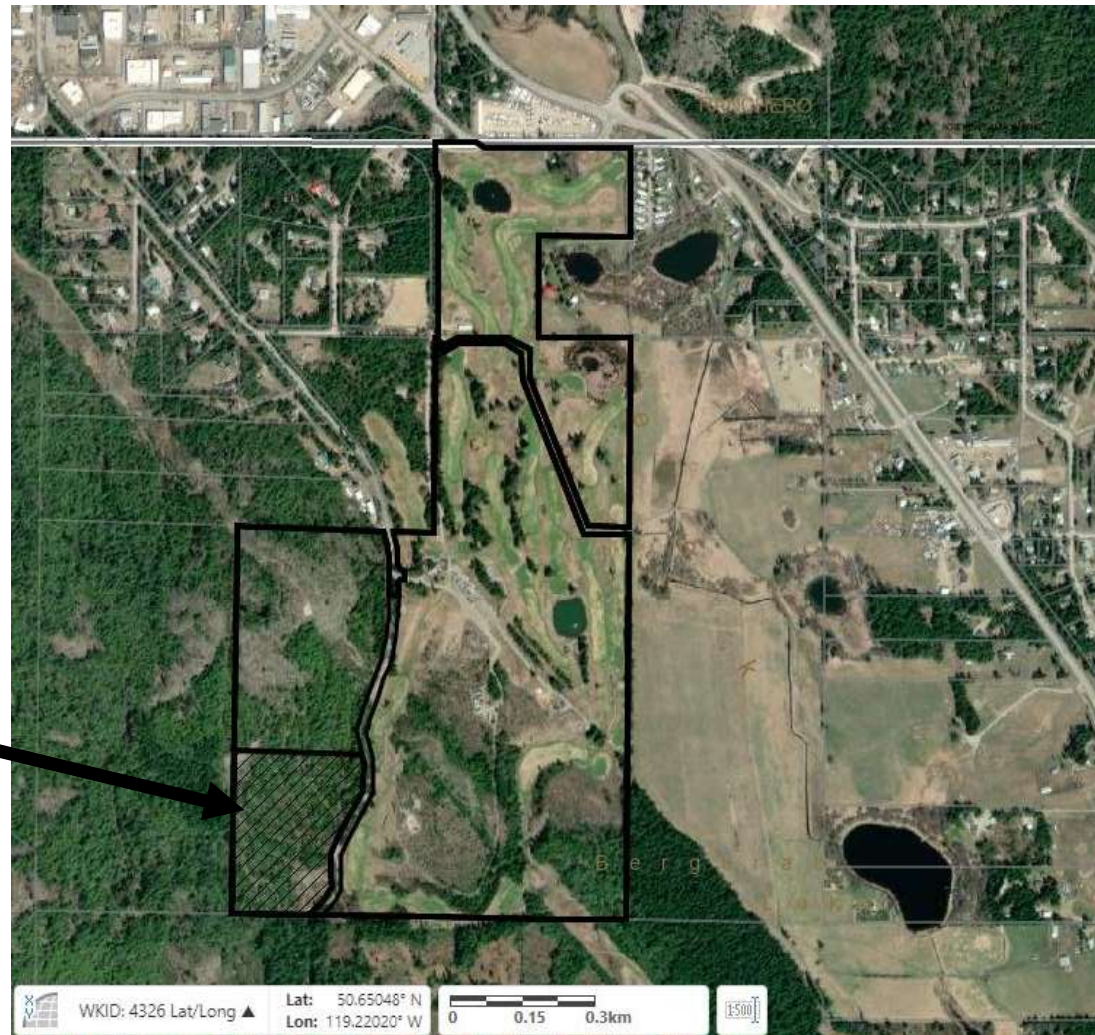
Orthophoto

Proposed
Campground



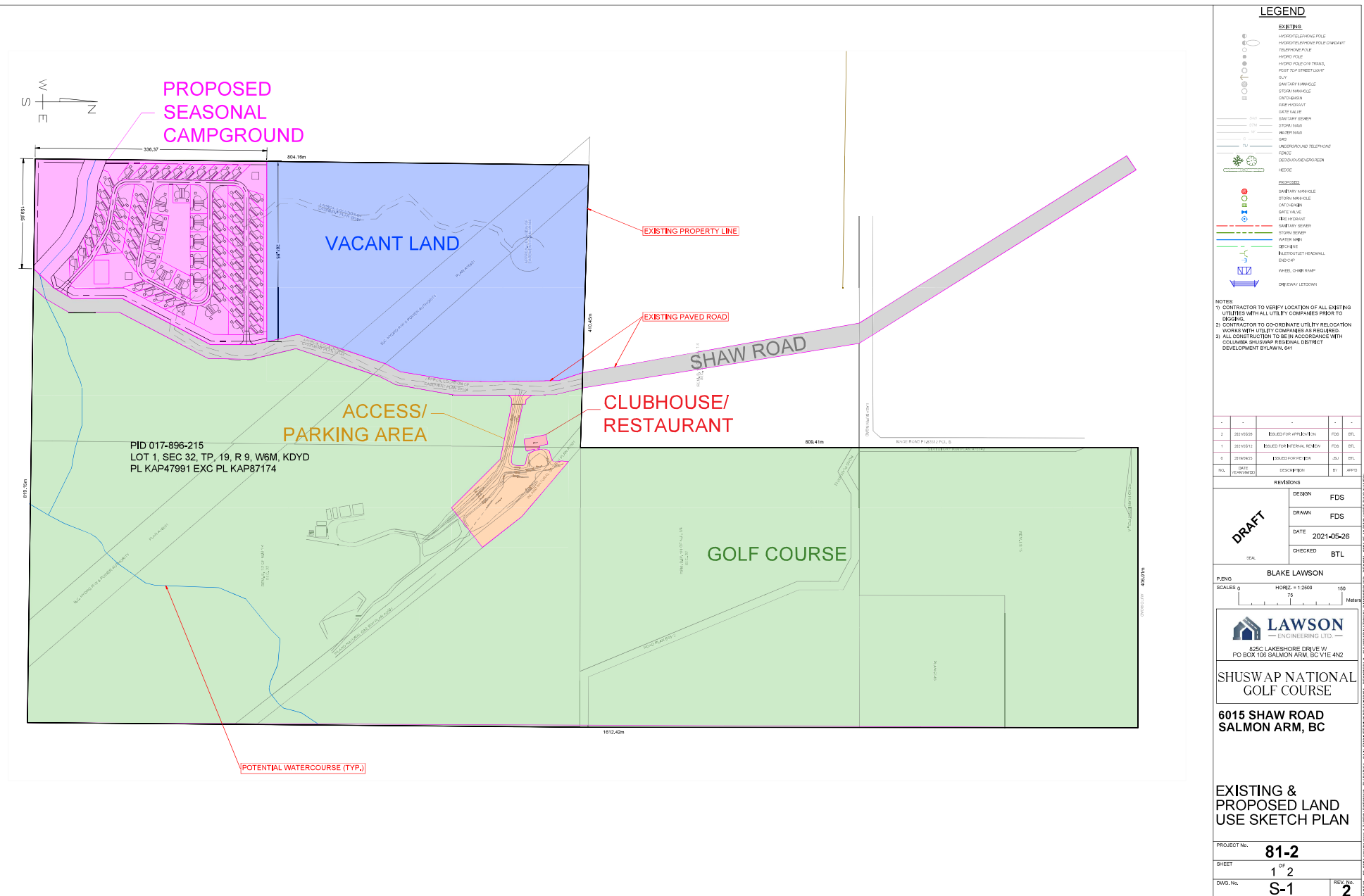
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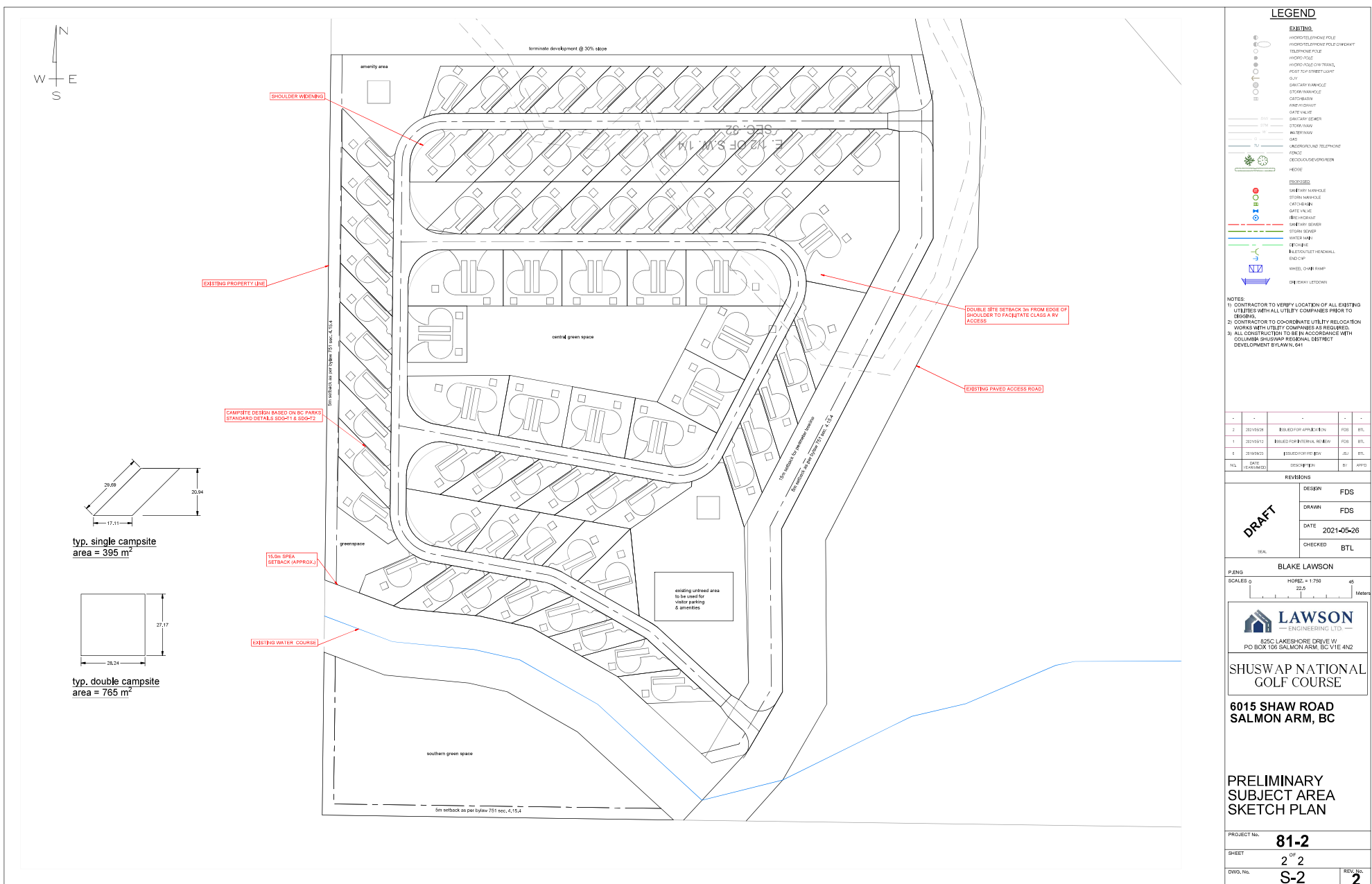
Proposed
Campground



Orthophoto





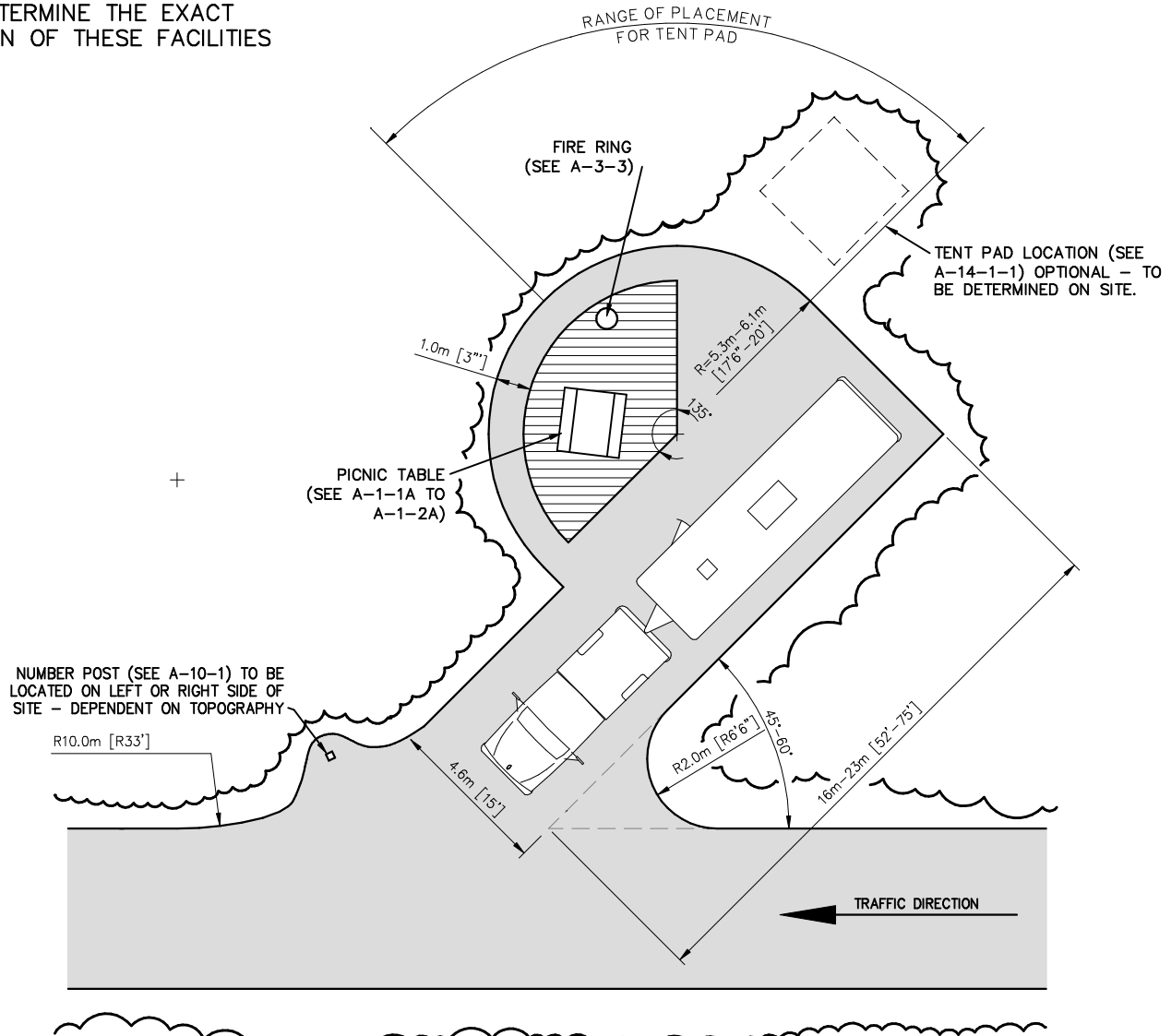


NOTES:

HATCHED AREA REPRESENTS THE 'ACTIVITY AREA', WITHIN WHICH THE PICNIC TABLE AND FIRE RING ARE TO BE LOCATED. SITE SPECIFIC FACTORS INCLUDING:

- VIEWS
- PREVAILING WINDS
- SAFETY

WILL DETERMINE THE EXACT LOCATION OF THESE FACILITIES



PROVINCE OF BRITISH COLUMBIA - PROVINCIAL PARKS - FACILITY STANDARDS

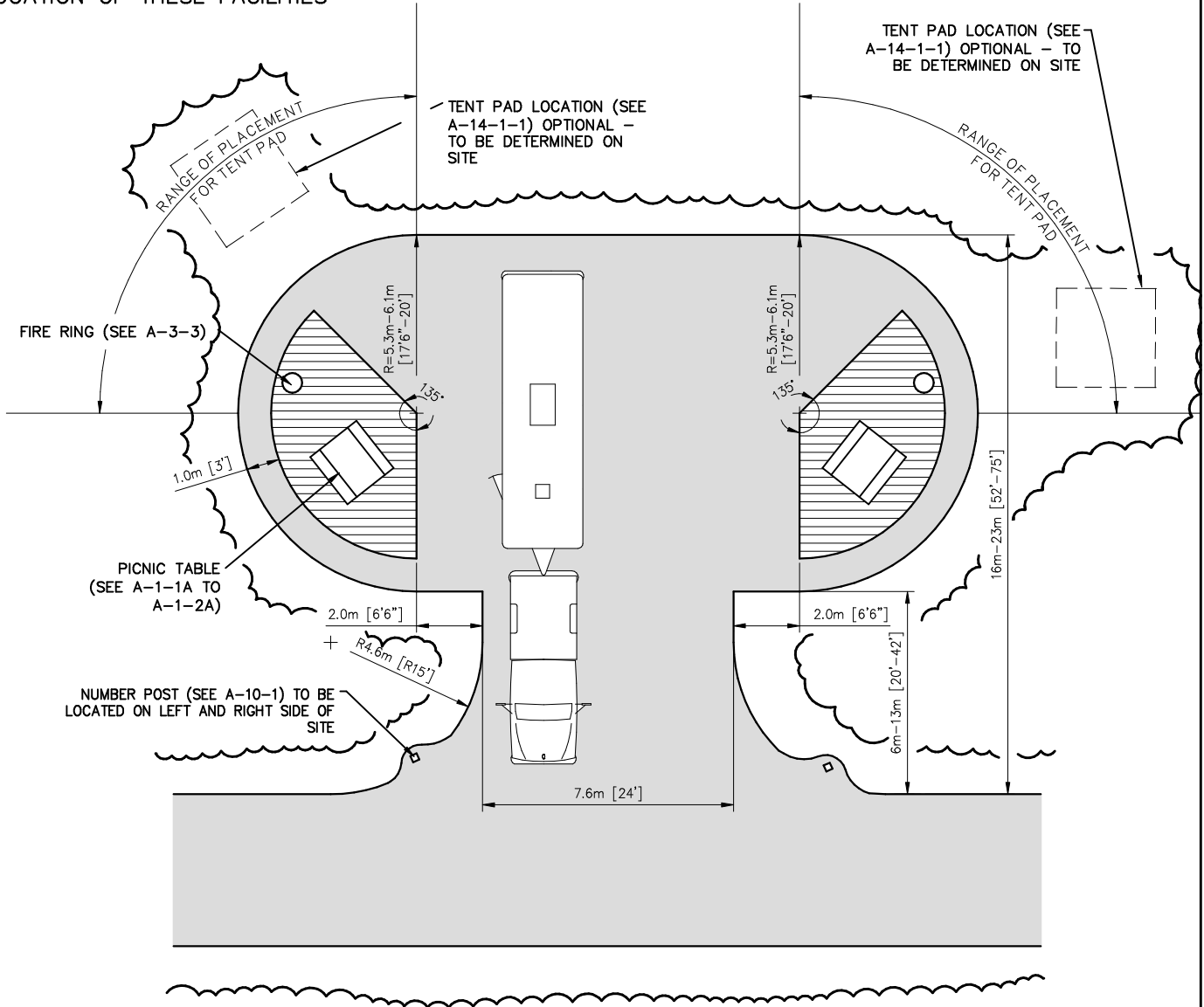
DATE	REVISED BY	REVISION	SECTION: GROUNDS & LAYOUT - 82100-20 SINGLE SITE - TYPE 1		
MAR., 99	USL	DRAWING UPDATE			
			DESIGN BY:	SHEET 1 of 1	DRAWING No. SDG-T1
			DESIGN DATE:		

NOTES:

HATCHED AREA REPRESENTS THE 'ACTIVITY AREA', WITHIN WHICH THE PICNIC TABLE AND FIRE RING ARE TO BE LOCATED. SITE SPECIFIC FACTORS INCLUDING:

- VIEWS
- PREVAILING WINDS
- SAFETY

WILL DETERMINE THE EXACT LOCATION OF THESE FACILITIES



PROVINCE OF BRITISH COLUMBIA - PROVINCIAL PARKS - FACILITY STANDARDS

DATE	REVISED BY	REVISION	SECTION: GROUNDS & LAYOUT - 82100-20 DOUBLE SITE - TYPE 2		
MAR., 99	USL	DRAWING UPDATE			
			DESIGN BY:	SHEET 1 of 1	DRAWING No. SDG-T2
			DESIGN DATE:		